

60 Acres, m/l Dallas County, IA



Property Information

Location

From Perry, go 7 miles south on County P-58, then 1 mile west on County F-31, then 3/4 mile south on I Avenue. Farm is on the east side of road.

Legal Description

North 20 acres of S $\frac{1}{2}$ SW $\frac{1}{4}$ and South 40 acres of N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 21, Township 80 North, Range 28 West of the 5th P.M. (Washington Township)

Price & Terms

- \$500,000.00
- \$ 8,333.33/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed subject to lease.

Real Estate Tax

Taxes Payable in 2013—2014: \$1,708
Net Taxable Acres: 60
Tax per Net. Tax. Ac.: \$28.47

FSA Data

Farm Number/Tract: 6804/1735
Crop Acres: 55.3
Corn Base: 27.8
Corn Direct/CC Yields: 116/135
Bean Base: 27.5
Bean Direct/CC Yields: 37/44

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Canisteo, Clarion & Nicollet. See soil map for detail.

- **CSR2:** 86.6 per AgriData Inc. 2014, based on FSA crop acres.

- **CSR:** 83.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 83.3 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Natural plus some tile, see attached map.

Water & Well Information

None.

Comments

This farm is offered subject to a 50/50 crop share lease ending January 31, 2024.

Jerry Lage
Licensed Real Estate Salesperson in IA
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500
800-593-5263
JerryL@Hertz.ag

