



202 Acres, Greene County, IA

Property Information

Location

Located 3 miles south and west of Rippey on Co. Rd. E57 to 300th St. Take 300th St. west to Taft Ave., then 1/2 mile north on Taft Ave. to 295th St. Property is located 1/2 mile west on 295th St. on the south side of the road. See plat map on following page.

Legal Description

E½ SW¼ and W½ SE¼ Section 7; N¼ NE¼ NW¼ and NW Fr ½ NE¼ Section 18, all in Township 82 North, Range 29 West of the 5th p.m. (Washington Twp.)

Price & Terms

- \$935,000
- \$ 4,629/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to existing lease.

Real Estate Tax

Taxes Payable in 2014-2015: \$3,624
Net Taxable Acres: 202
Tax per Net. Tax. Ac.: \$17.94

FSA Data

Farm Number 2055, Tract 1238
Crop Acres: 120.28 HEL (Includes CRP)
Corn Base: 58.8 Ac
Corn Direct/CC Yields: 104/104 Bu.

Contracts

- Two CRP Contracts:
- CP-2 covers 2.3 acres, pays \$388 annually and expires 9/30/14
 - CP-10 covers 58.3 acres, pays \$9,037 annually and expires 9/30/20
 - No CSP Contract

Soil Types / Productivity

Primary soils are Lester & Webster. See soil map for detail.

- **CSR2:** 78.8 per AgriData Inc. 2014, based on FSA non-CRP crop acres.
- **CSR:** 76.3 per AgriData Inc. 2014, based on FSA non-CRP crop acres.
- **CSR:** 54.0 per County Assessor, based on net taxable acres.

Land Description

Level to strongly sloping

Buildings/Improvements

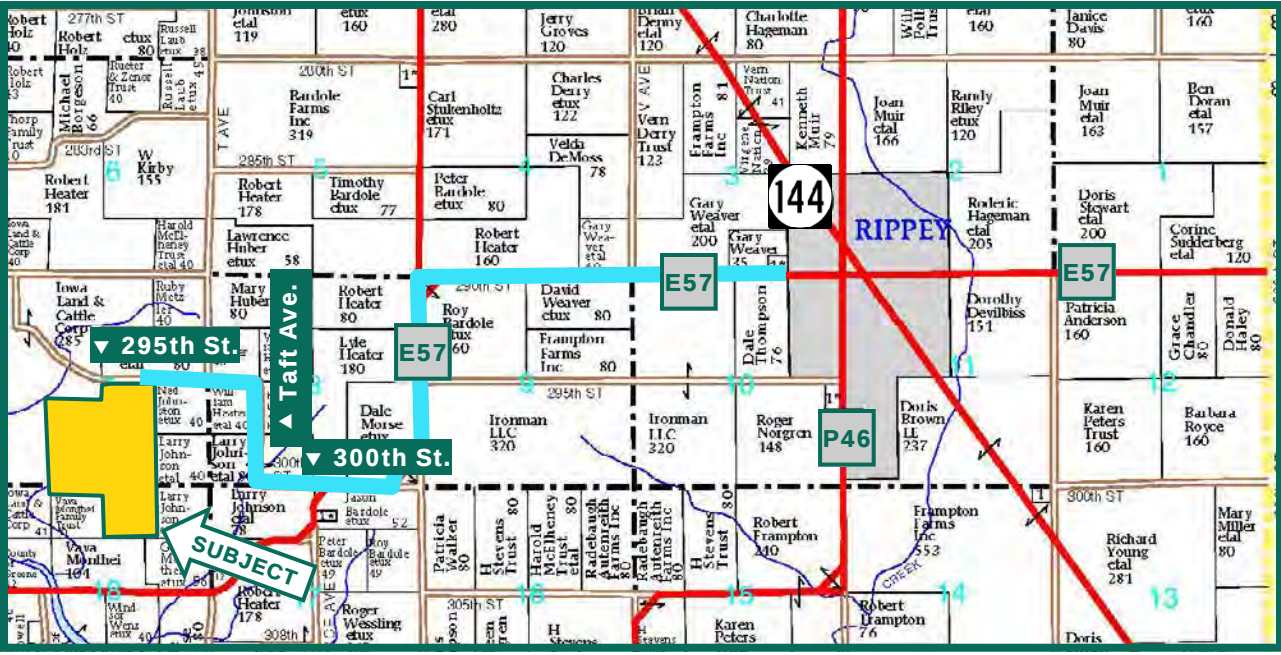
None. All buildings recently removed.

