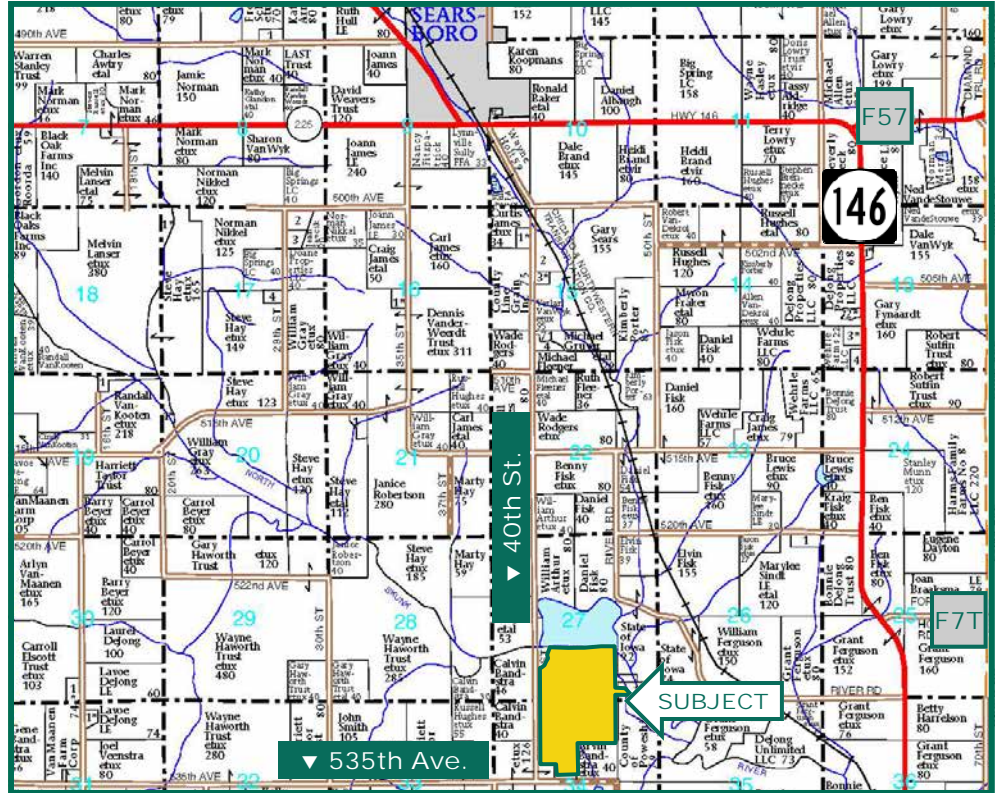


269.64 Acres,
Poweshiek
County, IA



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

Property Information

Location

3½ miles south of Searsboro on 40th St.

Legal Description

Lot 1 in Lot 3, Lot 2, and Lot 1 in Lot 1 of SE¼ NW¼, NE¼ NW¼, NW¼ NE¼ of Section 34; E½ SW¼ (East of River), W½ SE¼ and Lot 11 in the E½ SE¼ Section 27; all in Township 78 North, Range 16 West of the 5th p.m. (Sugar Creek Twp.)

Price & Terms

- \$1,300,000
- \$4,821/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed.

Real Estate Tax

Taxes Payable in 2014-2015: \$5,024

Net Taxable Acres: 269.64

Tax per Net. Tax. Ac.: \$18.63

FSA Data

Farm Number 5398, Tract 16

Crop Acres: 104.58 HEL

Corn Base: 104.6 Ac.

Corn Direct/CC Yields: 111/111 Bu.

CRP Contracts

There are 65.3 acres enrolled in CRP contracts:

- 50.9 acres enrolled through 9/30/2020 pays \$12,058 annually.
- 14.4 acres enrolled through 9/30/2018 pays \$2,196 annually.

Soil Types / Productivity

Primary soils are Otley, Nodaway and

Sparta. See soil maps for detail.

- **CSR2:** 68.7 per AgriData Inc. 2014, based on FSA Non-CRP crop acres.
- **CSR:** 64.2 per AgriData Inc. 2014, based on FSA Non-CRP crop acres.
- **CSR:** 53.68 per County Assessor, based on net taxable acres.

Lease

Open lease for 2015

Land Description

Mix of good tillable land, CRP and pasture that lies level to steep.

Buildings/Improvements

30' Bin and open front cattle shed.

Comments

Nice pond in pasture. Good income from CRP acres.

