



76 Acres m/l, Benton County, IA

Golden Grain Farm

This farm is located 4 1/2 miles northeast of Garrison, Iowa

Property Information

Location

From Vinton: Three miles northwest on Highway 218, and 1 1/2 miles north on 20th Avenue Drive.

Legal Description

The SW 1/4 of the NW 1/4 of Section 1 and the SE 1/4 of the NE 1/4 of Section 2, all located in Township 85 North, Range 11 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- \$627,000
- \$8,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing.

Real Estate Tax

Taxes Payable 2013 - 2014: \$1,530.

Net Taxable Acres: 75 Acres

Tax per Net Tax. Ac: \$20.40

FSA Data

There are approximately 71.8 acres of cropland. Many of the trees were cleared in 2012 and 2013 and final determination of the exact cropland acres will be made by the Benton County FSA.

Soil Types / Productivity

Primary soils are Waubeek, Bassett and Kenyon. See soil map for detail.

- **CSR2:** 80.2 per AgriData, Inc. 2014, based on FSA crop acres.
- **CSR:** 70.8 per AgriData, Inc. 2014, based on FSA crop acres.
- **CSR:** 70.0 per County Assessor, based on net taxable acres.

Land Description

Gentle rolling.

Water & Well Information

There is an old well located at the end of the lane.

Comments

This farm lays nice with good eye appeal and good soils!

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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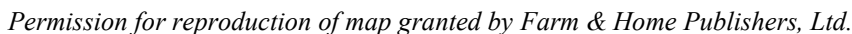
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JACKSON PLAT

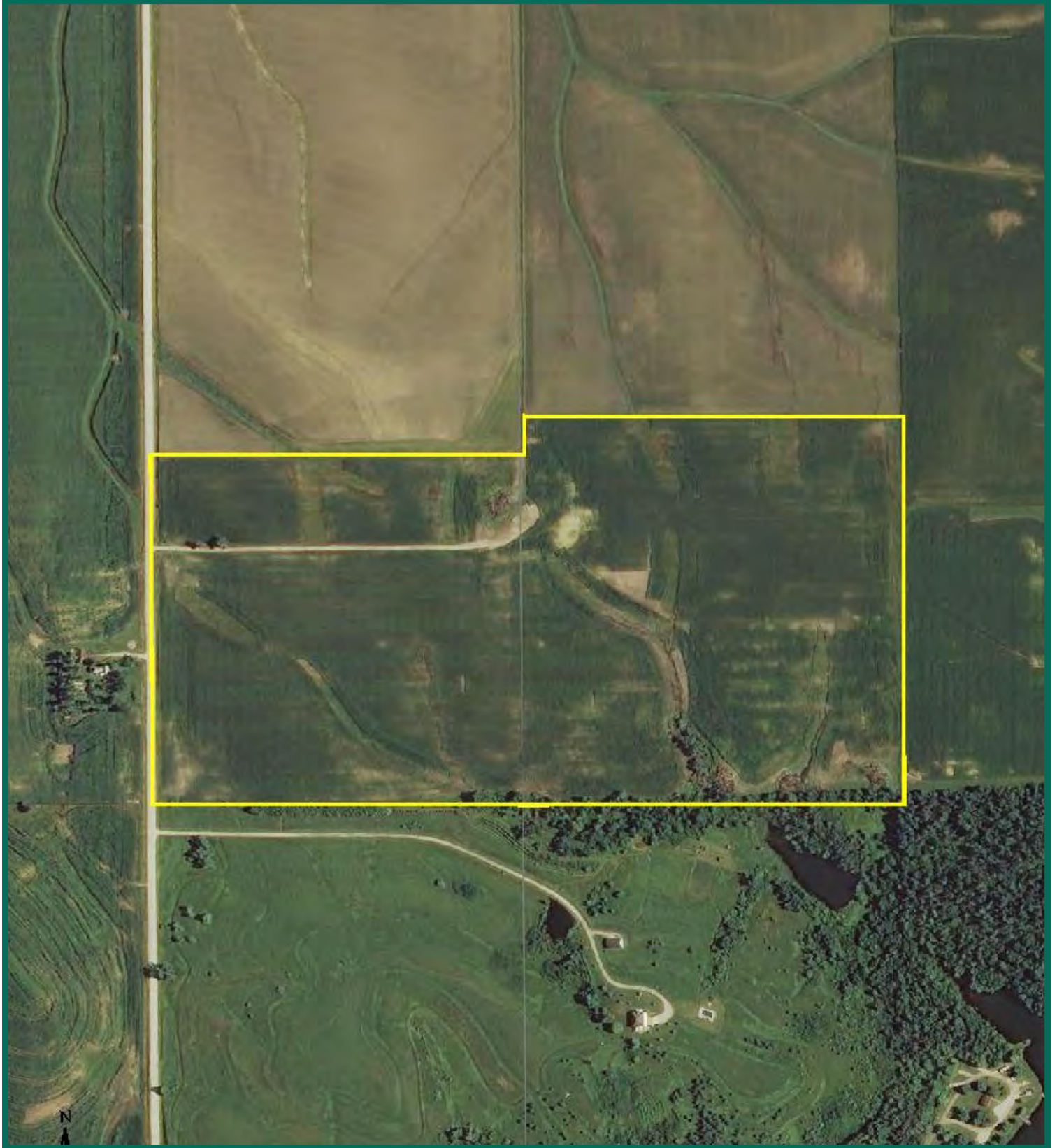
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CEDAR TRAP



