



## 60 m/l Acres, Linn County, IA

### Kohl Farm

**69.9 CSR2** - The farm is located 5 miles northeast of Marion, Iowa

#### Property Information

##### Location

From Marion: 7 miles north on Highway 13. The farm is located on the east side of the highway.

##### Legal Description

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4, except the house, buildings and 7 acres and except the road, all in Section 33, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa.

##### Price & Terms

##### Price Reduced!

- ~~\$630,000 (\$10,500/Ac)~~
- \$540,000 (\$9,000/Ac)
- 10% down upon acceptance of offer; balance due in cash at closing

##### Seller

Mardella Kohl

##### Possession

Negotiable.

##### Real Estate Tax - Estimated

Taxes Payable in 2014 - 2015: \$1,782.00  
Net Taxable Acres: 60.0 Acres  
Tax per Net. Tax. Ac.: \$29.70

##### FSA Data

Farm Number: 1335  
Tract Number: 1143  
Crop Acres: 49 Acres  
Corn Base: 38.20 Acres  
Corn Direct/CC Yields: 118/118 Bu/Ac  
Bean Base: 8.30 Acres  
Bean Direct/CC Yields: 31/31 Bu/Ac

##### Land Description

The farm lays nice with good location along Highway 13.

##### Soil Types / Productivity

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

- **CSR2:** 69.9 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 65.0 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 59.49 per County Assessor, based on net taxable acres.

##### Comments

This is a Good Quality Linn County farm located along Highway 13 in a strong area!

*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.*

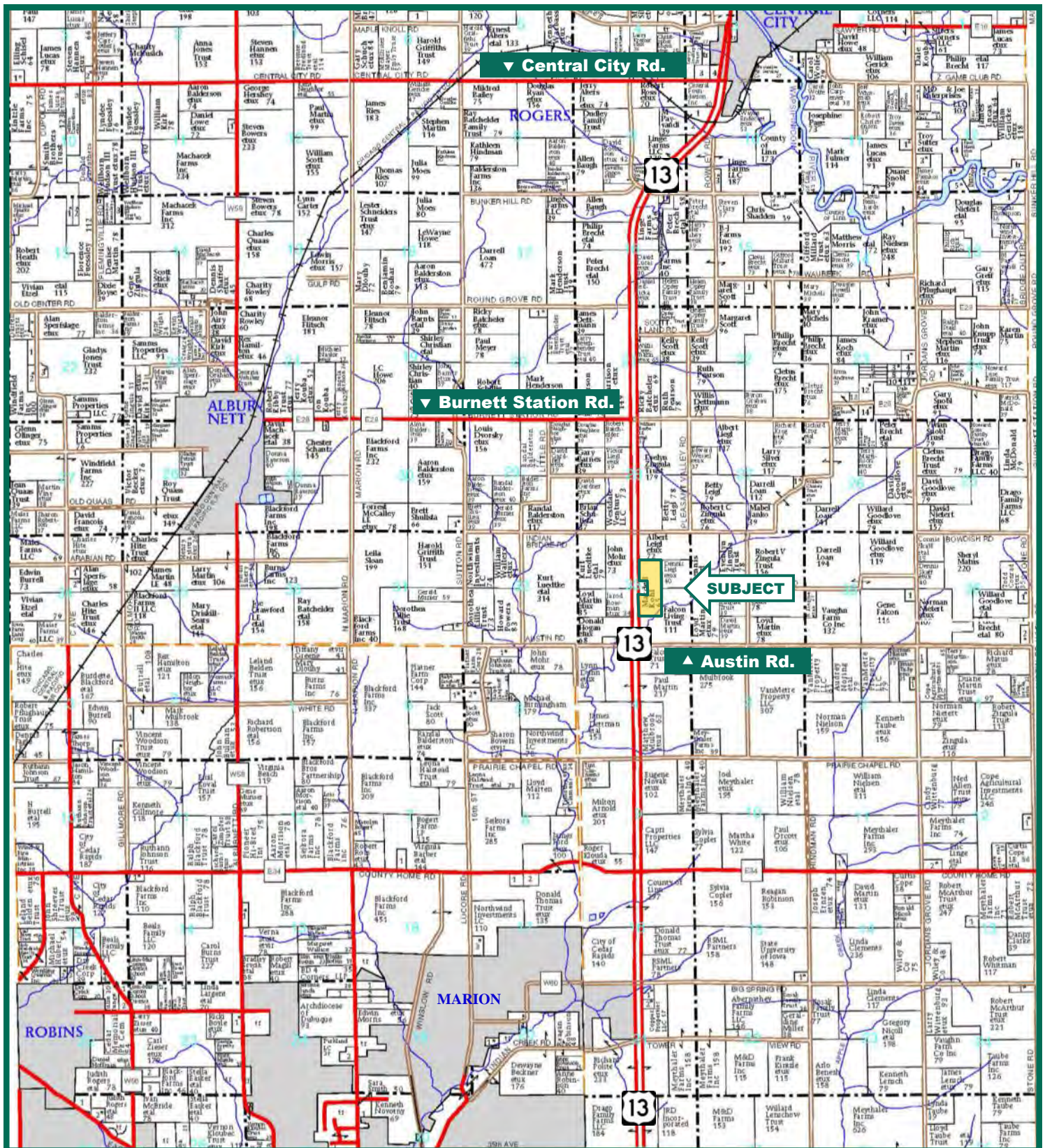
**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road, PO Box 50  
Mount Vernon, IA 52314