Marv Huntrods, ALC

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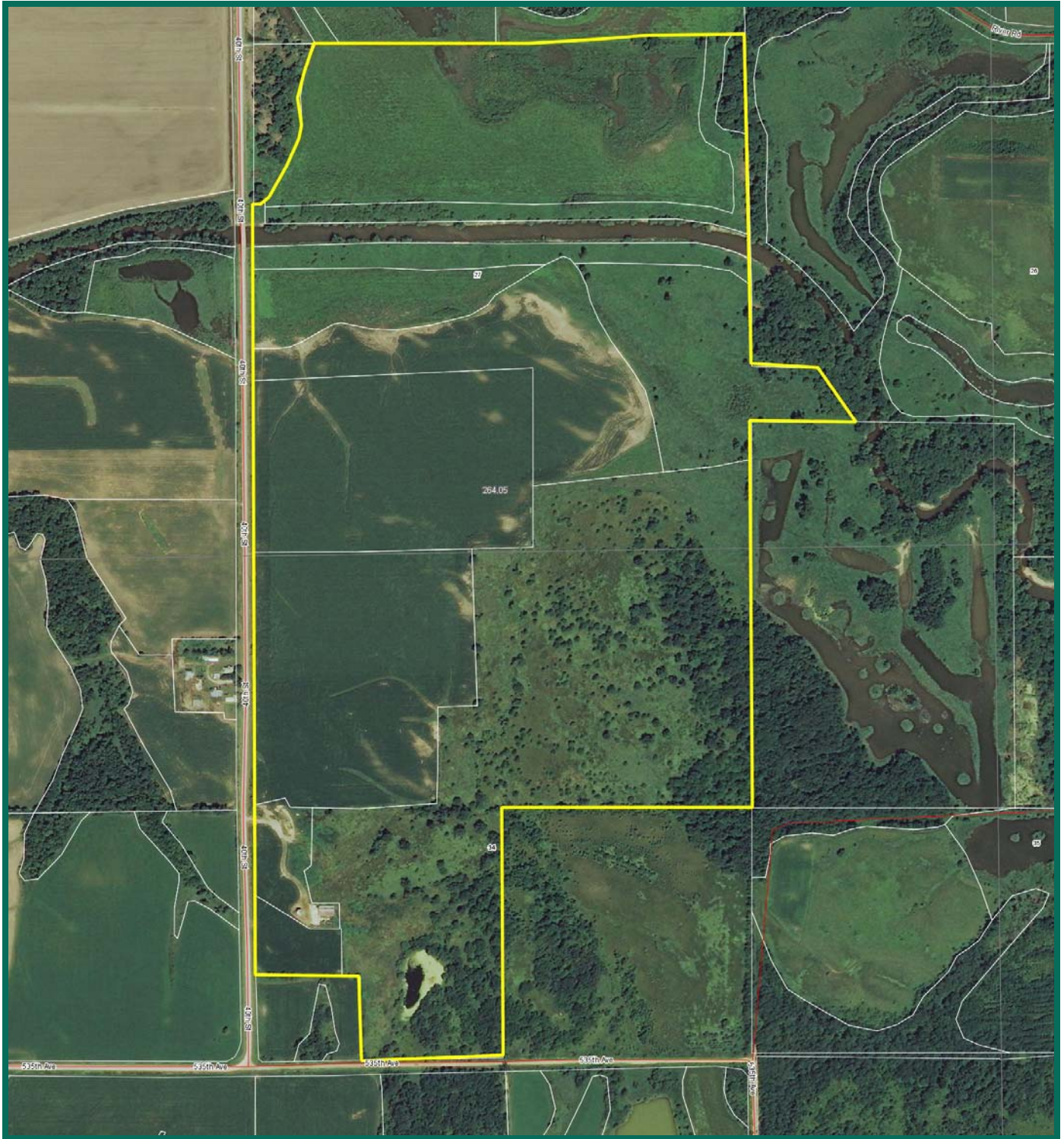
515-382-1500 or

