



## 133 Acres m/l, Jones County, IA

### Black Farm

**87.2 CSR2** — This farm is located 3 miles west of Monticello, Iowa

#### Property Information

##### Location

From Monticello: 3 miles west on County Road E16.

##### Legal Description

E ½ SW ¼ and the West 60 acres of the SE ¼ of Section 26, Township 86 North, Range 4 West of the 5th P.M., Jones County, Iowa.

##### Price & Terms

##### Price Reduced!

- \$1,589,350 (\$11,950/acre)
- \$1,496,250 (\$11,250/acre)
- 10% down upon acceptance of offer; balance due in cash at closing

##### Possession

At closing.

##### Real Estate Tax-Estimated

Taxes Payable in 2014 - 2015: \$3,724.00

Net Taxable Acres: 133

Tax per Net. Tax. Ac.: \$28.00

##### FSA Data

Farm Number: 1695

Tract Number: 141

Crop Acres: 129.2

Corn Base: 76.2

Corn Direct/CC Yields: 125/153

Bean Base: 44.8

Bean Direct/CC Yields: 41/49

Oat Base: 3.3

Oat Direct/CC Yields: 59/75

##### Soil Types / Productivity

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

- **CSR2:** 87.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 77.7 per AgriData Inc. 2014, based on FSA crop acres.

- **CSR:** 77.1 per County Assessor, based on net taxable acres.

##### Land Description

Gently rolling.

##### Buildings / Improvements

None.

##### Comments

This is a high quality Jones County farm located along a hard surface road in a strong agricultural area with good soils. The sale of this farm is subject to the seller completing the purchase on another farm.

*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.*

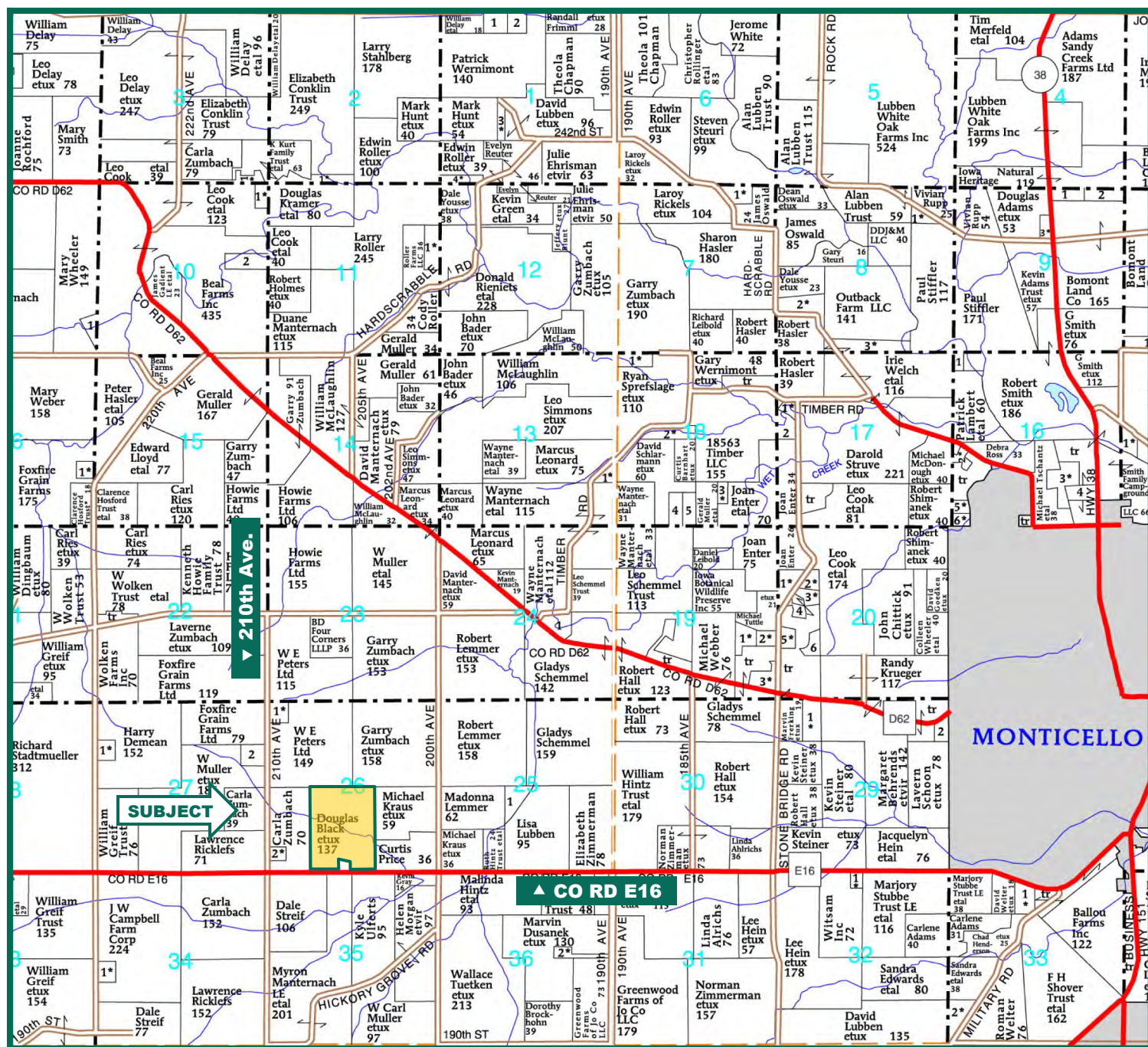
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# Plat Map



