

## 120 Acres, Iowa County, IA



### 42.0 CSR - Located 1 mile southwest of Parnell, IA

#### Property Information

##### Location

From Parnell: one mile west on Highway 149 and one mile south on O Ave.

##### Legal Description

The south 120 acres m/l located in Section 9, Township 78 North, Range 10 West of the 5th P.M., Iowa County, Iowa.

##### Price & Terms

###### Price Reduced!

- ~~\$600,000 (\$5,000/Ac)~~
- \$552,000 (\$4,600/Ac)
- 10% down upon acceptance of offer; balance due in cash at closing

##### Real Estate Tax

Taxes Payable in 2013 - 2014: \$1,812.  
Net Taxable Acres: 118.50  
Tax per Net. Tax. Ac.: \$15.29

#### Possession

At closing.

#### FSA Data

Farm Number: 6129  
Tract Number: 4858  
Crop Acres: 98.88  
Corn Base: 6.60 Acres  
Corn Direct/CC Yields: 108/108 Bu/Ac

#### Soil Types / Productivity

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

- **CSR:** 42.0 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 40.46 per County Assessor, based on net taxable acres.

#### Land Description

Gentle rolling to rolling Iowa County farmland.

#### Water & Well Information

Water is provided from a well on the west side of the road.

#### Buildings/Improvements

There is a nice open-front cattle shed which would be ideal for livestock.

#### Comments

This farm has an ideal mixture of cropland and 40 acres of nice pasture! The outbuildings and cattle feedlots would be ideal for a cattle operation. There is a large attractive pond located in the east portion of this farm.

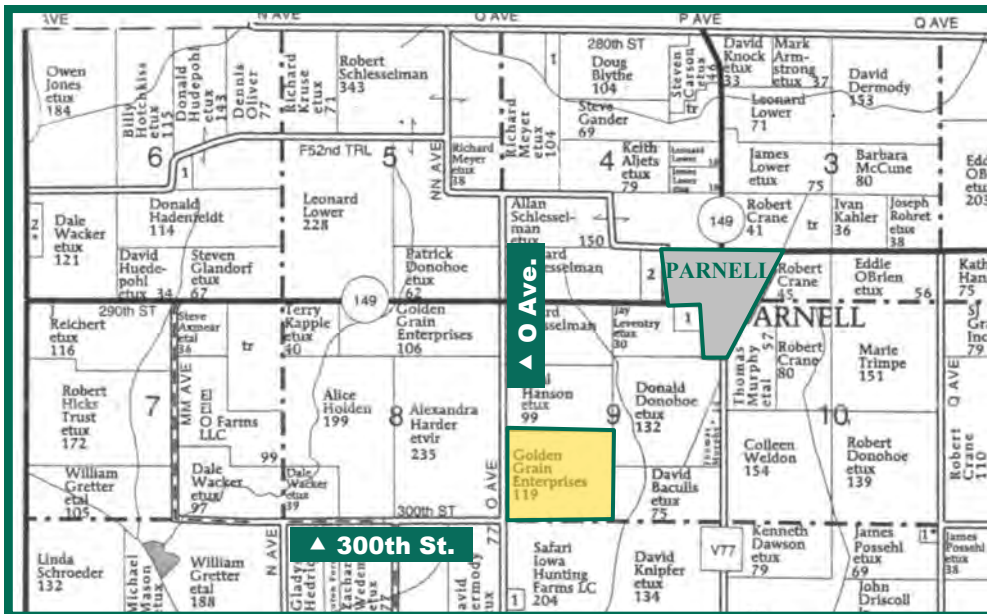
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# Aerial Photo and Map