800-593-5263

MarvH@Hertz.ag

www.Hertz.ag

Aerial Photo and Map



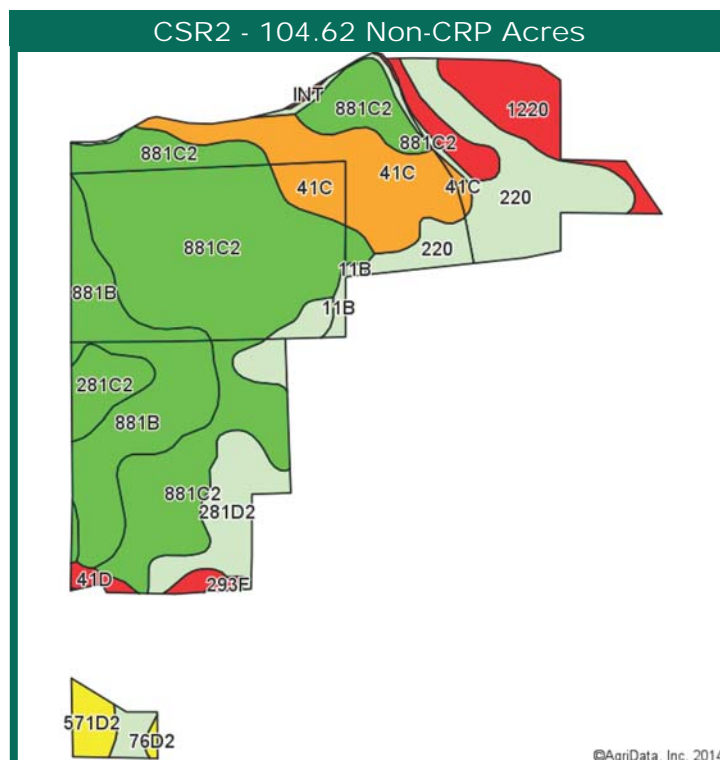
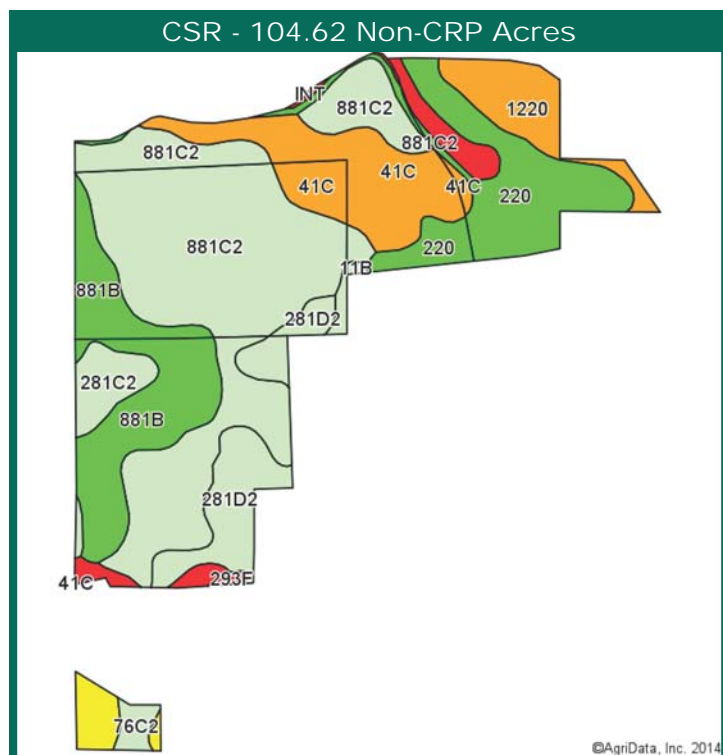
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Area Symbol: IA157, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
881C2	Otley silty clay loam, benches, 5 to 9 percent slopes, moderately eroded	40.87	39.1%		IIIe	83	71
881B	Otley silty clay loam, benches, 2 to 5 percent slopes	14.00	13.4%		Ile	91	91
220	Nodaway silt loam, 0 to 2 percent slopes	13.44	12.8%		IIw	78	85
41C	Sparta loamy fine sand, 5 to 9 percent slopes	12.36	11.8%		IVs	33	25
281D2	Otley silty clay loam, 9 to 14 percent slopes, moderately eroded	7.95	7.6%		IIIe	63	61
1220	Nodaway-Ackmore silt loams, channeled, 0 to 2 percent slopes	5.45	5.2%		Vw	5	25
281C2	Otley silty clay loam, 5 to 9 percent slopes, moderately eroded	3.19	3.0%		IIIe	84	71
INT	Intermittent water	2.15	2.1%			0	0
571D2	Hedrick silty clay loam, 9 to 14 percent slopes, moderately eroded	1.76	1.7%		IIIe	56	53
41D	Sparta loamy fine sand, 9 to 18 percent slopes	1.21	1.2%		VIIs	13	15
76C2	Ladoga silt loam, 5 to 9 percent slopes, moderately eroded	1.05	1.0%		IIIe	78	66
11B	Colo-Ely silty clay loams, 0 to 5 percent slopes	0.70	0.7%		Ile	79	68
293F	Chelsea-Ladoga complex, 18 to 25 percent slopes	0.25	0.2%		VIIe	12	10
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	0.24	0.2%		IIIe	54	56
Weighted Average						68.7	64.2

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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USDA United States Department of Agriculture
Farm Service Agency

October 06, 2010

Poweshiek Co. Iowa Farm# 5398 Tract# 16

Sec 27, 34 Sugar Creek

0 290 580 1,160 Feet

Legend

clu.SDE.clu_a_1a157

fsa_gis_layers.SDE.wet_p_1a157

Wetland Determination Identifiers

● Restricted Use

▽ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

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