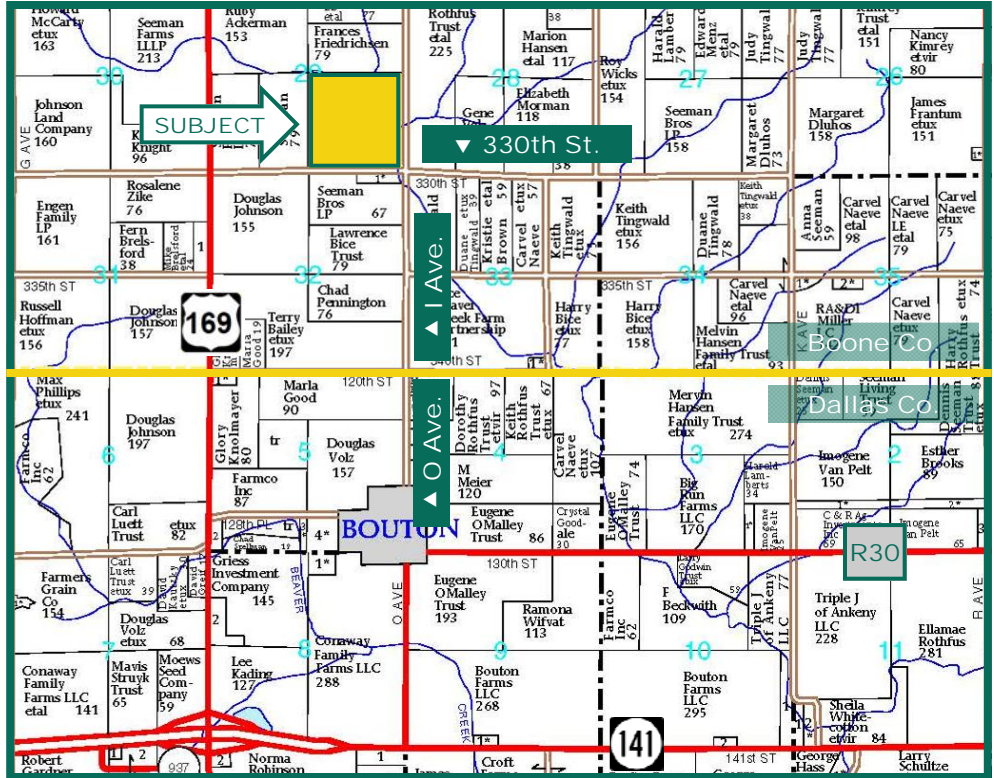


157.47 Ac, m/I
Boone
County, IA



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Property Information

Location

Go 2 miles north on O Ave. out of Bouton (which turns into I Ave at the County Line) to 330th St. Property is located on the northwest corner of 330th and I Ave.

Address

787 330th St.
Woodward, IA 50276

Legal Description

SE¼ Section 29, Township 82 North,
Range 27 West of the 5th p.m., Except
road easement (Peoples Twp.)

Price & Terms

- \$1,088,000
- \$6,910.13/acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

As negotiated .
Open lease for 2015 growing season.

Real Estate Tax

Taxes Payable in 2014-2015: \$4,924
Net Taxable Acres: 154.8
Tax per Net. Tax. Ac.: \$31.81
*NOTE: Taxes will likely be lower in the
future due to 2014 building site removal*

FSA Data

Farm Number: 4608
Crop Acres: 84.58*
Corn Base: 56.6 Ac.
Corn Direct/CC Yields: 126/150 Bu.
Bean Base: 23.2 Ac.
Bean Direct/CC Yields: 34/40 Bu.
**Building site was torn down in 2014, so
additional crop acres will be available.*

CRP Contracts

CRP Contract #10105 (Filter Strips)-
22.0 acres pays \$2,524 annually and
expires 9/30/2028.

CREP Contract #922 - 36.1 acres pays
\$8,304 annually through 9/30/2019.
However, contract for this 30 year
easement runs through 11/01/2034.

Soil Types / Productivity

Primary soils are Canisteo, Wadena and
Clarion. See soil maps for detail.

- CSR2:** 78.4 per AgriData Inc. 2014,
based on non-CRP FSA crop acres.
- CSR:** 78.2 per AgriData Inc. 2014,
based on non-crp FSA crop acres.
- CSR:** 69.6 per County Assessor, based
on net taxable acres.

