



## 451 Acres, Keokuk County, IA

**52.2 CSR - This farm is located 1/2 mile southwest of Delta, Iowa**

### Property Information

#### Location

From Delta: One mile west on Highway 92, one mile south on 130th Avenue and 1/2 mile west on 230th Street. The farm is located on the south side of the road.

#### Legal Description

That part of the NW 1/4 and the S 1/2 of the SE 1/4 and the E 1/2 of the SE 1/4 of Section 9, the W 1/2 of the SW 1/4 of Section 10, that part of the NW 1/4 of the NW 1/4 of Section 16, and that part of the NW 1/4 of the NW 1/4 of Section 15, all in Township 75 North, Range 13 West of the 5th P.M., Keokuk County, Iowa. The exact legal description will be determined by the Abstract.

*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.*

### Price & Terms

#### Price Reduced!

- \$1,601,050 (\$3,550/Ac)
- \$1,307,900 (\$2,900/Ac)
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable, subject to the 2014 Cash Rent Lease.

### Real Estate Tax

Taxes Payable in 2013 - 2014: \$5,638.  
Net Taxable Acres: 450.35 Acres  
Tax per Net. Tax. Ac.: \$12.52

### FSA Data

Farm Number: 6080  
Tract Number: 432  
Crop Acres: 199.1 Acres  
CRP Acres: 114.6 Acres  
Corn Base: 152.7 Acres  
Corn Direct/CC Yields: 99/99 Bu/Ac

### CRP Contracts

There are 114.63 acres enrolled in the CRP program, with a total annual payment of \$12,696, in three separate contracts as follows:

- Contract #2758E - There are 98.15 acres enrolled in the CP23 (Wetland) Program with a rental rate of \$97.44 per acre. This contract has an annual payment of \$9,564 per year and expires September 30, 2018.
- Contract #10320 - There are 6.81 acres enrolled in the CP33 (Quail Habitat) Program with a rental rate of \$172.76 per acre. This contract has an annual payment of \$1,176. per year and expires September 30, 2023.
- Contract #11111 - There are 9.67 acres enrolled in the CP21 (Filter Strip) Program at \$202.23 per acre. This contract has an annual payment of \$1,956 per year and expires September 30, 2028.

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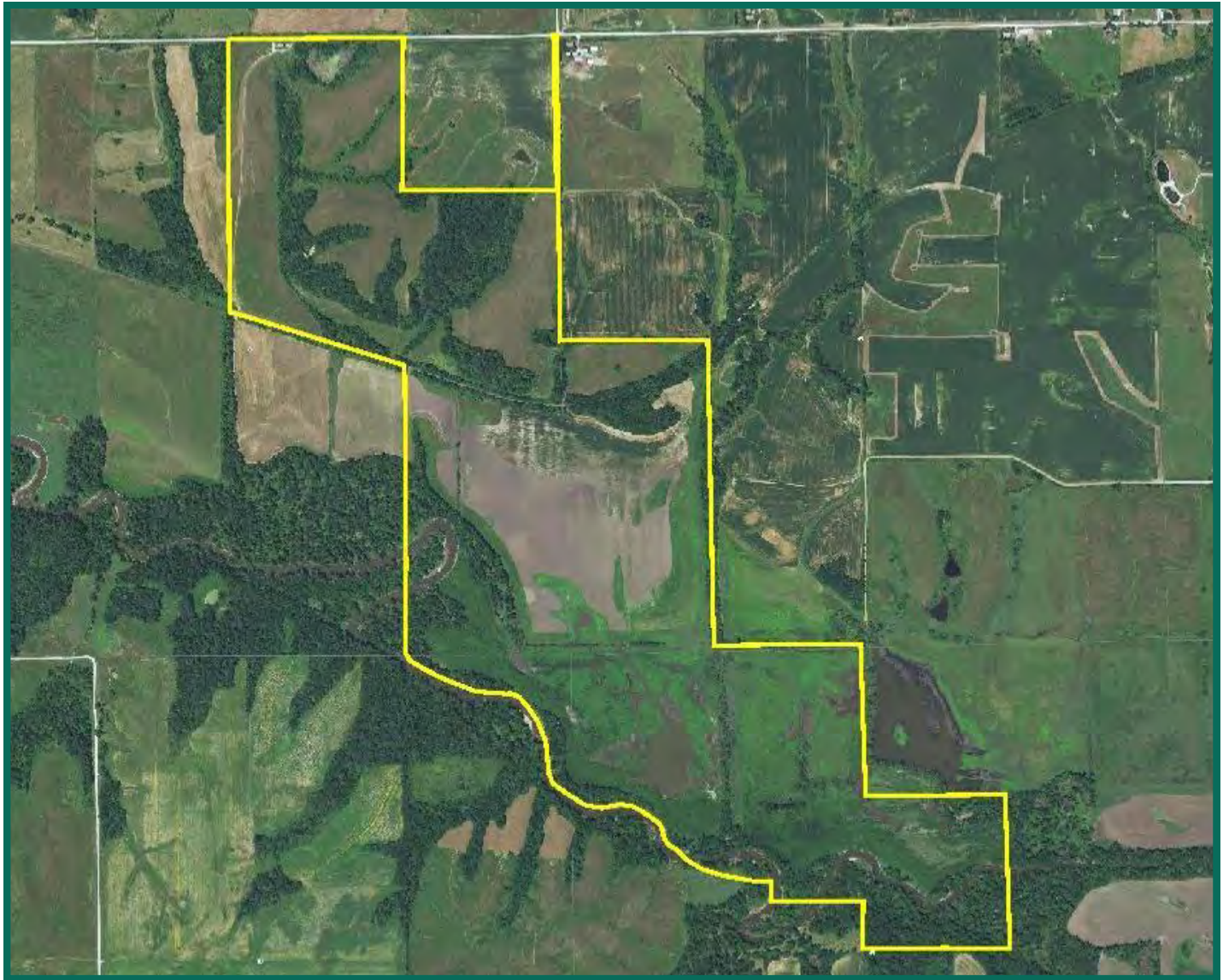
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# Aerial Photo



