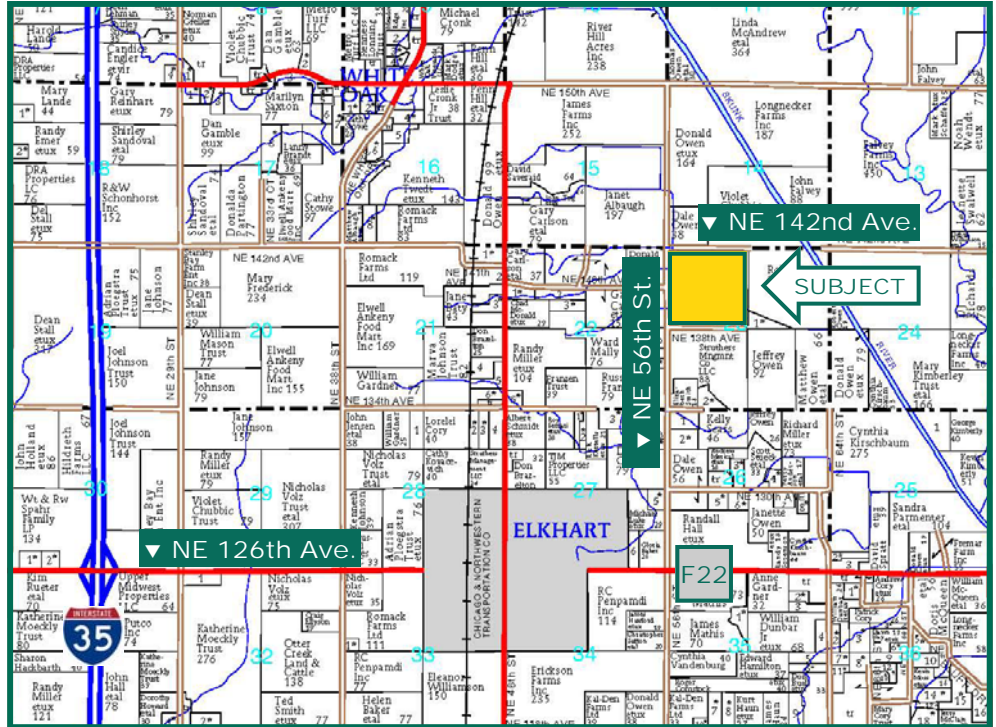


160 Acres, m/I
Polk County,
IA



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

Property Information

Location

From Elkhart go east to NE 56th St., then north 1½ miles to the southwest corner of the property.

Legal Description

NW¼ Section 23, Township 81 North, Range 23 West of the 5th p.m. (Elkhart Twp.)

Price & Terms

- \$152,000
- \$950/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, at settlement.

Buildings/Improvements

No buildings or fences

Real Estate Tax

Taxes Payable in 2014-2015: \$2,180

Net Taxable Acres: 154

Tax per Net. Tax. Ac.: \$14.16

FSA/NRCS Data

This property is covered by a "Warranty Easement Deed in Perpetuity" under the Wetlands Reserve Program. The Polk County NRCS and USDA are the agencies for the United States overseeing the easement. Contact office for a copy of the Easement's provisions. Agent can arrange for prospective buyer's to meet with USDA/NRCS representatives in Ankeny.

CRP Contracts

None

Land Description

Bottomland soils located ½ mile west of the Skunk River Channel.

Soil Types / Productivity

Primary soils are Zook & Coland. See soil map for detail.

- **CSR2:** 63.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 69.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 63.3 per County Assessor, based on net taxable acres.

Drainage

Property takes water from north, west and south through drainage ditches crossing the property.

