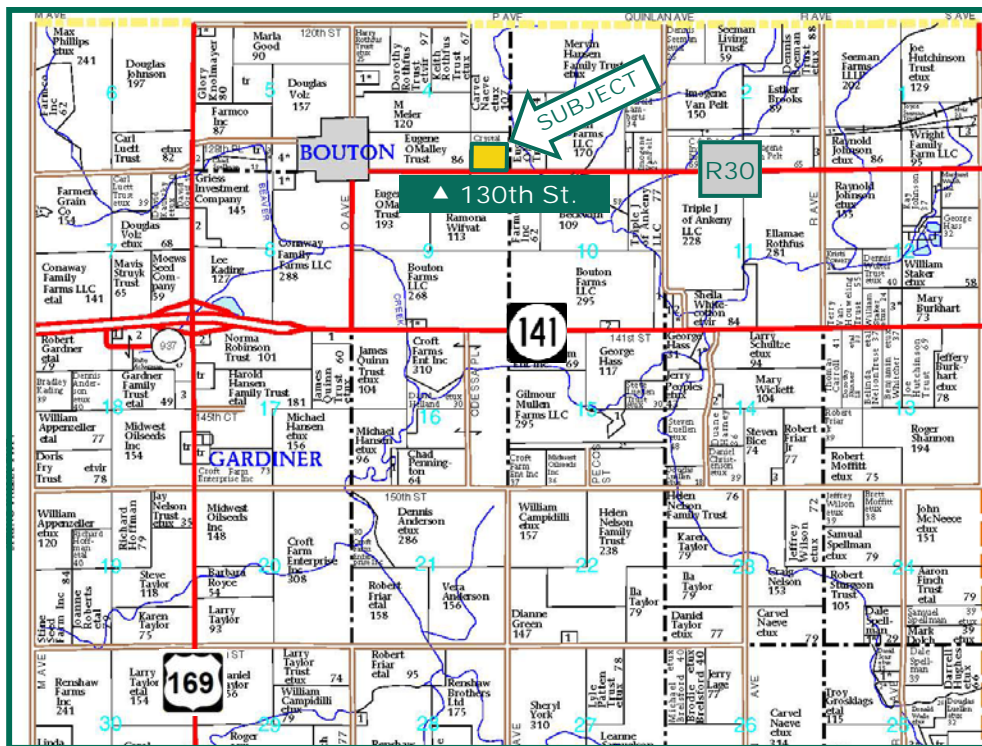


31 Acres, m/l  
Dallas  
County, IA



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

## Property Information

### Location

From Bouton, go  $\frac{3}{4}$  miles east on County Road R30 (also 130th St.). Farm is on the north side of 130th St.

### Legal Description

SE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 4, Township 81 North, Range 27 West of the 5th P.M., being that part of said forty acre tract lying south of the former Chicago, Milwaukee & St. Paul railroad.

### Price & Terms

- \$316,200
- \$10,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed, with full possession for 2015 crop year. Lease has been terminated.

## Real Estate Tax

Taxes Payable in 2014 - 2015: \$760

Net Taxable Acres: 30.25

Tax per Net. Tax. Ac.: \$25.12

## FSA Data

Part of Farm Number 7347, Tract 2622

Crop Acres\*: 30.25

Corn Base\*: 29.4 Ac.

Corn Direct/CC Yields: 125/125

\*Final crop acres and bases will be determined by local FSA office.

## Soil Types / Productivity

Primary soils are Clarion, Biscay and Canisteo. See soil map for detail.

- **CSR2:** 79.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.0 per County Assessor, based on net taxable acres.

## CRP Contracts

None

## Land Description

Gently Rolling

## Buildings/Improvements

None

## Drainage

Good natural drainage. No tile maps available.

## Water & Well Information

No wells. A 6" Xenia rural water line is on the north side of Co. Rd. R30.

## Comments

Good quality, small tract of farmland located on a paved road.