Drainage

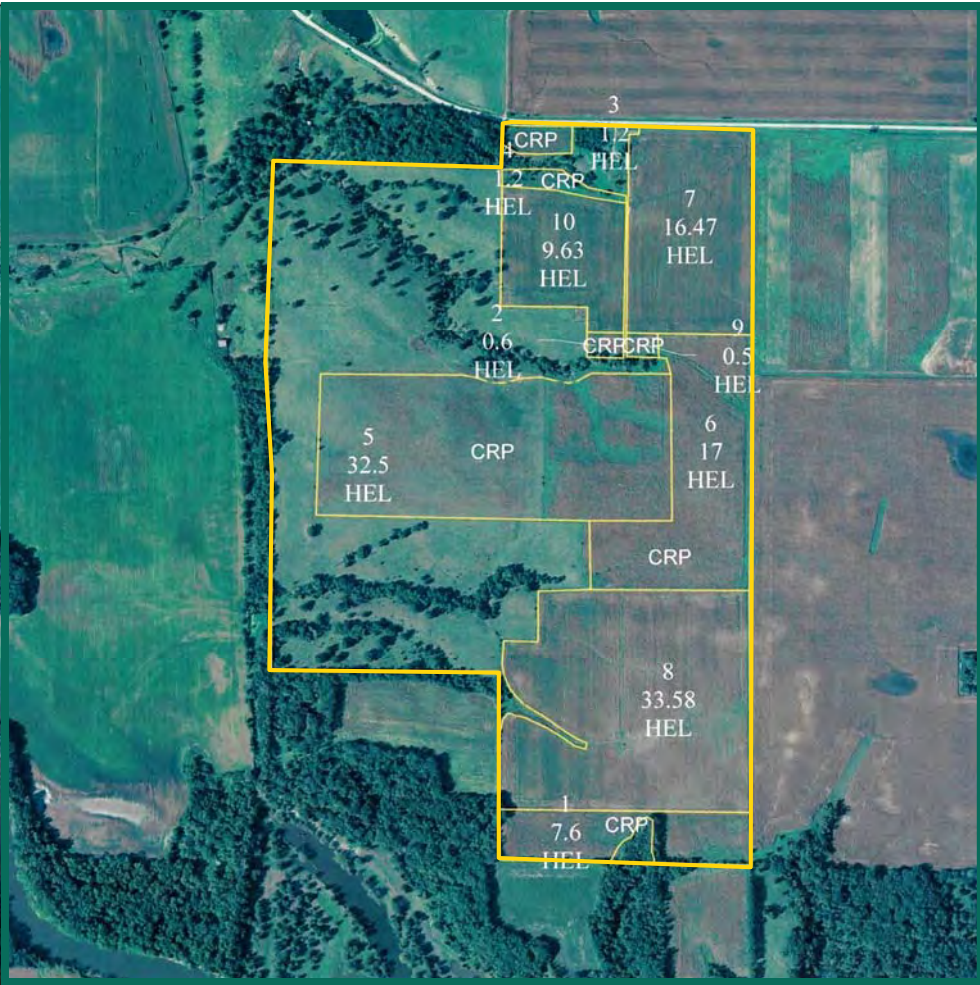
Natural, plus tile - no maps.

Water & Well Information

Well to be filled and buildings razed.