## Soil Types / Productivity

Primary soils are Clinton, Colo and Ackmore. See soil map for detail.

- **CSR:** 52.2 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 40.45 per County Assessor, based on net taxable acres.

## Land Description

The northern portion of the farm had been enrolled in CRP program, but will now be farmed during the 2014 crop year. There is also 95.5 acres cropland located south of the old railroad right-of-way. The balance of the farm is a mixture of CRP, timber

and river-bottom. This farm is a great mix of income producing cropland, timber, CRP and river frontage.

## Buildings/Improvements

There is a 12,000 grain bin in the north portion of the farm.

## Drainage

Drainage tile was installed in a portion of this farm in the fall of 2013.

## Fence

Some new fence has been recently installed.

## Access

Access to the farm is provided by a gravel road along the north boundary and a Level B access to the east portion of the farm. There is also an access in the northeast portion of the farm.

## Comments

This is a good income producing farm with 199.1 acres of cropland and 114.6 acres of CRP. This farm provides income along with recreational benefits. This farm provides excellent hunting for deer, turkey and pheasants.

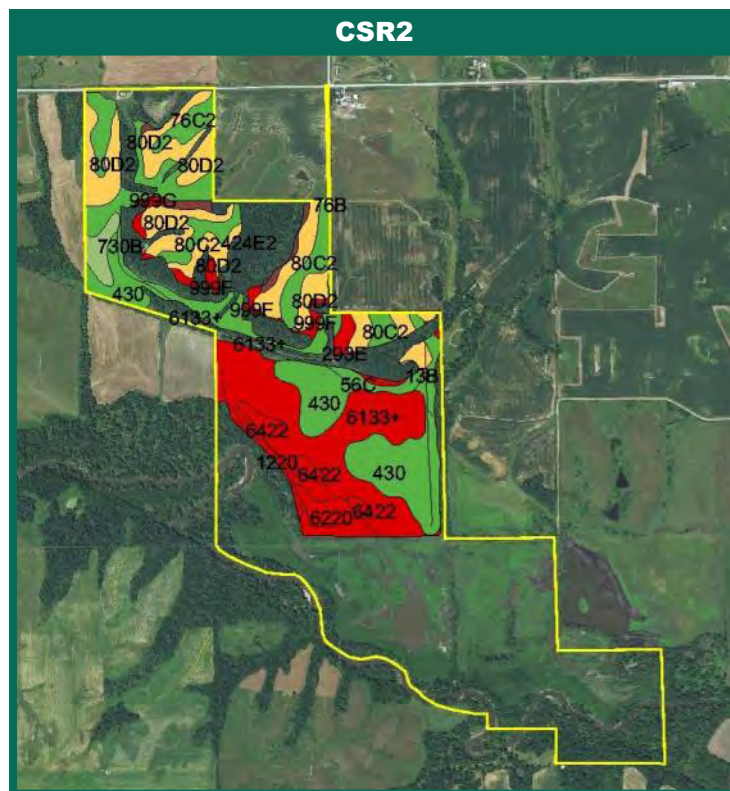
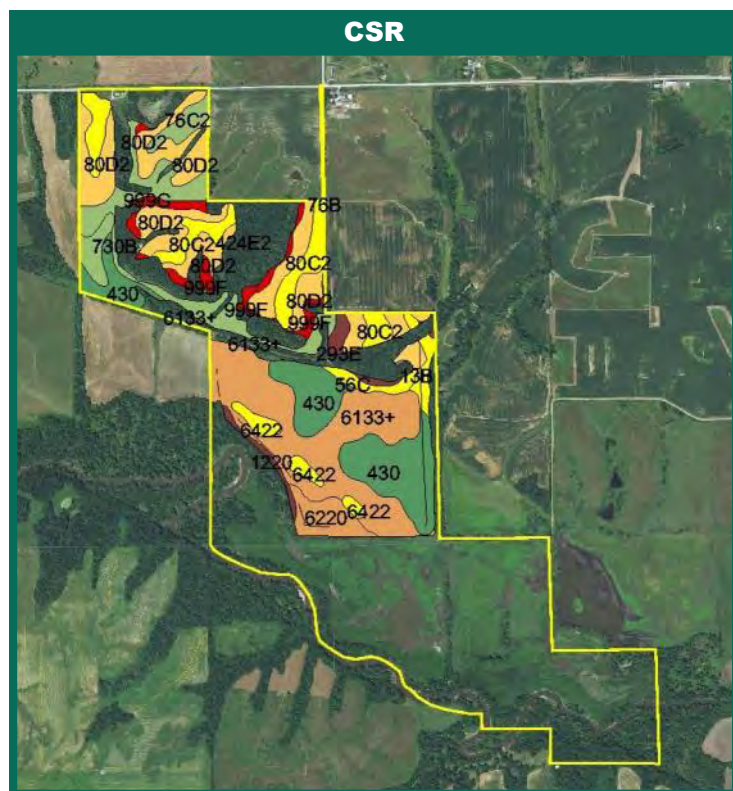
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# Soil Map



|                         |       |          |      |            |      |
|-------------------------|-------|----------|------|------------|------|
| Measured Tillable Acres | 196.0 | Avg. CSR | 52.0 | Avg. CSR2* | 43.6 |
|-------------------------|-------|----------|------|------------|------|

| Soil Label | Soil Name   | CSR | CSR2 | Percent of Field | Non_Irr Class | Acres |
|------------|---|-----|------|------------------|---------------|-------|
| 1220       | Nodaway silt loam, channeled, 0 to 2 percent      | 25  | 5    | 7.2              | Vw            | 1.8   |
| 13B        | Olmitz-Vesser-Zook complex, 0 to 5 percent        | 60  | 76   | 6.1              | Ile           | 3.2   |