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# Aerial Photo and GIS Map



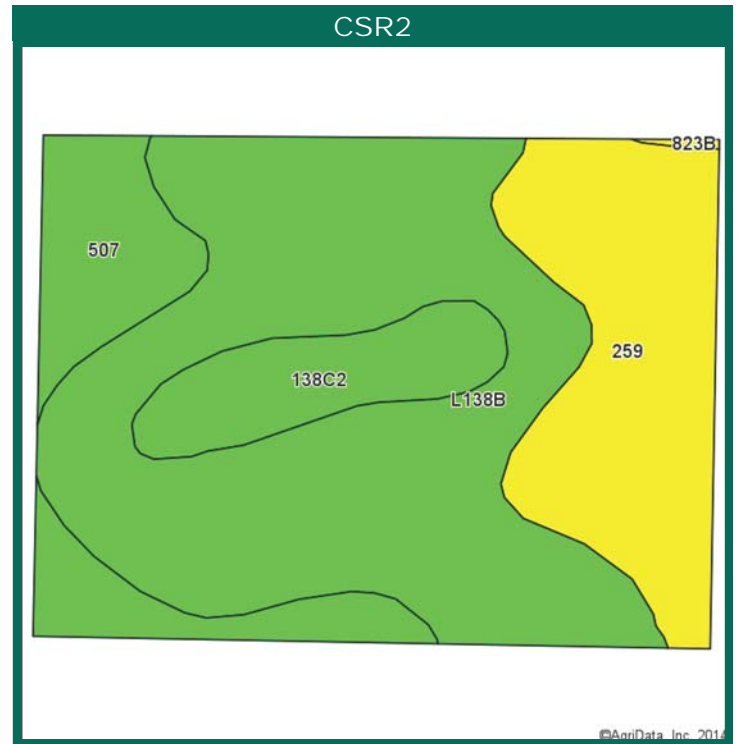
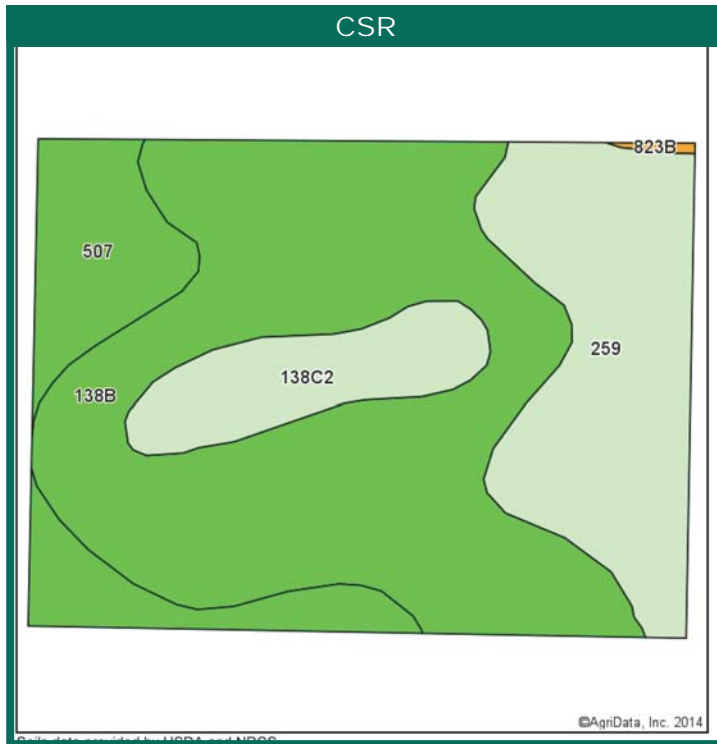
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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# Soil Map



Area Symbol: IA049, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	16.08	53.2%		Ile	88	
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.09	23.4%		Ilw	54	77
507	Canisteo silty clay loam, 0 to 2 percent slopes	4.32	14.3%		Ilw	86	82
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	2.76	9.1%		Ille	80	66
Weighted Average						79	*-

Area Symbol: IA049, Soil Area Version: 19

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

**\*CSR Weighted Average** cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 80.3

**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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