



51 Acres, Cedar County, IA

90.7 CSR2 and Pattern Tiled

Property Information

Location

Northwest corner intersection of I-80 and Highway 38. ¼ mile east of Kum & Go convenience store.

Legal Description

That part of the N ½ SW ¼ of Section 17, Township 79 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$810,900 (\$15,900/Ac)
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable in 2014 - 2015: \$1,692.00
Net Taxable Acres: 51.34
Tax per Net. Tax. Ac.: \$32.96

Owners

Holst Schoening, LLC

Possession

At closing, subject to the 2014 Lease.

FSA Data

Farm Number: 5580
Tract Number: 2811
Crop Acres: 50.9 Acres
Corn Base: 33 Acres
Corn Direct/CC Yields: 128/128 Bu/Ac
Bean Base: 16 Acres
Bean Direct/CC Yields: 38/38 Bu/Ac

Soil Types / Productivity

Primary soils are Tama, Muscatine and Atterberry. See soil map for detail.

- **CSR2:** 90.7 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 90.2 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 93.26 per County Assessor, based on net taxable acres.

Land Description

This farm is level to gently rolling.

Drainage

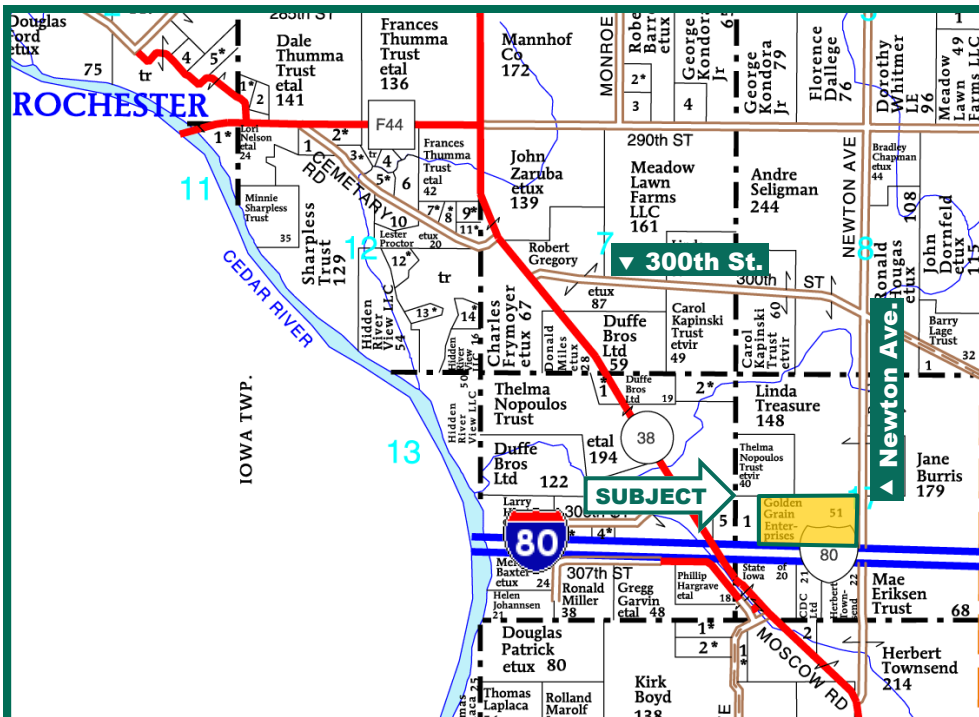
This farm was pattern tiled in the spring of 2013. The total tile bill was just under \$65,000. A full tile map is included with this brochure.

Easement

There is an 80' Ingress/Egress Easement providing access to this farm in the northwest corner.

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.

Aerial Photo and Plat Map



Additional Land For Sale

There are 15.67 acres for sale located west of this farm, zoned C-2, Highway Commercial. The 15.67 acres are listed at \$19,900 per acre or a total of \$311,833.

Comments

This is a high quality farm located along Interstate 80!