Water & Well Information

No well or rural water service

Bill Vogel, ALC

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Nevada, IA 50201-0500

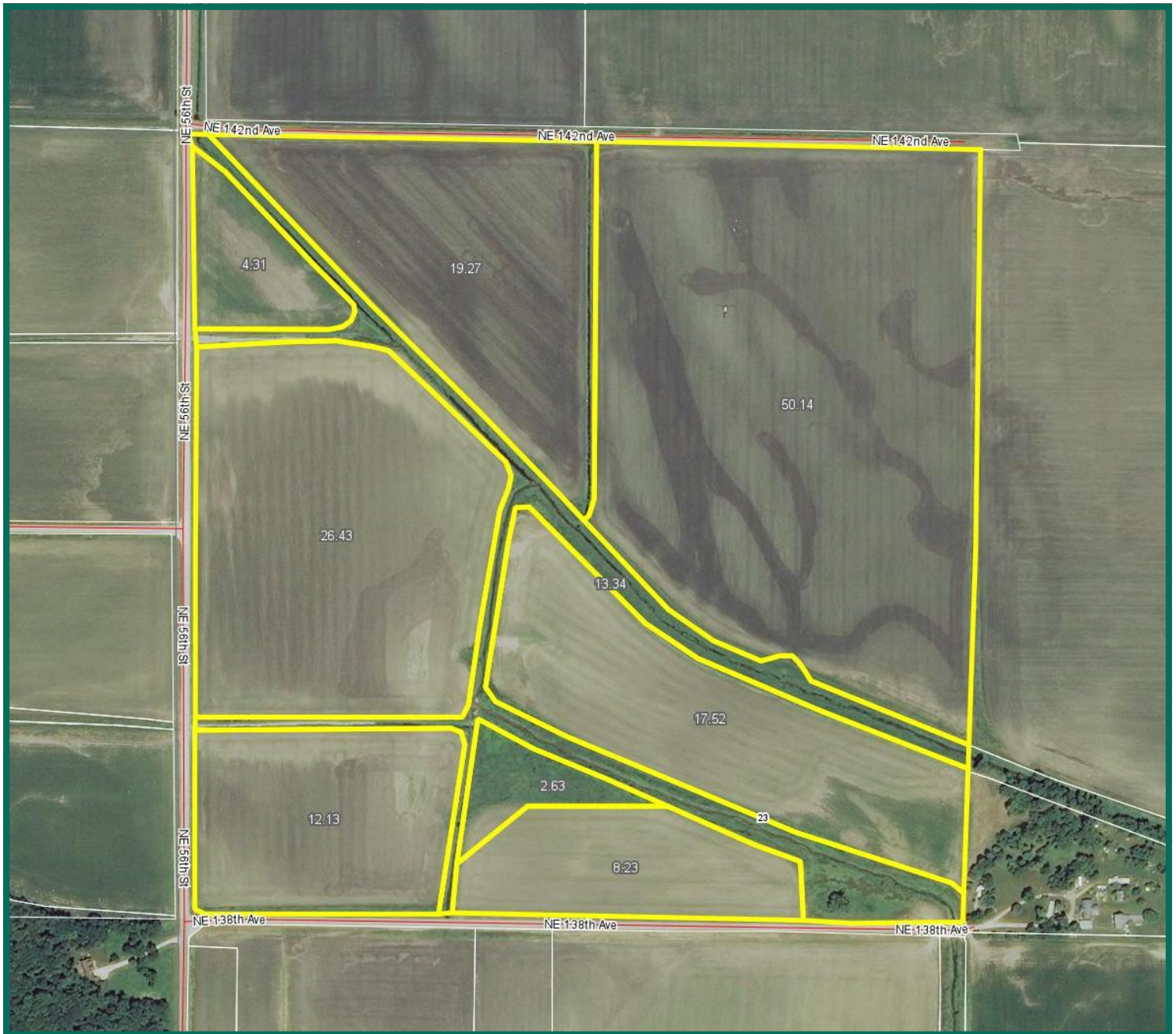
515-382-1500 or

800-593-5263

BillV@Hertz.ag

www.Hertz.ag

Aerial Photo



Maps provided by:



