



51 Acres, Cedar County, IA

90.2 CSR and 90.7 CSR2 and Pattern Tiled

Property Information

Location

From Interstate 80 intersection of I 80 and Highway 38: 1/4 mile east of Kum & Go convenience store.

Legal Description

That part of the N 1/2 SW 1/4 of Section 17, Township 79 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

Price Reduced!

- \$663,000 (\$13,000/Ac)
- \$637,500 (\$12,500/Ac)
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Real Estate Tax

Taxes Payable in 2013 - 2014: \$1,320
Net Taxable Acres: 51.34
Tax per Net. Tax. Ac.: \$25.71

FSA Data

Farm Number: 5580
Tract Number: 2811
Crop Acres: 50.9 Acres
Corn Base: 33 Acres
Corn Direct/CC Yields: 128/128 Bu/Ac
Bean Base: 16 Acres
Bean Direct/CC Yields: 38/38 Bu/Ac

Soil Types / Productivity

Primary soils are Tama, Colo-Ely and Atterberry. See soil map for detail.

- **CSR:** 90.2 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR2:** 90.7 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 93.26 per County Assessor, based on net taxable acres.

Land Description

This farm is level to gently rolling.

Drainage

This farm was pattern tiled in the spring of 2013. The total tile bill was just under \$65,000. A full tile map is included with this brochure.

Easement

There is an 80' Ingress/Egress Easement providing access to this farm in the northwest corner.

Comments

This is a high quality farm located along Interstate 80!

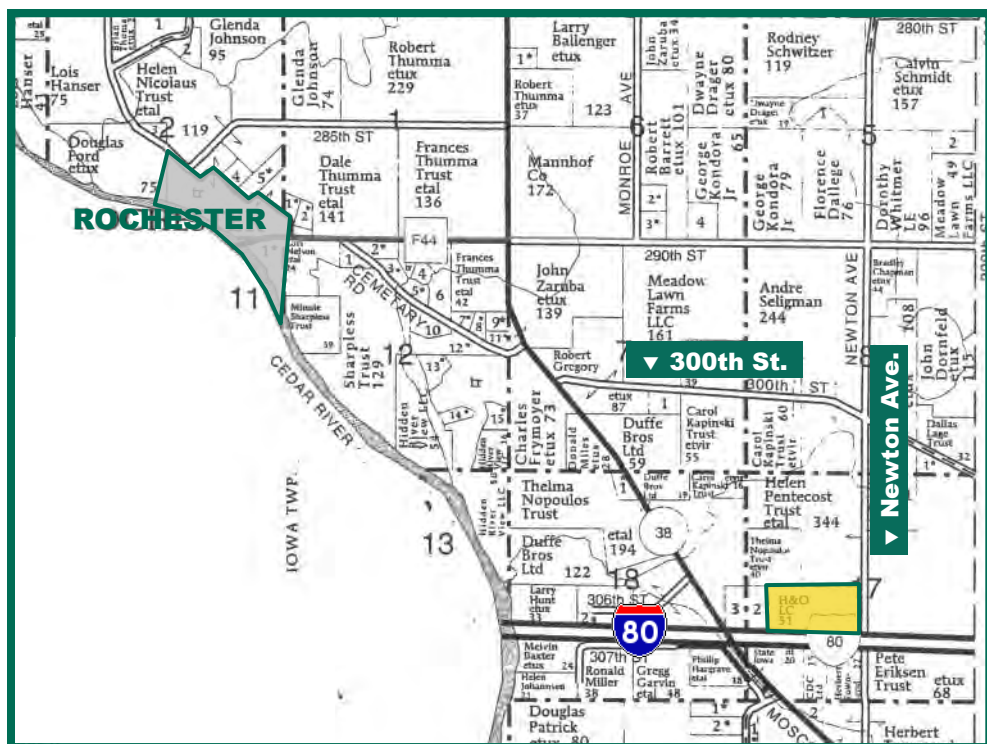
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo and Plat Map



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

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CSR Soil Map



Measured Tillable Acres 51.3

Average CSR 90.2

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
119	Muscatine silty clay loam, 0 to 2 percent slopes	100	223	60	4.74
119B	Muscatine silty clay loam, 2 to 5 percent slopes	95	216	58	0.62
120B	Tama silty clay loam, 2 to 5 percent slopes	95	216	58	22.89
120C	Tama silty clay loam, 5 to 9 percent slopes	80	196	53	6.85
291	Atterberry silt loam, 0 to 2 percent slopes	90	210	57	5.72
4946	Udorthents-Highway complex, 0 to 5 percent slope				0.38
911B	Colo-Ely complex, 2 to 5 percent slopes	85	203	55	10.11

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CSR2 Soil Map



Measured Tillable Acres 51.3

Average CSR2* 90.7

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
119	Muscatine silty clay loam, 0 to 2	100	4.1	I	4.7
119B	Muscatine silty clay loam, 2 to 5	95	0.6	Ile	0.6
120B	Tama silty clay loam, 2 to 5 percent	95	28.0	Ile	22.8
120C	Tama silty clay loam, 5 to 9 percent	89	4.6	Ille	6.9
291	Atterberry silt loam, 0 to 2 percent	90	3.2	I	5.7
4946	Udorthents-Highway complex, 0 to 5	5	9.1		0.5
911B	Colo-Ely complex, 2 to 5 percent	82	7.7	Ile	10.1

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 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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Tile Map

I-80 and 38



Client: Harder, John
Farm: CEDAR CO 60ac
Field: I-80 and 38
Name: 5-28-13
Date: 5/29/2013

3 inch tile	57322.68 ft
4 inch tile	3900.11 ft
5 inch tile	2242.94 ft
6 inch tile	3251.09 ft
8 inch tile	1822.13 ft



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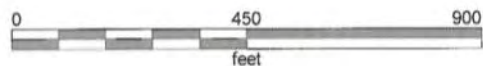
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Invoice

Advanced Tiling & Trenching

500 Foster Road
Iowa City, IA 52240

Invoice

Bill To:
Harder, John

Ship To
Hwy 38 & I-80

Date	Invoice No.	Project				
06/10/13	248					
P.O. Number	Terms	Rep	Ship Date	Ship Via	FOB	
	Due on receipt		06/10/13			

Item	Description	Quantity	Price Each	Amount
pti3	3" Perf Tile Installed	57,323	0.76	43,565.48
PTI4	4" Perf Tile Installed	5,100	1.01	5,151.00
PTI5	5" Perf Tile Installed	2,243	1.50	3,364.50
PTI6	6" Perf Tile Installed	2,052	2.05	4,206.60
pti8	8" Perf Tile Installed	1,822	2.65	4,828.30
D6K Dozer	D6K Dozer	20.5	135.00	2,767.50
OT8	8" Outlet Tube	1	100.00	100.00
OT6	6" Outlet Tube	1	50.00	50.00
TC8	8" Tile Connection - Complete	5	65.00	325.00
TC6	6" Tile Connection - Complete	4	45.00	180.00
BH	Backhoe	2.5	100.00	250.00

Total **\$64,788.38**

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51 Acres, Cedar County, IA: Photos



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