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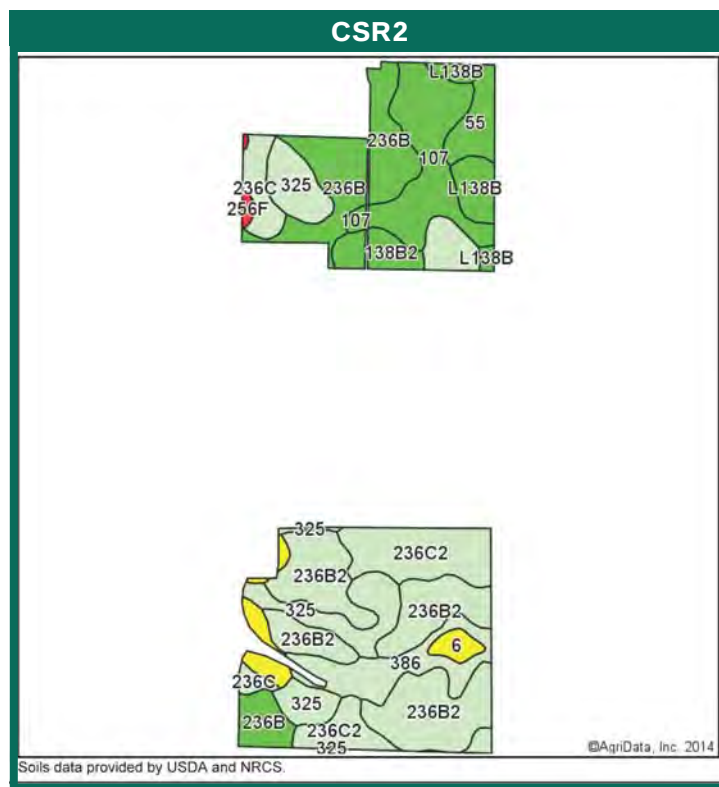
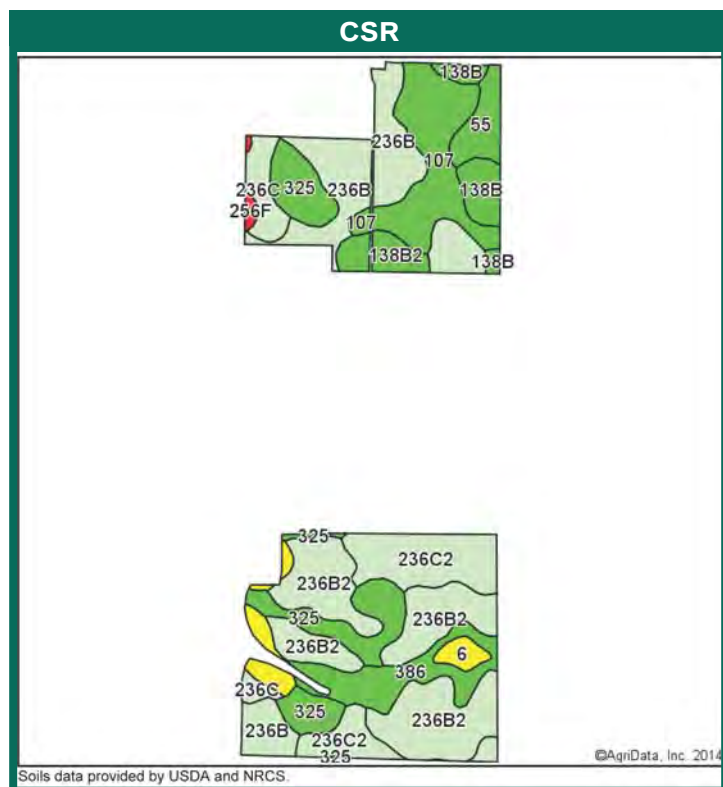
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



59.06 Acres

Area Symbol: IA073. Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
236B2	Lester loam, 2 to 5 percent slopes, moderately eroded	13.63	23.1%		Ile	79	76
236B	Lester loam, 2 to 5 percent slopes	8.42	14.3%		Ile	82	78
107	Webster clay loam, 0 to 2 percent slopes	6.97	11.8%		IIlw	88	86
236C2	Lester loam, 5 to 9 percent slopes, moderately eroded	6.95	11.8%		IIle	74	61
325	Le Sueur loam, 1 to 3 percent slopes	6.93	11.7%		I	76	86
386	Cordova loam, 0 to 2 percent slopes	4.09	6.9%		IIlw	77	81
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2.25	3.8%		Ile	88	
236C	Lester loam, 5 to 9 percent slopes	2.16	3.7%		IIle	77	63
55	Nicollet loam, 1 to 3 percent slopes	1.94	3.3%		I	89	91
138B2	Clarion loam, 2 to 5 percent slopes, moderately eroded	1.80	3.0%		Ile	85	81
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	1.53	2.6%		IIle	74	66
236D2	Lester loam, 9 to 14 percent slopes, moderately eroded	1.36	2.3%		IIle	49	51
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.76	1.3%		IIlw	56	58
256F	Lester-Storden loams, 18 to 25 percent slopes	0.27	0.5%		VIe	16	18
Weighted Average						78.8	~

***CSR Weighted Average** cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 76.3.

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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