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## Aerial Photo

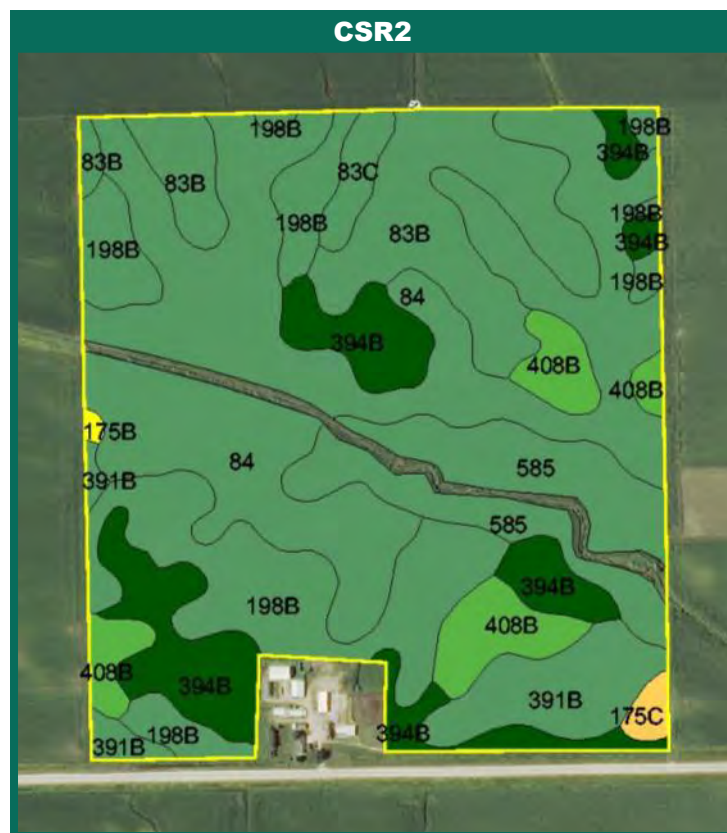


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# Soil Map



Measured Tillable Acres		129.2	Avg. CSR		77.7	Avg. CSR2*		87.2
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
175B	Dickinson fine sandy loam, 2 to 5	55	51	0.2%	Ille	0.20		
175C	Dickinson fine sandy loam, 5 to 9	40	46	0.7%	Ille	0.84		
198B	Floyd loam, 1 to 4 percent slopes	75	89	16.8%	Ilw	21.65		
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	5.8%	Ilw	7.53		
394B	Ostrander loam, 2 to 5 percent	85	91	12.6%	Ile	16.24		
408B	Olin fine sandy loam, 2 to 5 percent	67	76	6.0%	Ile	7.74		
585	Spillville-Coland complex, 0 to 2	86	83	9.7%	Ilw	12.50		
83B	Kenyon loam, 2 to 5 percent slopes	85.0	90	12.9%	Ile	16.7		
83C	Kenyon loam, 5 to 9 percent slopes	70.0	85	1.5%	Ille	1.9		
84	Clyde silty clay loam, 0 to 3 percent	75.0	88	34.0%	Ilw	44.0		

**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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