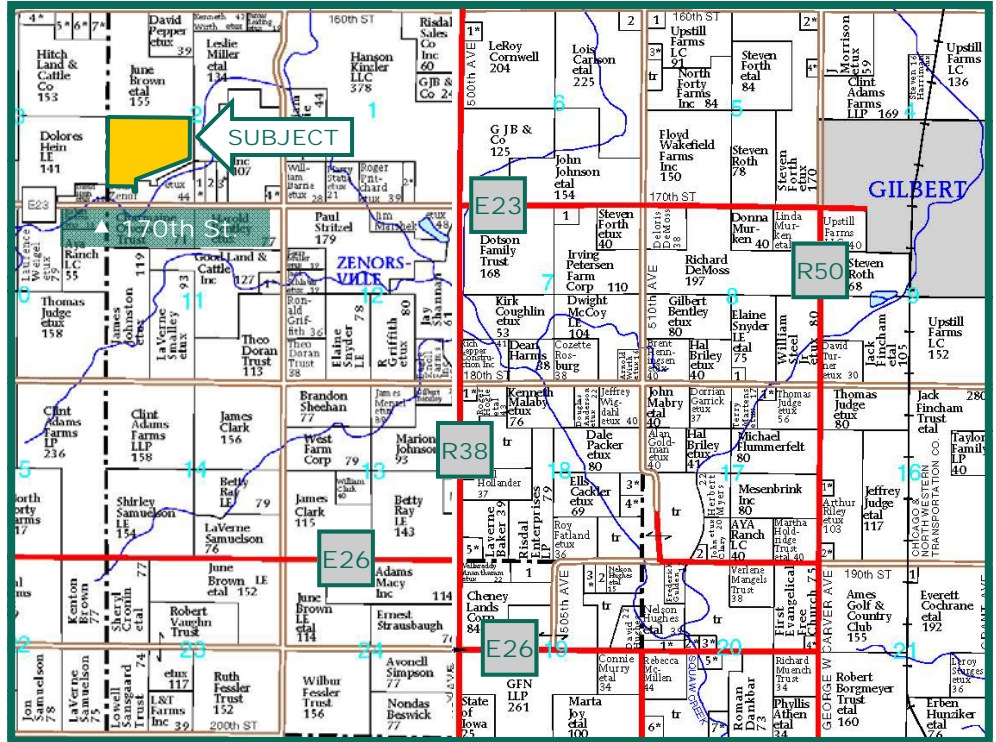


113.74 Acres,
Boone
County, IA



Map reproduced with permission of [Farm & Home Publishers, Ltd.](#)

Property Information

Location

4 miles west of Gilbert on E23 (170th St.) on north side of road. There is a 25' easement entrance located at 2217 170th St.

Legal Description

N½ SW¼, SE¼ SW¼ Except (Beg. SW corner E 1321', N1314', S68°13.5' E to W Line, S to POB) and SW¼ SW¼ with Exception (Beg. SW Corner N368', E 843.1', S 129', W 97' N 399.2' N68°13.5' E to E Line, S to S Line, W1321' to POB) and easement, all in Sec. 2, T84N, R25W of the 5th p.m. (Jackson Twp.)

Price & Terms

- \$1,050,000.00
- \$9,231.58/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable 2013-2014: \$3,414
Net Taxable Acres: 113.74
Tax per Net Tax. Ac.: \$30.02

FSA Data

Farm Number 1706, Tract 3412
Crop Acres: 100.3, Classified NHEL
Corn Base: 51.1 Ac.
Corn Direct/CC Yields: 112/148 Bu.
Bean Base: 49.2 Ac.
Bean Direct/CC Yields: 37/45

Soil Types / Productivity

Primary soils are Webster, Clarion and Nicollet. See soil map for detail.

- **CSR:** 78.83 per County Assessor, based on net taxable acres.
- **CSR2:** 86.1 per AgriData, Inc., 2012, based on crop acres
- **CSR:** 84.5 per AgriData, Inc., 2012, based on crop acres.

Land Description

Level to moderately steep

Buildings/Improvements

30' dryer bin

Drainage

Natural

Water & Well Information

None known

Possession

As agreed.

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.