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Aerial Photo

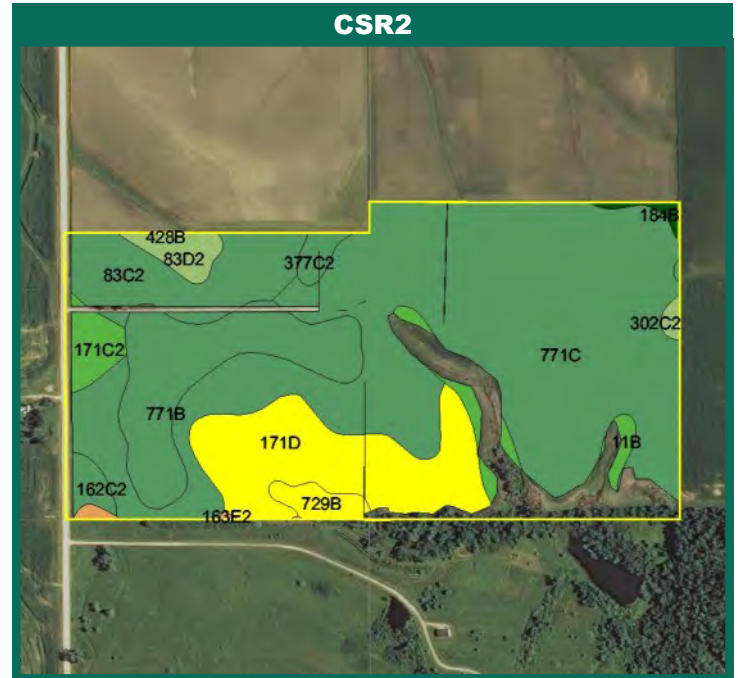
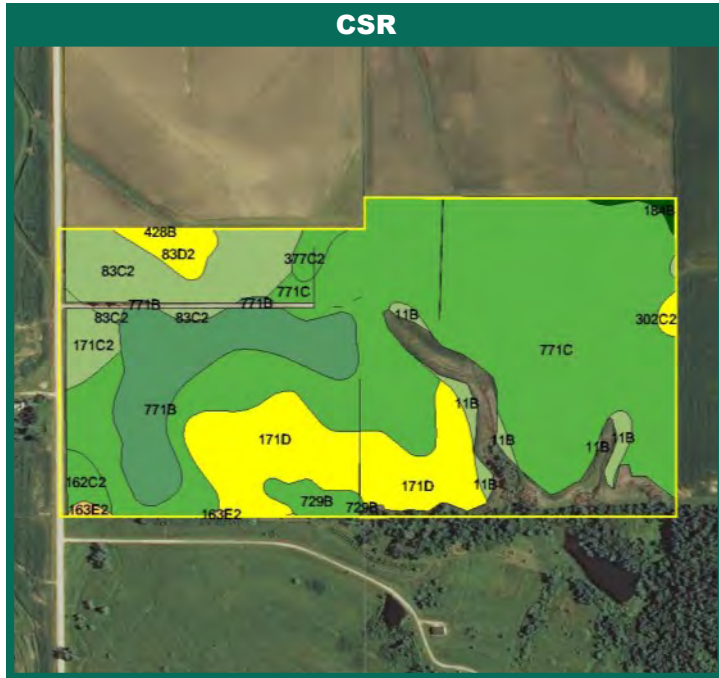


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Soil Map



Measured Tillable Acres		Avg. CSR2*		Avg. CSR		70.8	
Soil Label	Soil Name	CSR2	CSR	% Field CSR2	% Field CSR	Non_Irr Class	Acres
11B	Colo-Ely complex, 2 to 5 percent	73	68	1.6%	1.9%	Ile	1.32
162C2	Downs silt loam, 5 to 9 percent	82	73	0.9%	1.1%	IIle	0.75
163E2	Fayette silt loam, 14 to 18 percent	38	48	0.3%	0.3%	IVe	0.24
171C2	Bassett loam, 5 to 9 percent slopes,	77	65	1.7%	2.0%	IIle	1.39
171D	Bassett loam, 9 to 14 percent slopes	57	55	12.1%	13.7%	IIle	9.69
184B	Klinger silty clay loam, 1 to 4 percent	95	91	0.4%	0.4%	Ile	0.31
302C2	Coggon loam, 5 to 9 percent slopes,	68	60	0.3%	0.4%	IIle	0.25
377C2	Dinsdale silty clay loam, 5 to 9	87	73	0.8%	0.9%	IIle	0.67
428B	Ely silt loam, 2 to 5 percent slopes	87	88			Ile	
729B	Nodaway-Radford silt loams, 2 to 5	56	73	1.3%	1.5%	IIw	1.08
771B	Waubeek silt loam, 2 to 5 percent	90	87	10.1%	11.5%	Ile	8.13
771C	Waubeek silt loam, 5 to 9 percent	85	72	48.9%	55.3%	IIle	39.17
771C2	Waubeek silt loam, 5 to 9 percent	82	70	0.0%	0.1%	IIle	0.04
83C2	Kenyon loam, 5 to 9 percent slopes,	84	70	7.1%	8.1%	IIle	5.73
83D2	Kenyon loam, 9 to 14 percent	61	60	1.5%	1.8%	IIle	1.24

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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