319-895-8858  
TroyL@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)



# Plat Map



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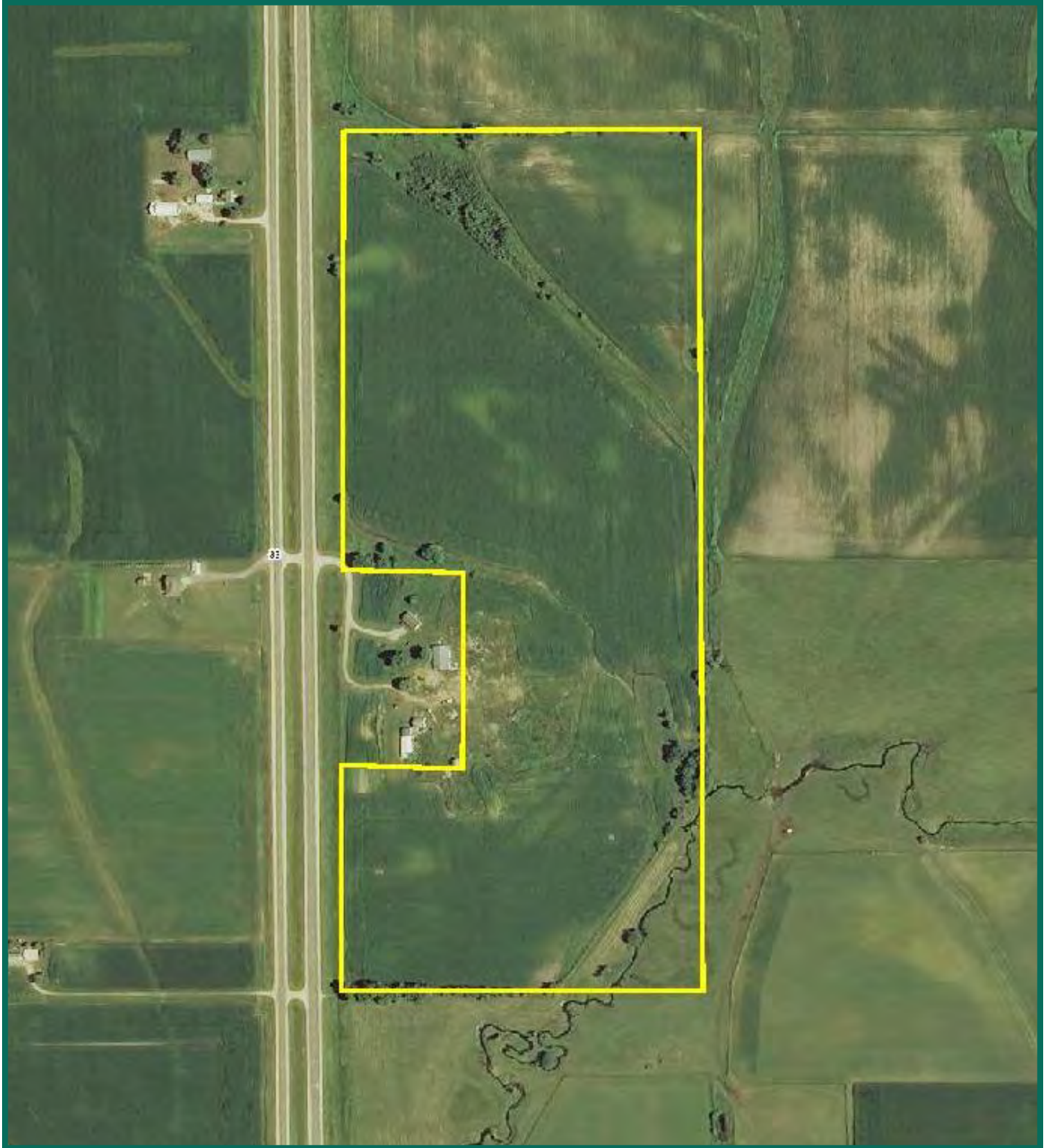
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## Aerial Photo