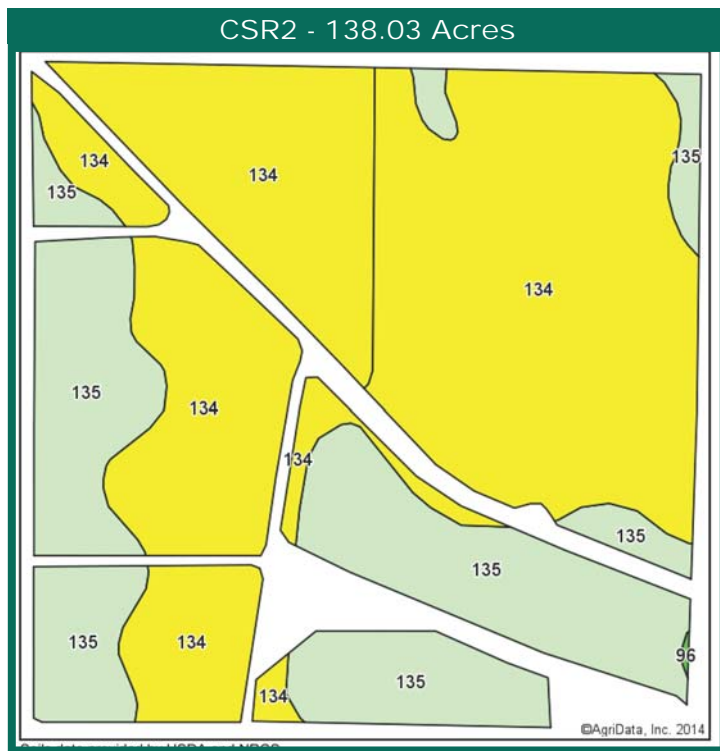
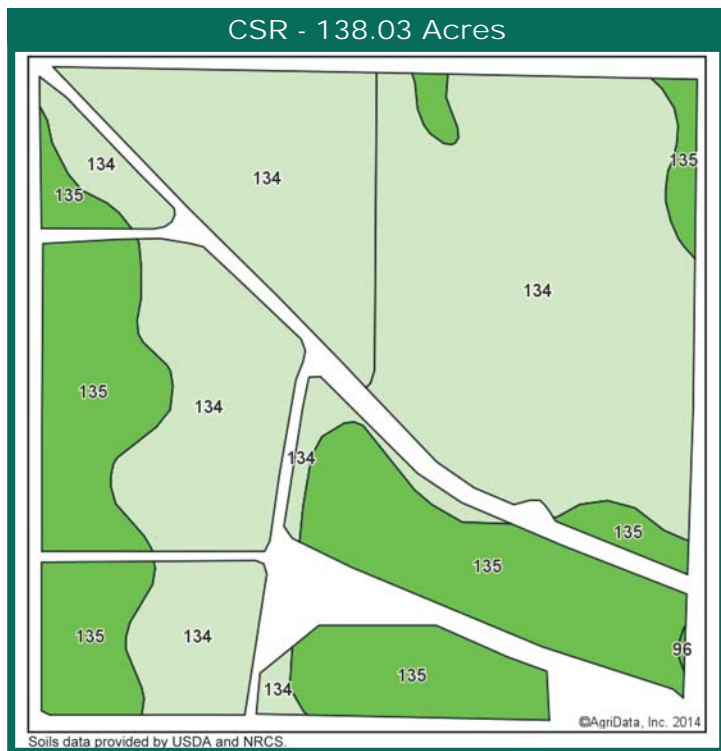
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Area Symbol: IA153, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
134	Zook silty clay, 0 to 2 percent slopes, occasionally flooded	92.85	67.3%		IIw	58	65
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	45.10	32.7%		IIw	74	80
96	Turlin loam, 0 to 2 percent slopes, occasionally flooded	0.08	0.1%		IIw	89	90
Weighted Average						63.2	69.9

Area Symbol: IA153, Soil Area Version: 15

**IA has updated the CSR values for each county to CSR2.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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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