| 293E       | Chelsea-Fayette complex, 14 to 18 percent         | 23  | 19   | 0.9              | Vle           | 2.8   |
| 424D2      | Lindley-Keswick complex, 9 to 14 percent          | 15  | 25   | 1.2              | IVe           | 1.5   |
| 424E2      | Lindley-Keswick complex, 14 to 18 percent         | 5   | 21   | 1.4              | Vle           | 1.3   |
| 430        | Ackmore silt loam, 0 to 2 percent slopes,         | 83  | 77   | 3.5              | IIw           | 34.9  |
| 56C        | Cantril loam, 5 to 9 percent slopes               | 52  | 77   | 0.4              | Ile           | 2.9   |
| 587+       | Chequest silt loam, 0 to 2 percent slopes,        | 67  | 66   | 0.2              | IIw           | 4.0   |
| 6133+      | Colo silt loam, 0 to 2 percent slopes, frequently | 34  | 5    | 7.2              | Vw            | 45.5  |
| 6220       | Nodaway silt loam, 0 to 2 percent slopes,         | 35  | 5    | 7.3              | Vw            | 7.3   |
| 6422       | Amana silt loam, 0 to 2 percent slopes,           | 51  | 5    | 2.3              | Vw            | 4.7   |
| 730B       | Nodaway occasionally flooded-Coppock-Cantril      | 61  | 76   | 4.3              | Ile           | 18.7  |
| 76B        | Ladoga silt loam, 2 to 5 percent slopes           | 85  | 86   | 2.0              | Ile           |       |
| 76C2       | Ladoga silty clay loam, 5 to 9 percent slopes,    | 65  | 78   | 6.5              | IIle          | 4.1   |
| 80C2       | Clinton silty clay loam, 5 to 9 percent slopes,   | 60  | 72   | 10.9             | IIle          | 17.0  |
| 80D2       | Clinton silty clay loam, 9 to 14 percent slopes,  | 50  | 42   | 15.2             | IIle          | 40.9  |
| 999F       | Nordness-Eleva complex, 18 to 25 percent          | 5   | 5    | 1.8              | Vls           | 3.3   |
| 999G       | Nordness-Eleva complex, 25 to 40 percent          | 5   | 5    | 0.6              | Vlls          | 2.1   |

**CSR/CSR2 UPDATE:** The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Service (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at [www.Hertz.ag](http://www.Hertz.ag).