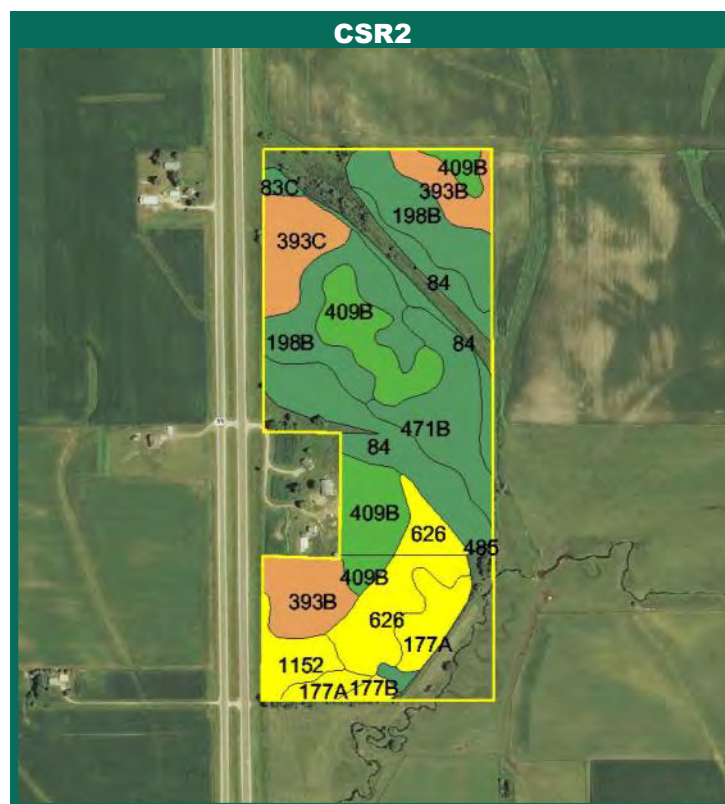
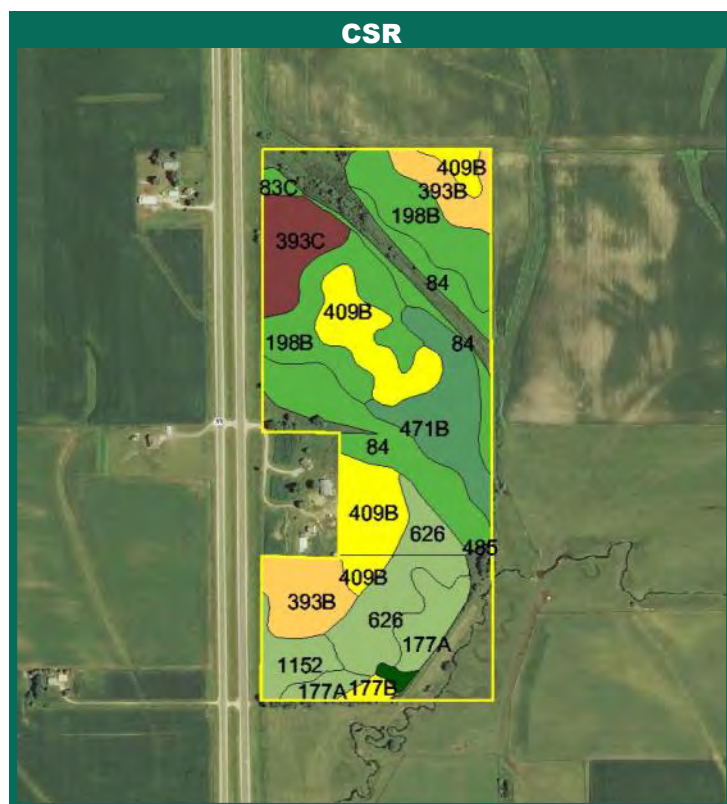


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# Soil Maps



Measured Tillable Acres		49.0	Avg. CSR		65.0	Avg. CSR2		69.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
1152	Marshan clay loam, 0 to 2 percent	70	55	3.9%	IIw	2.11		
177A	Saude loam, 0 to 2 percent slopes	65	60	5.8%	IIs	3.11		
177B	Saude loam, 2 to 5 percent slopes	60	55	0.9%	Ile	0.49		
198B	Floyd loam, 1 to 4 percent slopes	76	89	18.3%	IIw	9.82		
393B	Sparta loamy fine sand, loam	42	38	10.3%	IVs	5.51		
393C	Sparta loamy fine sand, loam	27	33	6.5%	IVs	3.49		
409B	Dickinson fine sandy loam, loam	56	75	15.8%	IIle	8.44		
471B	Oran loam, 2 to 5 percent slopes	82.0	81	10.0%	Ile	5.3		
485	Spillville loam	92.0	87	0.6%	IIw	0.3		
626	Hayfield loam, 0 to 2 percent slopes,	67.0	53	10.2%	IIs	5.5		
83C	Kenyon loam, 5 to 9 percent slopes	72.0	85	0.8%	IIle	0.4		
84	Clyde silty clay loam, 0 to 3 percent	77.0	88	17.0%	IIw	9.1		

**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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