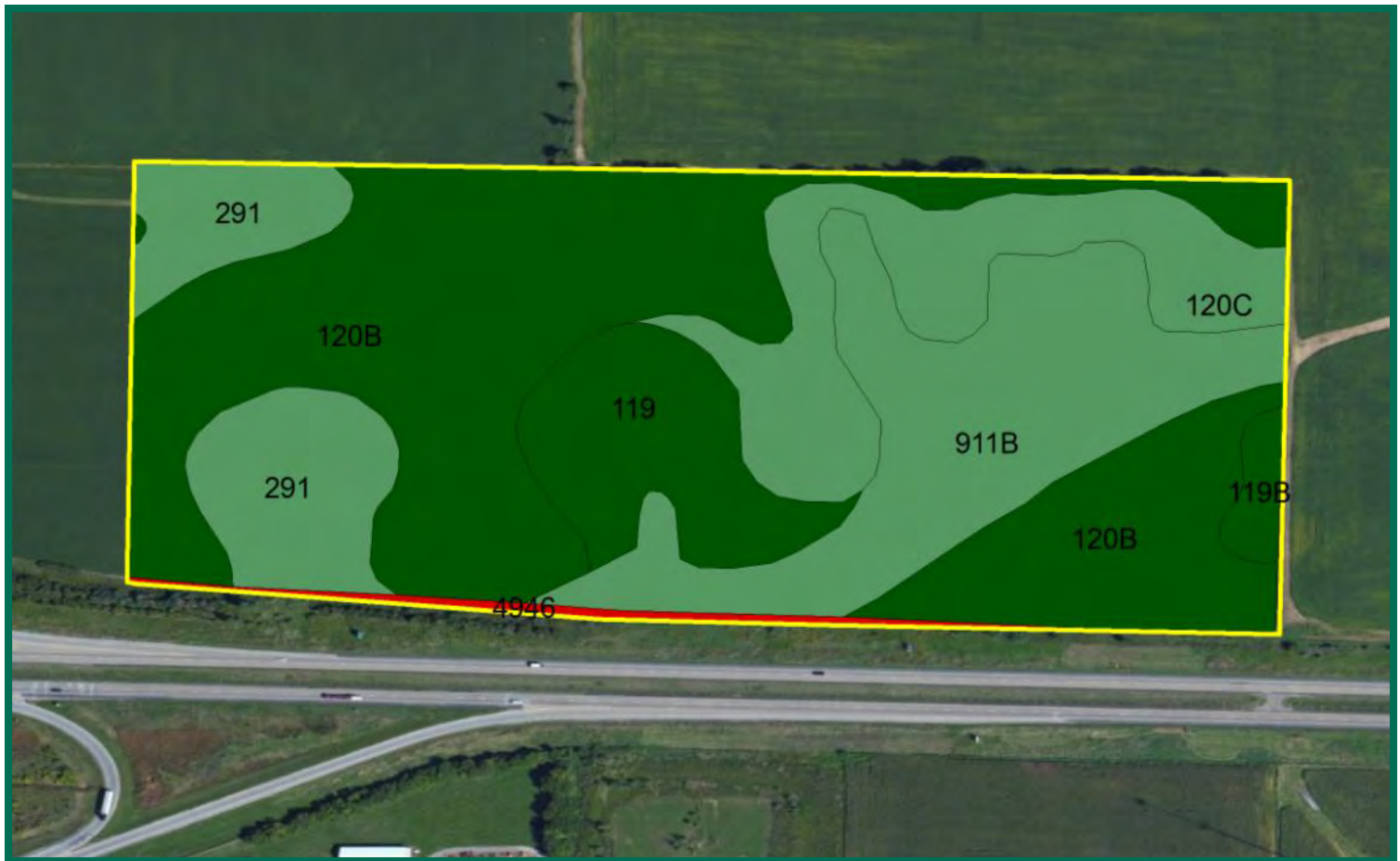
Map reproduced with permission of Farm & Home Publishers, Ltd.

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CSR2 Soil Map



Measured Tillable Acres		51.3	Avg. CSR	90.2	Avg. CSR2*	90.7
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
119	Muscatine silty clay loam, 0 to 2	100	100	1.9	I	4.7
119B	Muscatine silty clay loam, 2 to 5	95	95	0.3	Ile	0.7
120B	Tama silty clay loam, 2 to 5 percent	95	95	17.1	Ile	22.7
120C	Tama silty clay loam, 5 to 9 percent	80	89	1.2	IIle	6.9
291	Atterberry silt loam, 0 to 2 percent	90	90	4.9	I	5.6
4946	Udorthents-Highway complex, 0 to 5	-	5	2.0	-	0.6
911B	Colo-Ely complex, 2 to 5 percent	85	82	5.1	Ile	10.1

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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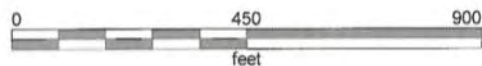
Tile Map

I-80 and 38



Client: Harder, John
Farm: CEDAR CO 60ac
Field: I-80 and 38
Name: 5-28-13
Date: 5/29/2013

3 inch tile	57322.68 ft
4 inch tile	3900.11 ft
5 inch tile	2242.94 ft
6 inch tile	3251.09 ft
8 inch tile	1822.13 ft



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Tile Invoice

Advanced Tiling & Trenching

500 Foster Road
Iowa City, IA 52240

Invoice

Bill To:
Harder, John

Ship To
Hwy 38 & I-80

Date	Invoice No.	Project				
06/10/13	248					
P.O. Number	Terms	Rep	Ship Date	Ship Via	FOB	
	Due on receipt		06/10/13			

Item	Description	Quantity	Price Each	Amount
pti3	3" Perf Tile Installed	57,323	0.76	43,565.48
PTI4	4" Perf Tile Installed	5,100	1.01	5,151.00
PTI5	5" Perf Tile Installed	2,243	1.50	3,364.50
PTI6	6" Perf Tile Installed	2,052	2.05	4,206.60
pti8	8" Perf Tile Installed	1,822	2.65	4,828.30
D6K Dozer	D6K Dozer	20.5	135.00	2,767.50
OT8	8" Outlet Tube	1	100.00	100.00
OT6	6" Outlet Tube	1	50.00	50.00
TC8	8" Tile Connection - Complete	5	65.00	325.00
TC6	6" Tile Connection - Complete	4	45.00	180.00
BH	Backhoe	2.5	100.00	250.00

Total **\$64,788.38**

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Photos: 51 Acres, Cedar County, IA



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