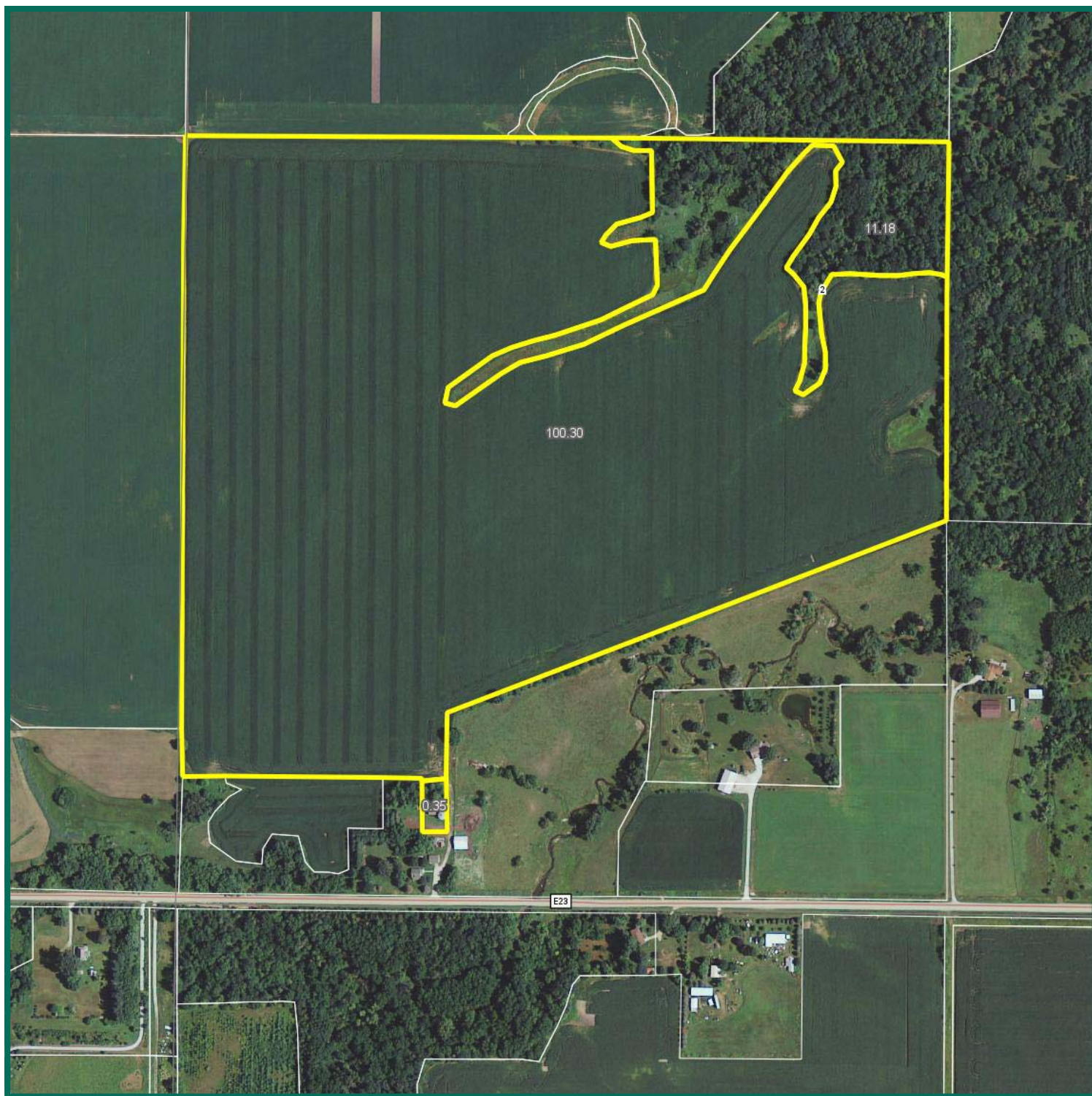
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Aerial Photo