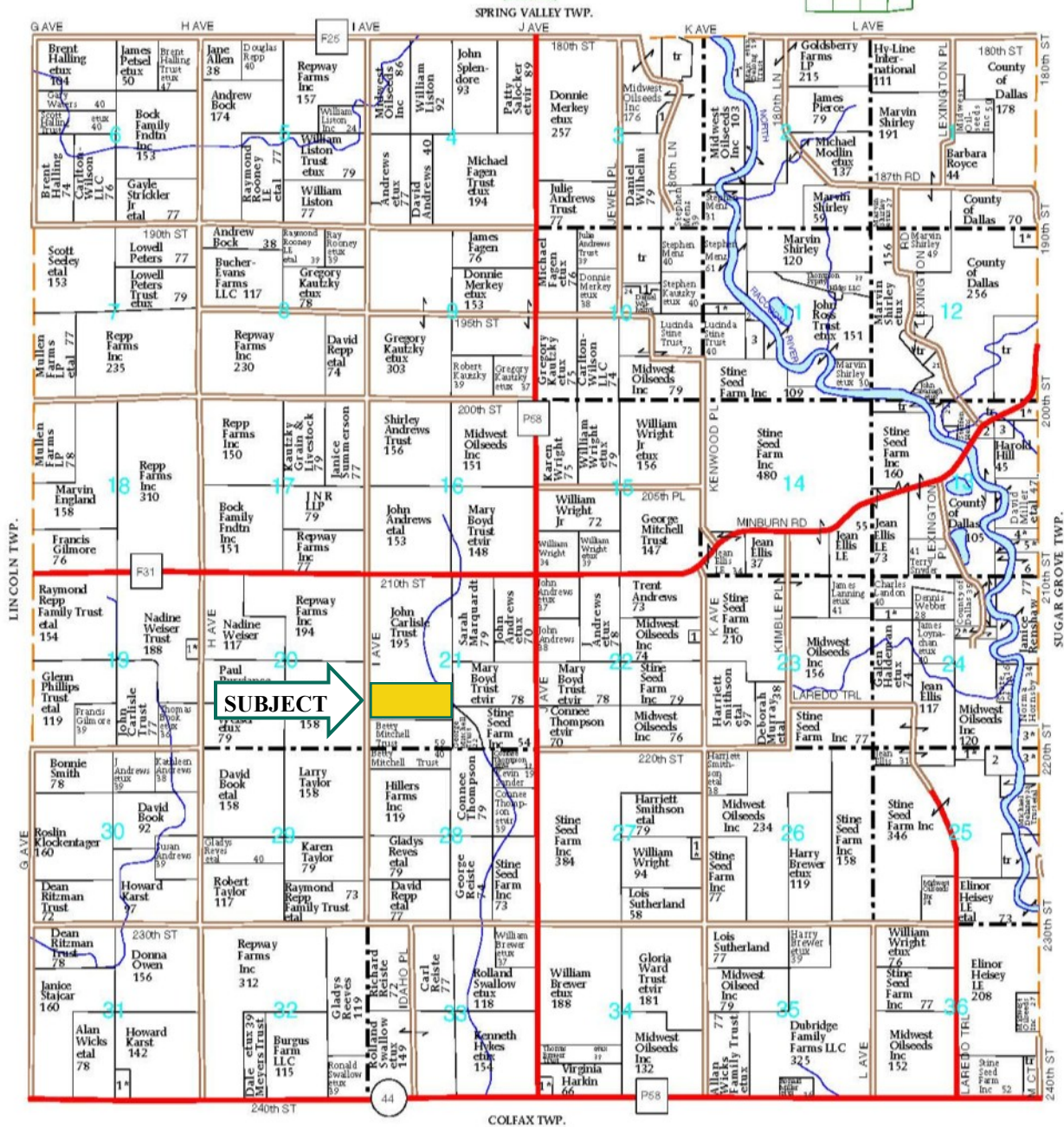
www.Hertz.ag

Plat Map

T-80-N

WASHINGTON PLAT

R-28-W



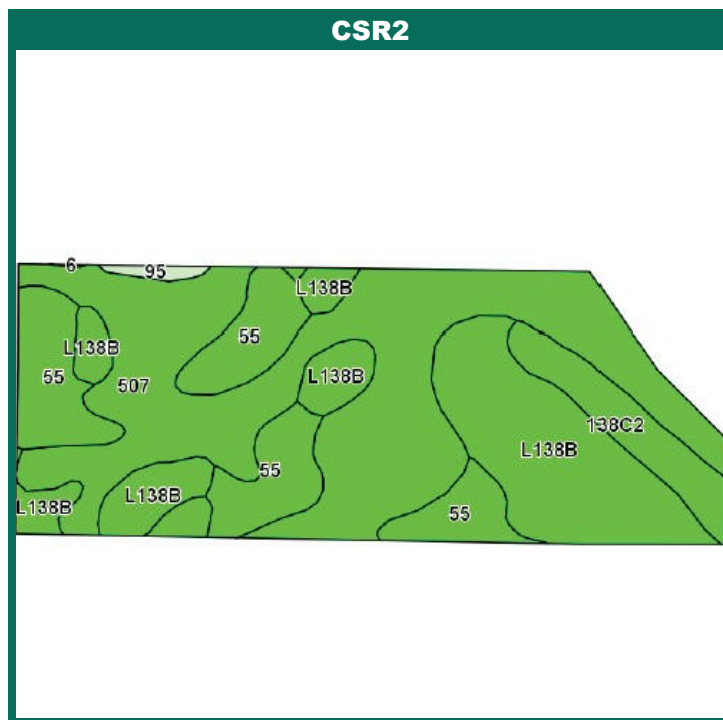
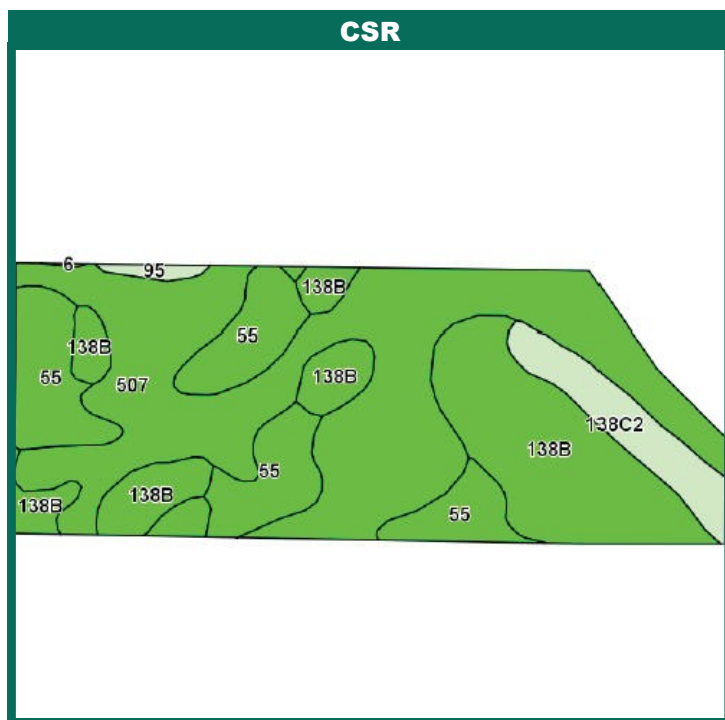
Map reproduced with permission of Farm & Home Publishers, Ltd.

Jerry Lage
 Licensed Real Estate Salesperson in IA
 415 S. 11th St., PO Box 500
 Nevada, IA 50201-0500

515-382-1500
 800-593-5263
 JerryL@Hertz.ag

www.Hertz.ag

Soil Map



Area Symbol: IA049, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	
507	Canisteo silty clay loam, 0 to 2 percent slopes	26.00	47.0%		IIw	86	82	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.71	26.6%		Ile	88		
55	Nicollet loam, 1 to 3 percent slopes	10.67	19.3%		I	89	92	
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	3.54	6.4%		IIIe	80	66	
95	Harpis loam, 0 to 2 percent slopes	0.37	0.7%		IIw	74	64	
Weighted Average						86.6	*-	

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, but the CSR Weighted Average as of 1/20/2012 was 83.3.*

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.

Jerry Lage
Licensed Real Estate Salesperson in IA
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500
800-593-5263
JerryL@Hertz.ag

www.Hertz.ag

Operator's Tile Map



Jerry Lage
Licensed Real Estate Salesperson in IA
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500
800-593-5263
JerryL@Hertz.ag

www.Hertz.ag