

80 Acres, m/l, Guthrie County, IA



Property Information

Location

From Yale, go 3.5 mi. east on F25 (160th Rd.), then south 1/2 mi. on York Ave. Property lies on the east side of the road.

Legal Description

South 80 Acres of NE $\frac{1}{4}$ of Section 1, Township 80 North, Range 30 West of the 5th p.m. (Cass North Twp)

Price & Terms

- \$692,000
- \$8,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed.

Real Estate Tax

Taxes Payable 2014-2015: \$1,740Net

Taxable Acres: 79

Tax per Net Tax. Ac.: \$22.03

FSA Data

Farm Number 7225, Tract 25518

Crop Acres: 65.03 NHEL

Corn Base: 38.7 Ac.

Corn Direct/CC Yields: 121/158 Bu.

Bean Base: 24.3 Ac.

Bean Direct/CC Yields: 37/44 Bu.

CRP Contracts

There is a CRP CP21 (Filter Strip) contract on 3.2 acres paying \$765 annually which expires 9/30/21.

Soil Types / Productivity

Primary soils are Clarion, Webster, Nicollet and Colo. See soil maps for detail.

- **CSR2:** 86.9 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 81.0 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 72.9 per County Assessor, based on 79 net taxable acres.

Land Description

Flat to gently rolling

Buildings/Improvements

None

Drainage

Private tile - no maps available

Water & Well Information

None known

Chris Smith, ALC

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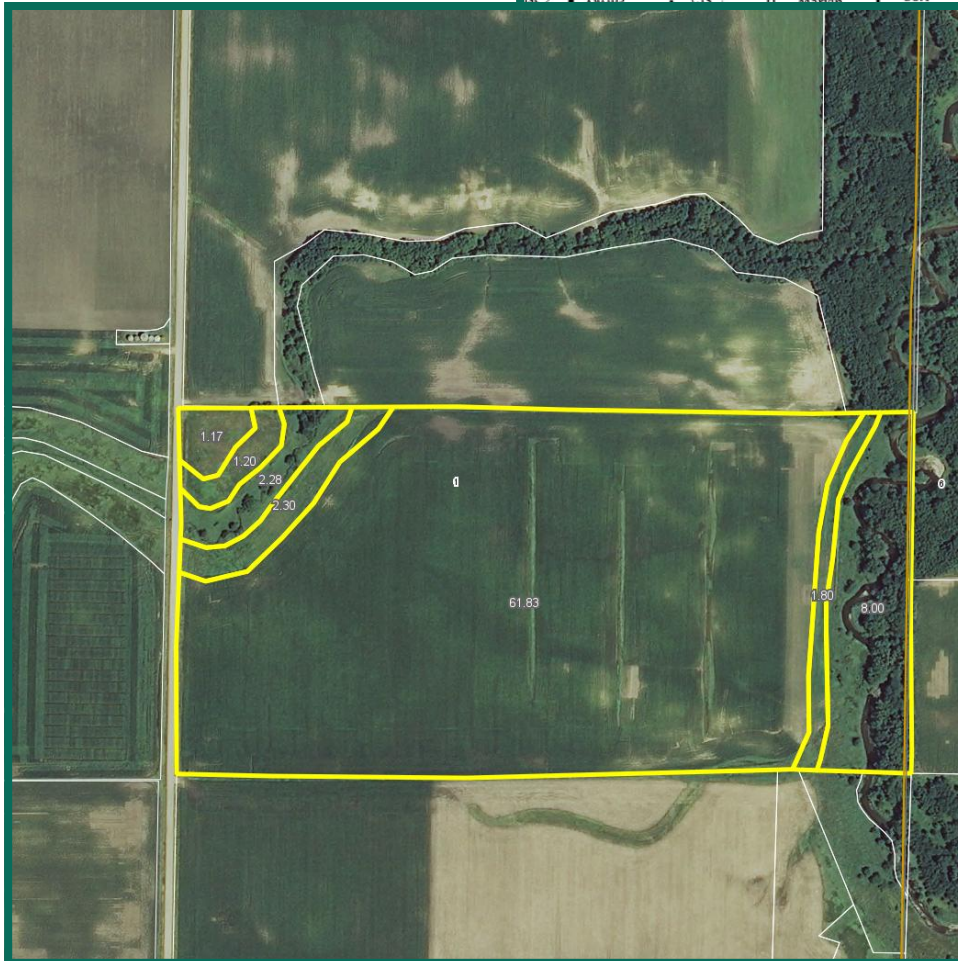
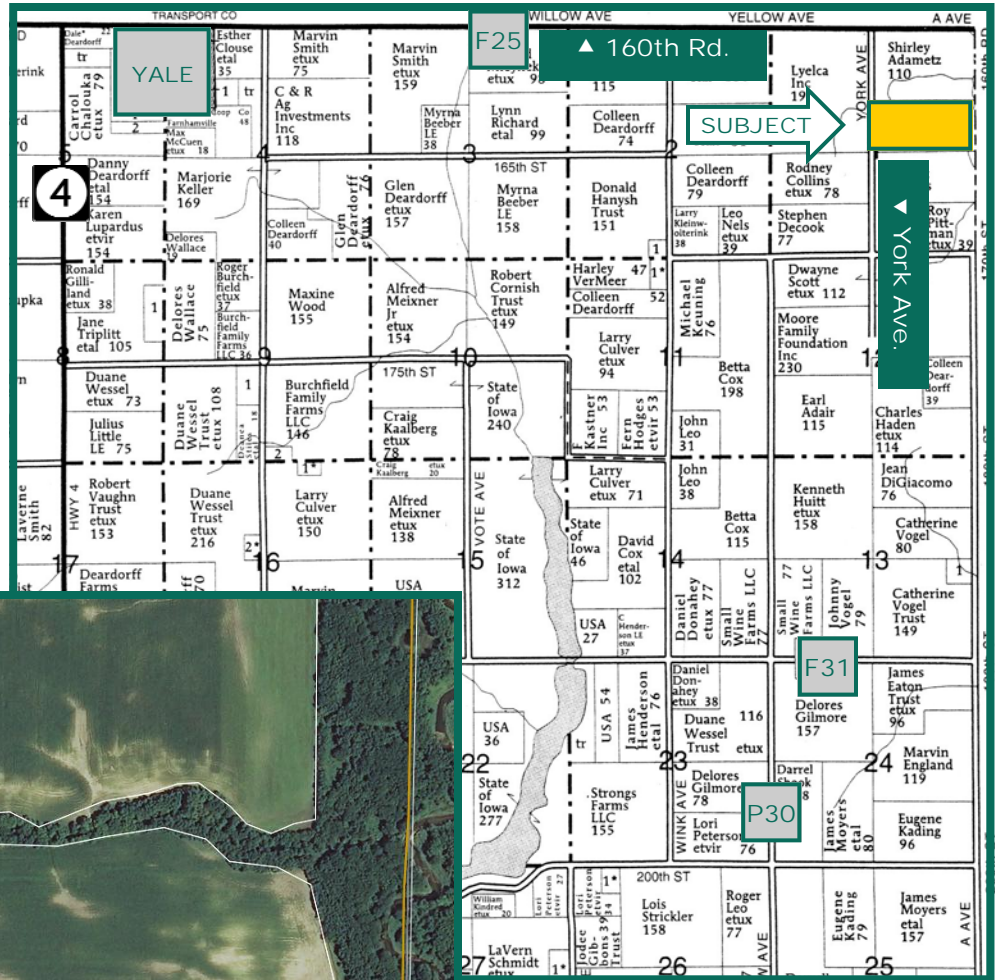
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Aerial Photo and Map