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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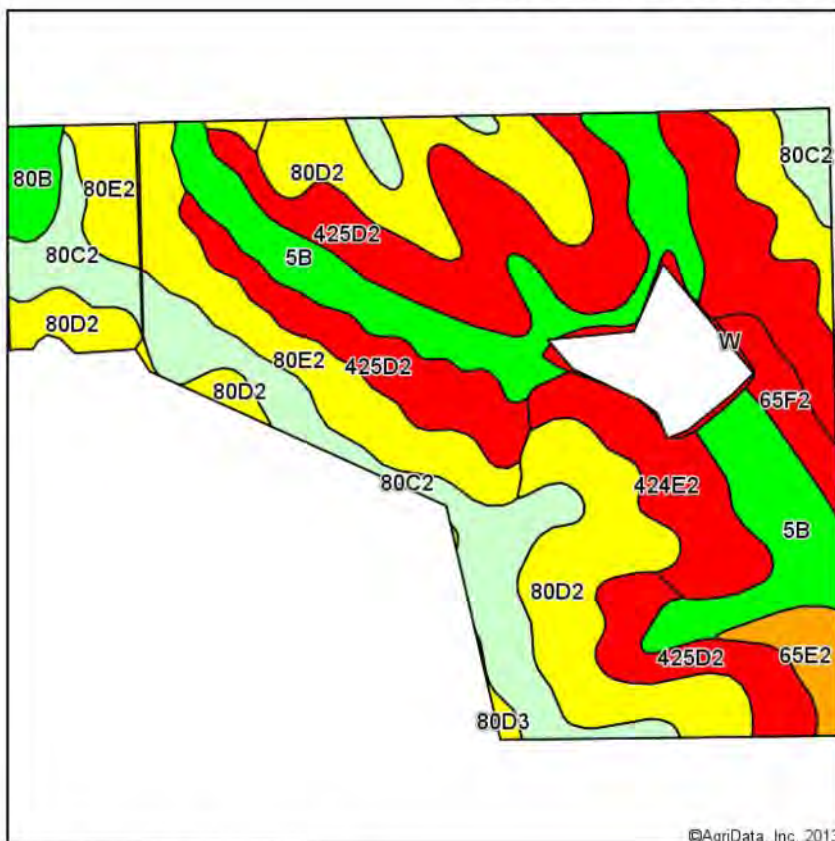
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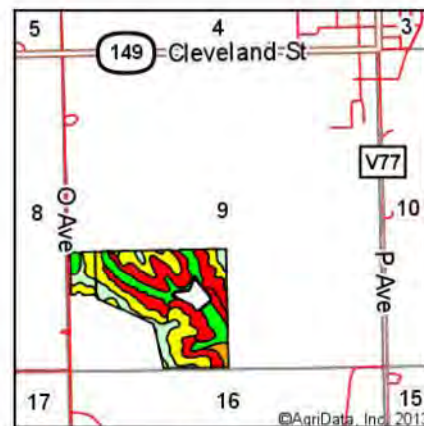
# Soil Map

CSR

## Soils Map-CSR(as of 1/21/12)



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Iowa**  
 Location: **9-78N-10W**  
 Township: **Fillmore**  
 Acres: **79.2**  
 Date: **11/21/2013**



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR *	Corn	Soybeans
425D2	Keswick silty clay loam, 9 to 14 percent slopes, moderately eroded	20.78	26.2%		IVe	12	102	28
80D2	Clinton silty clay loam, 9 to 14 percent slopes, moderately eroded	16.98	21.4%		IIIe	50	154	42
5B	Ackmore-Colo complex, 2 to 5 percent slopes	12.81	16.2%		IIw	83	198	53
80C2	Clinton silty clay loam, 5 to 9 percent slopes, moderately eroded	11.01	13.9%		IIIe	60	167	45
80E2	Clinton silty clay loam, 14 to 18 percent slopes, moderately eroded	7.78	9.8%		IVe	40	140	38
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	4.52	5.7%		VIe	5	93	25
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	1.71	2.2%		VIIe	8	97	26
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.57	2.0%		VIe	28	124	33
80B	Clinton silt loam, 2 to 5 percent slopes	1.32	1.7%		Ile	80	194	52
W	Water	0.50	0.6%			0		
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	0.22	0.3%		IVe	45	147	40
Weighted Average							42	142.3
								38.5

\*\*IA is currently updating the CSR values for each county to CSR2.

Note: ALL soils information on this page is dated 1/21/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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## 120 Acres, Iowa County, IA: Photos



Cropland



Cropland



Buildings



Pasture

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