



37 Acres m/l, Buchanan County, IA

87.2 CSR2 - Located northeast of Troy Mills, Iowa

Property Information

Location

From Troy Mills: 1 mile north on Troy Mills Blvd., 3 miles east on 330th St. and ¼ mile north on York Ave.

Legal Description

The NW ¼ of the SW ¼ of Section 25, Township 87 North, Range 7 West of the 5th P.M., Buchanan County, Iowa. Except Parcel A consisting of the house, buildings and 3 acres.

Price & Terms

- \$333,000
- \$9,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax-Estimated

Taxes Payable in 2014 - 2015: \$1,008.00
Net Taxable Acres: 36.00
Tax per Net. Tax. Ac.: \$28.00

FSA Data

Farm Number: 6452
Tract Number: 23556
Crop Acres: 28.4
Corn Base: 17.9
Corn Direct/CC Yields: 127/134
Bean Base: 2.2
Bean Direct/CC Yields: 38/46

Soil Types / Productivity

Primary soils are Kenyon and Clyde-Floyd. See soil map for detail.

- **CSR2:** 87.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 77.5 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 78.1 per County Assessor, based on net taxable acres.

Land Description

Gently rolling.

Comments

This is a highly productive Buchanan County farm with good soils.

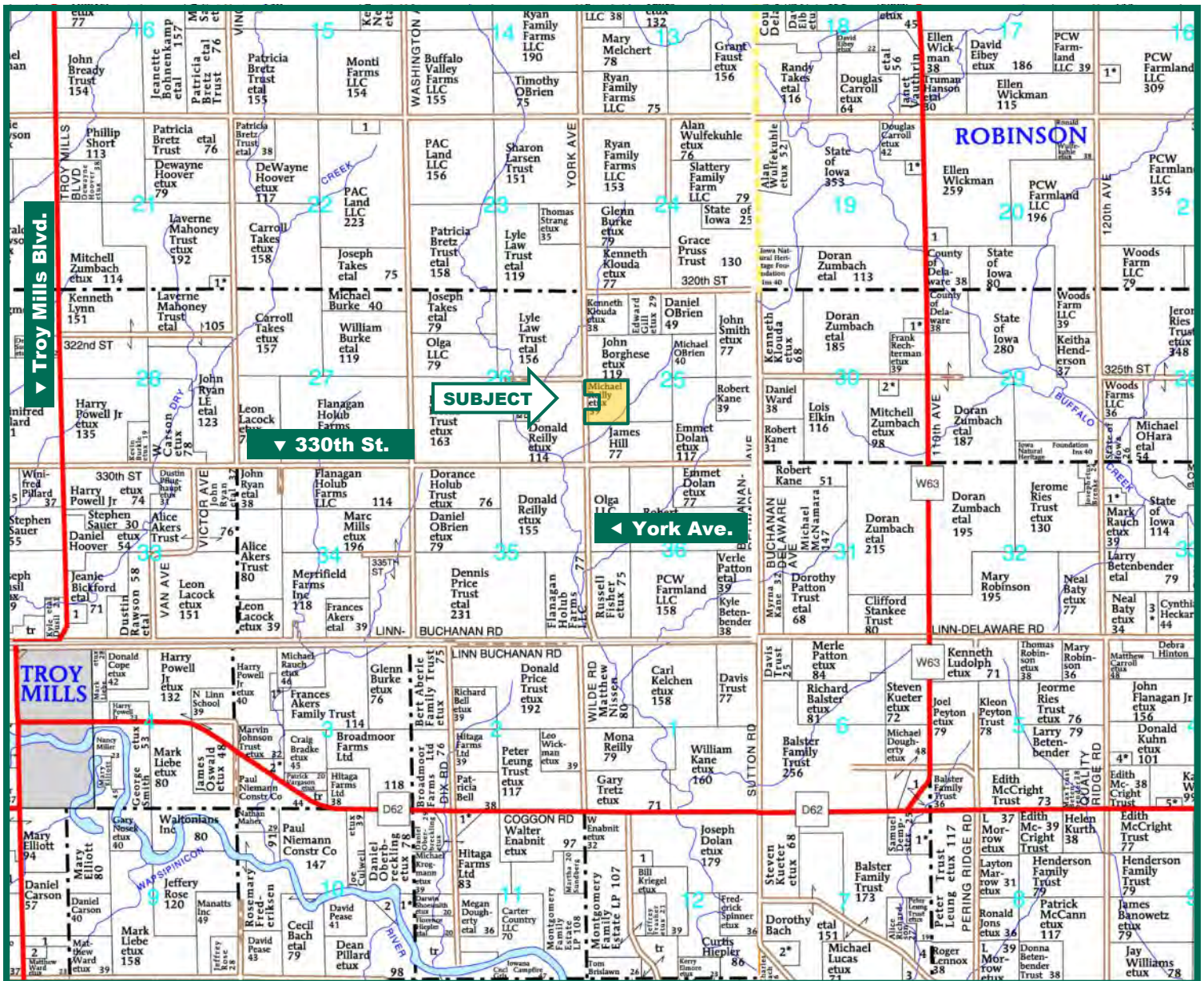
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mt. Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.ag

Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy R. Louwagie, ALC
 Licensed Real Estate Broker in IA & IL
 102 Palisades Road & Hwy. 1, PO Box 50
 Mt. Vernon, IA 52314

319-895-8858
 TroyL@Hertz.ag

www.Hertz.ag

Aerial Photo



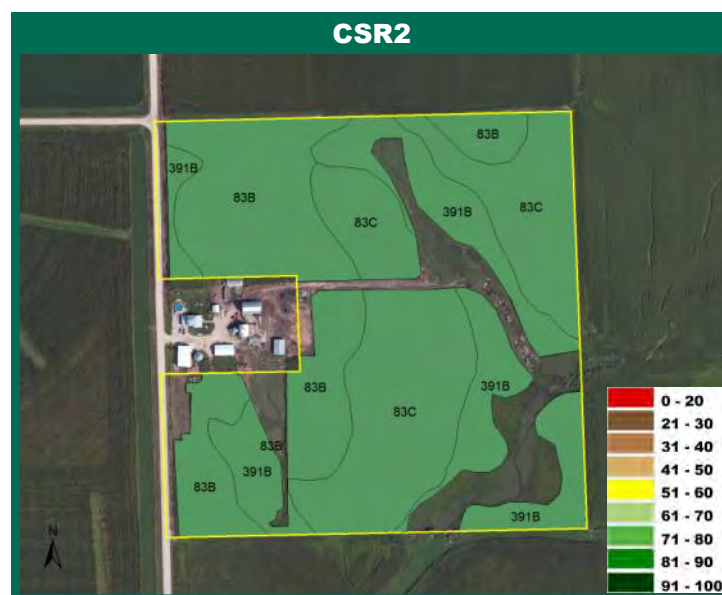
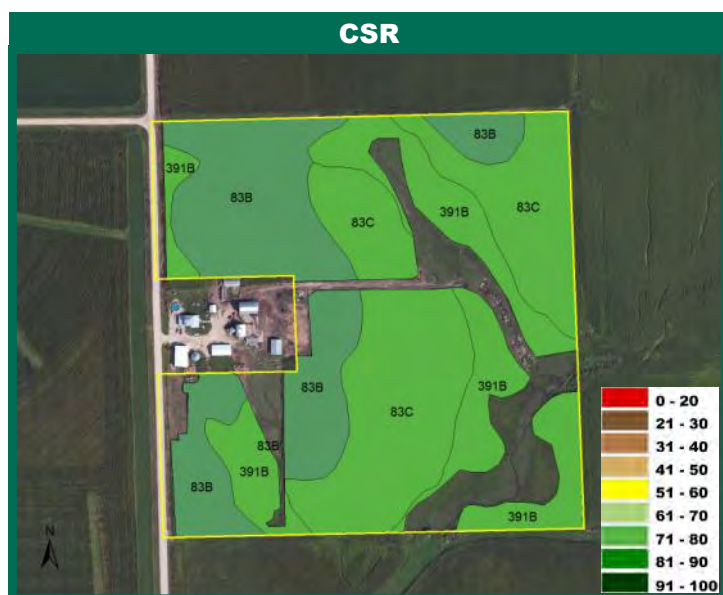
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mt. Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.ag

Soil Maps



Measured Tillable Acres		30.9	Avg. CSR		77.5	Avg. CSR2*		87.2
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
391B	Clyde-Floyd complex, 1 to 4 percent	76	87	25.7%	IIw	7.94		
83B	Kenyon loam, 2 to 5 percent slopes	86	90	34.5%	Ile	10.65		
83C	Kenyon loam, 5 to 9 percent slopes	71	85	39.7%	IIle	12.26		

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.

Troy R. Louwagie, ALC
 Licensed Real Estate Broker in IA & IL
 102 Palisades Road & Hwy. 1, PO Box 50
 Mt. Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.ag

Photos: 37 Acres m/l, Buchanan County, IA



Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mt. Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.ag