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

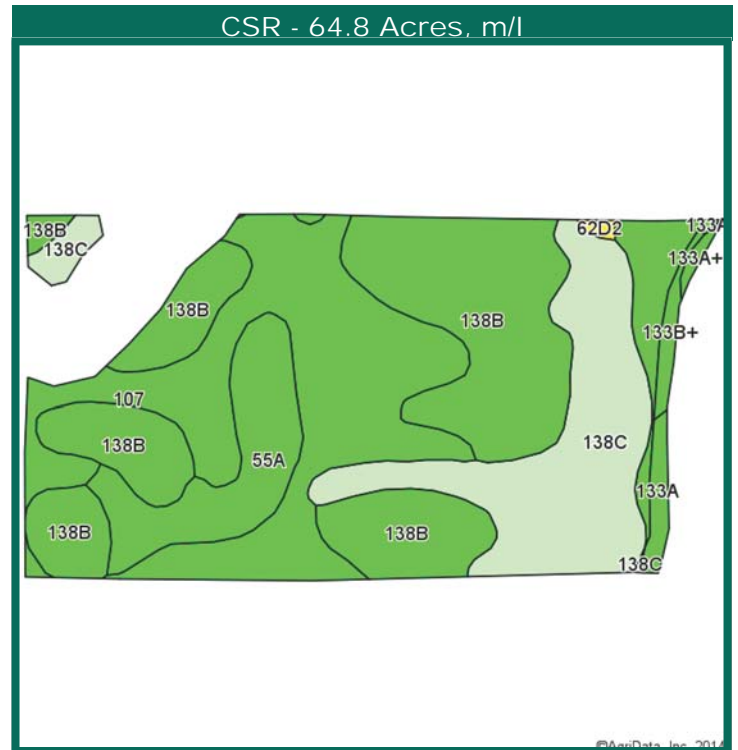
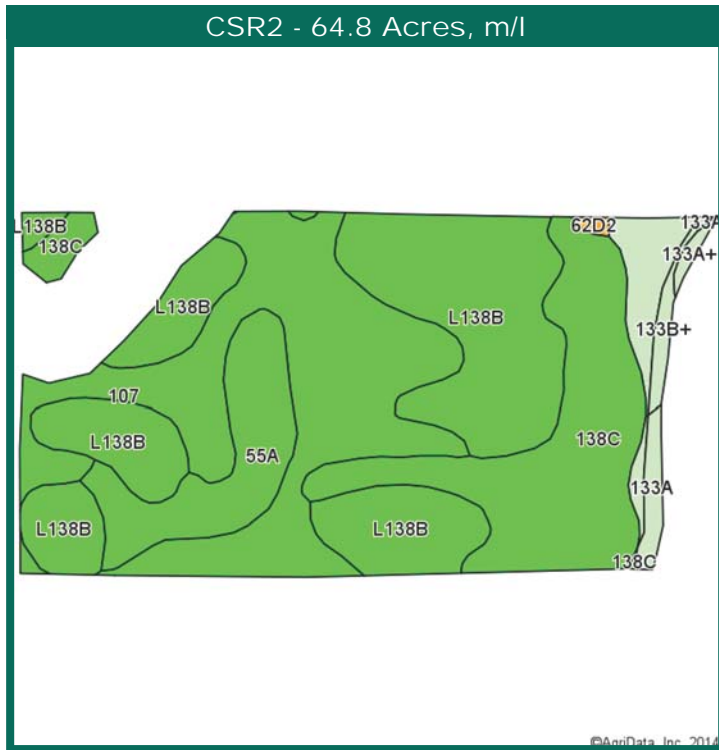
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Maps



Area Symbol: IA077. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	22.74	35.1%		Ile	88	
107	Webster silty clay loam	18.48	28.5%		Ilw	88	86
138C	Clarion loam, 5 to 9 percent slopes	13.26	20.5%		Ille	86	67
55A	Nicollet loam, 1 to 3 percent slopes	6.08	9.4%		I	89	90
133B+	Colo silt loam, overwash, 2 to 5 percent slopes	2.65	4.1%		Ilw	79	81
133A	Colo silty clay loam, 0 to 2 percent slopes	1.19	1.8%		Ilw	74	80
133A+	Colo silt loam, overwash, 0 to 2 percent slopes	0.25	0.4%		Ilw	74	85
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.15	0.2%		Ille	35	42
Weighted Average						86.9	*-

**CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 81.0.*



Maps provided by:



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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80 Acres, m/l, Guthrie County, IA: Photos



Additional Contact:

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