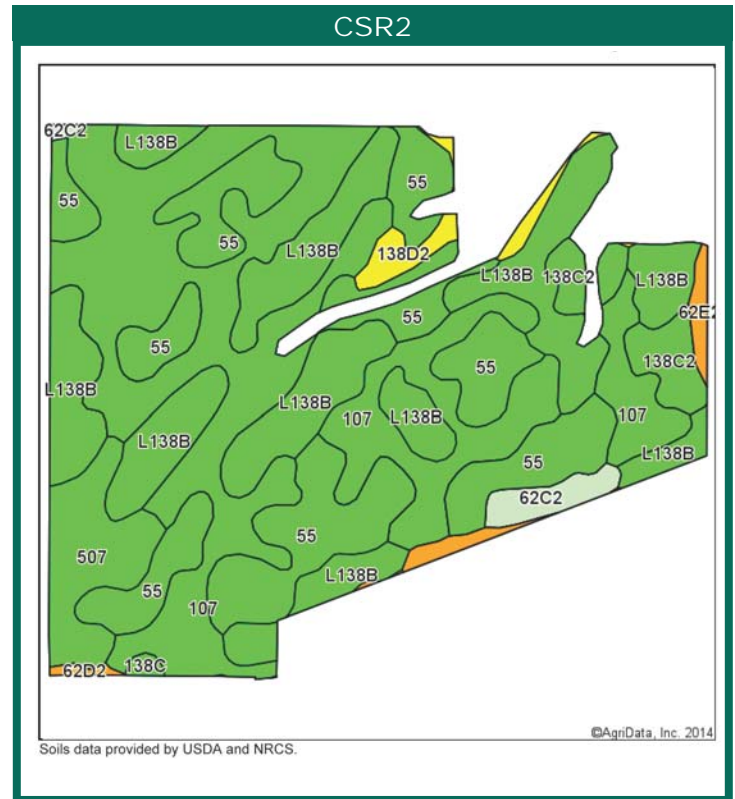
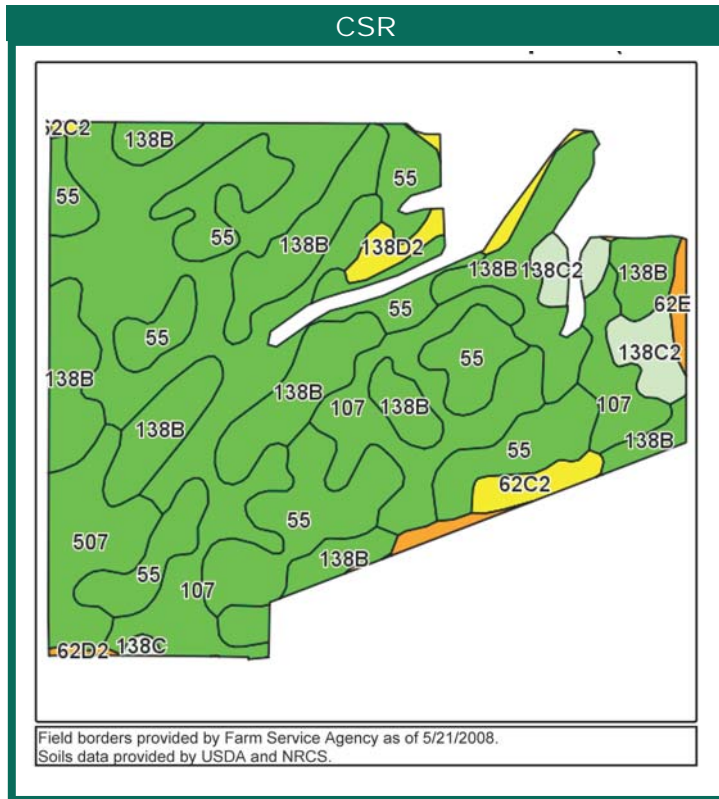


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Soil Maps



CSR						
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
107	Webster silty clay loam, 0 to 2 percent slopes	35.82	35.7%		IIw	87
138B	Clarion loam, 2 to 5 percent slopes	26.22	26.1%		IIe	84
55	Nicollet loam, 1 to 3 percent slopes	24.46	24.4%		I	92
507	Canisteo silty clay loam, 0 to 2 percent slopes	5.35	5.3%		IIw	82
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	3.28	3.3%		IIe	66
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.81	1.8%		IIe	56
62C2	Storden loam, 5 to 9 percent slopes, moderately eroded	1.68	1.7%		IIe	53
62E2	Storden loam, 14 to 18 percent slopes, moderately eroded	1.21	1.2%		IVe	28
138C	Clarion loam, 5 to 9 percent slopes	0.24	0.2%		IIe	69
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.23	0.2%		IIe	38
Weighted Average						84.5

CSR2						
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
107	Webster silty clay loam, 0 to 2 percent slopes	35.78	35.7%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	26.23	26.2%		IIe	88
55	Nicollet loam, 1 to 3 percent slopes	24.43	24.4%		I	89
507	Canisteo silty clay loam, 0 to 2 percent slopes	5.32	5.3%		IIw	88
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	3.29	3.3%		IIe	82
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.75	1.7%		IIe	56
62C2	Storden loam, 5 to 9 percent slopes, moderately eroded	1.69	1.7%		IIe	61
62E2	Storden loam, 14 to 18 percent slopes, moderately eroded	1.29	1.3%		IVe	23
138C	Clarion loam, 5 to 9 percent slopes	0.26	0.3%		IIe	86
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.26	0.3%		IIe	35
Weighted Average						86.1

**IA has updated the CSR values for each county to CSR2.

Area Symbol: IA015, Soil Area Version: 19, Established: 11/25/2013 06:37:19 PM

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 Services (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.

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