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Aerial Photo



Land Description

Undulating to gently rolling

Buildings/Improvements

- 24' bin with floor
- 18' bin

Drainage

Partially pattern tiled (See map)

Water & Well Information

One well of unknown depth & origin located near grain bins.

Comments

High quality cropland with good tile.

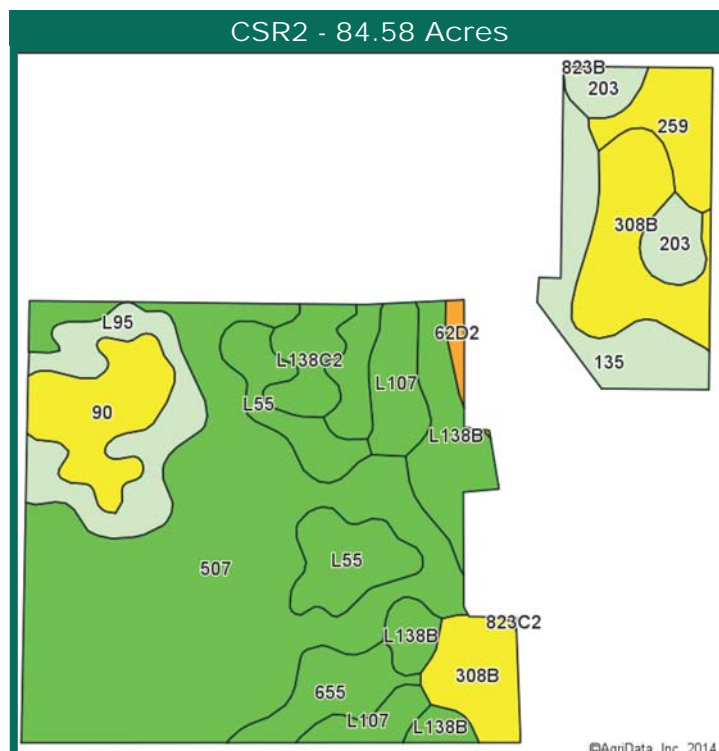
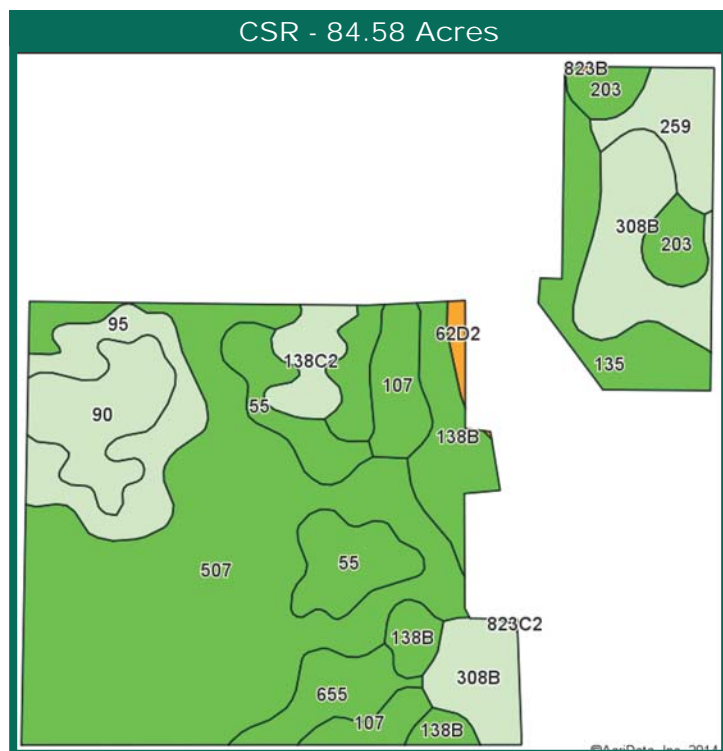
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Area Symbol: IA015. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
507	Canisteo silty clay loam, 0 to 2 percent slopes	32.26	38.1%		IIw	88	82
308B	Wadena loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	8.96	10.6%		Ile	55	68
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.17	8.5%		Ile	88	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	5.77	6.8%		IIw	73	
L55	Nicollet loam, 1 to 3 percent slopes	5.73	6.8%		I	91	
135	Coland clay loam, 0 to 2 percent slopes	4.84	5.7%		IIw	74	82
90	Okoboji mucky silt loam, 0 to 1 percent slopes	4.84	5.7%		IIIw	56	61
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.80	4.5%		IIw	88	
259	Biscay clay loam, 0 to 2 percent slopes	3.03	3.6%		IIw	49	77
655	Crippin loam, 1 to 3 percent slopes	2.88	3.4%		Iw	89	81
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.61	3.1%		Ils	60	80
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.22	2.6%		IIIe	83	
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.47	0.6%		IIIe	35	38
Weighted Average						78.4	*-

***CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 78.2.**

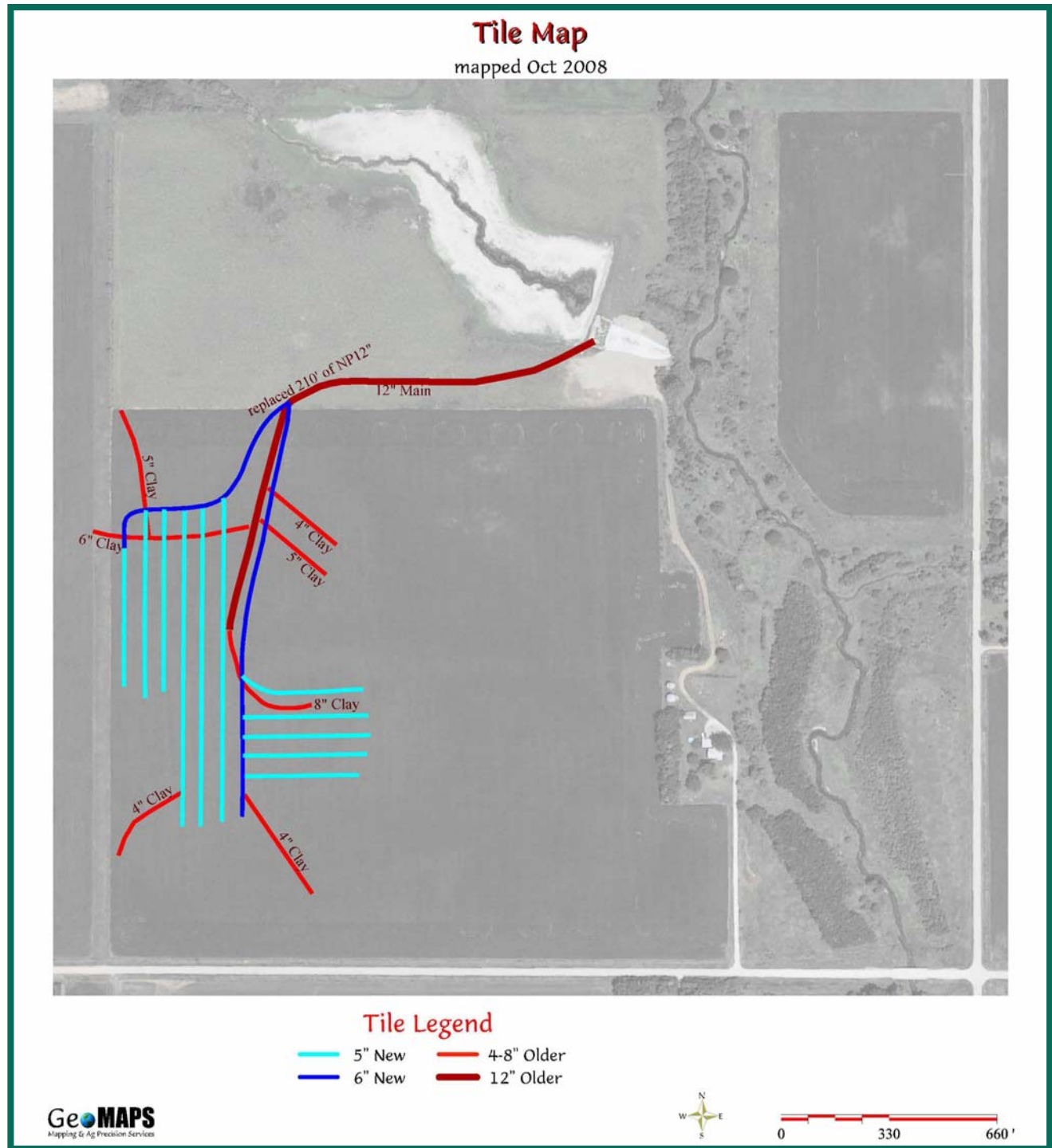
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Tile Map



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