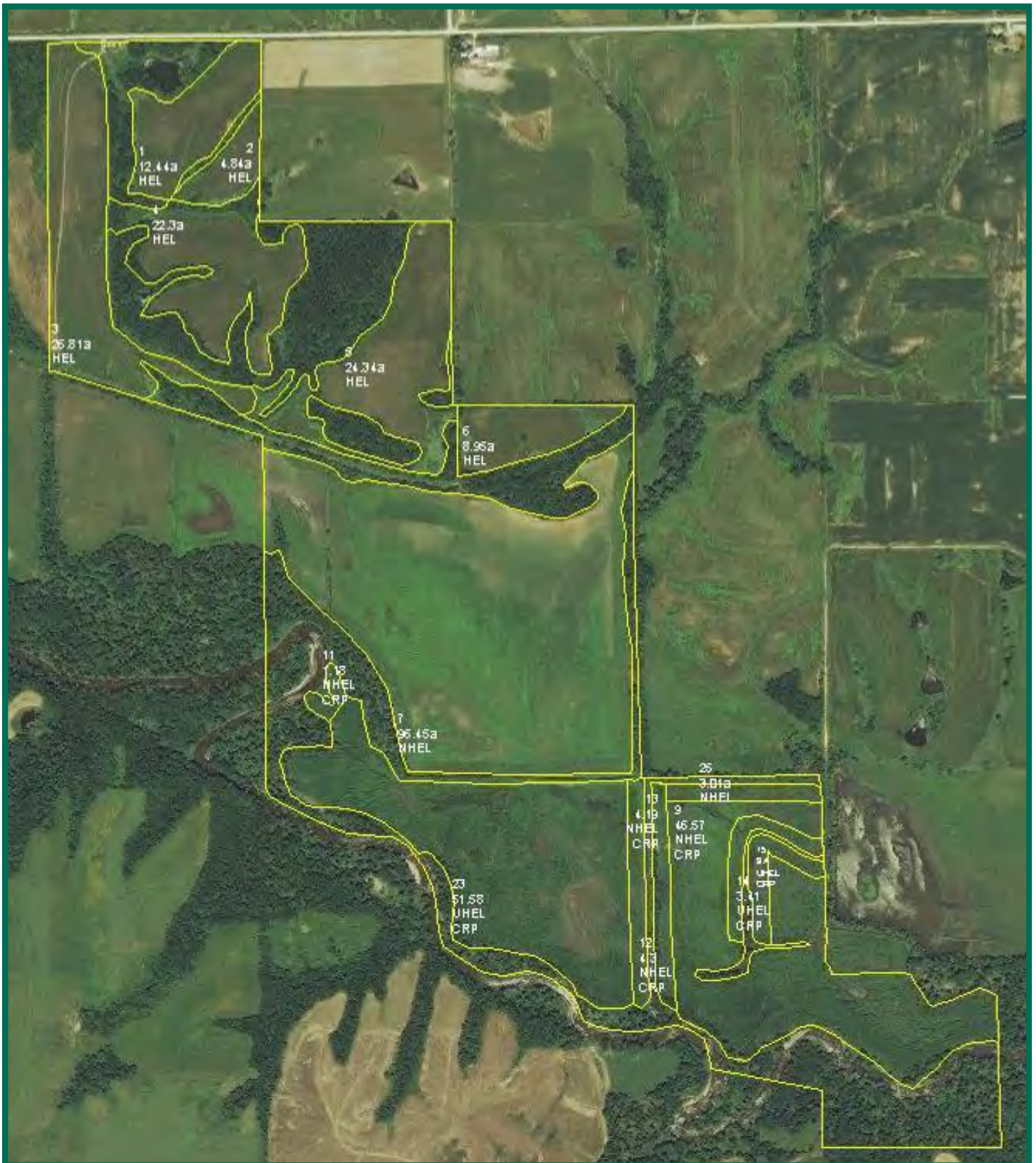
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## 451 Acres, Keokuk County, IA: FSA Map



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## 451 Acres, Keokuk County, IA: Photos



### Additional Contact:

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