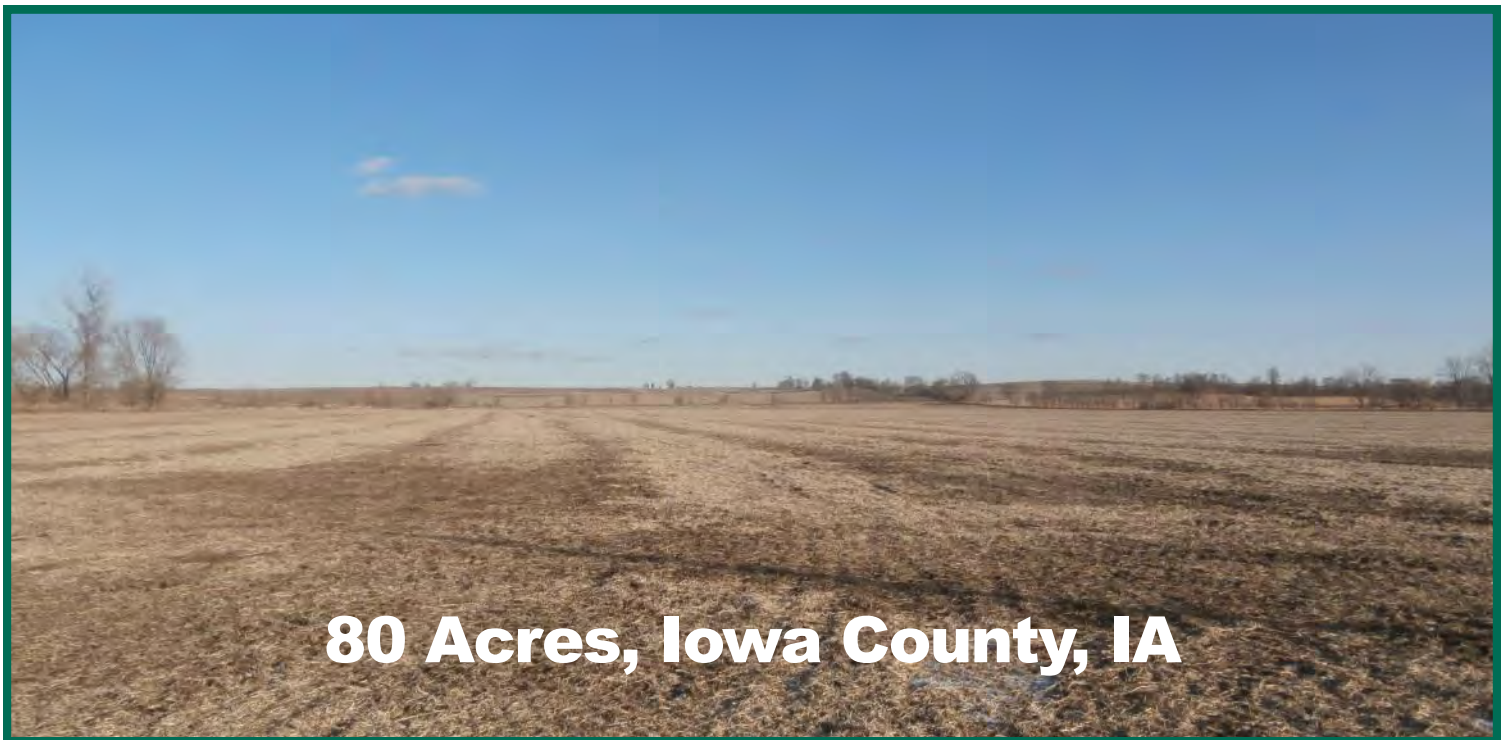


A wide-angle photograph of a flat, open field with dry, brown grass under a clear blue sky. The horizon is flat and distant.

80 Acres, Iowa County, IA

74.1 CSR - Flat and Black

Property Information

Location

From Parnell: 2 miles east on Highway 52, 3 1/2 miles south on R Avenue, 1 1/2 miles east on County Road F67 and 1/2 mile south on SS Avenue. The farm is located on the east side of the road.

Legal Description

The NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 31, Township 78 North, Range 9 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$760,000
- \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Real Estate Tax

Taxes Payable in 2013 - 2014: \$1,762
Net Taxable Acres: 79
Tax per Net. Tax. Ac.: \$22.30

FSA Data

Farm Number: 5842
Tract Number: 4731
Crop Acres: 77.51 Acres
Corn Base: 59.7 Acres
Corn Direct/CC Yields: 119/119 Bu/Ac
Bean Base: 11.0 Acres
Bean Direct/CC Yields: 36/36 Bu//Ac

Soil Types / Productivity

Primary soils are Zook, Colo, and Ely.
See soil map for detail.

- **CSR:** 74.1 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 65.48 per County Assessor, based on net taxable acres.

Land Description

This farm lays very nice with good eye appeal.

Comments

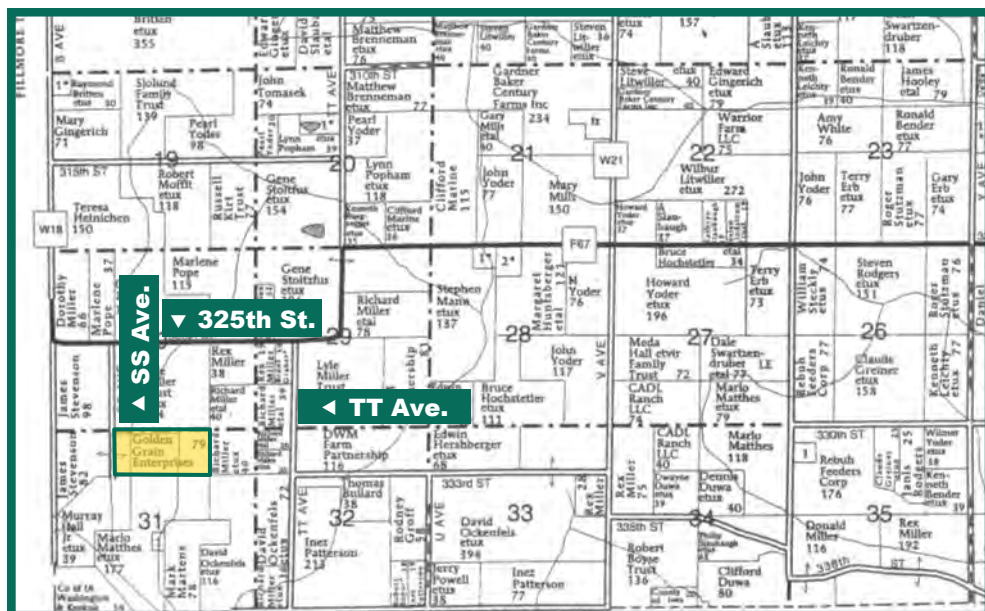
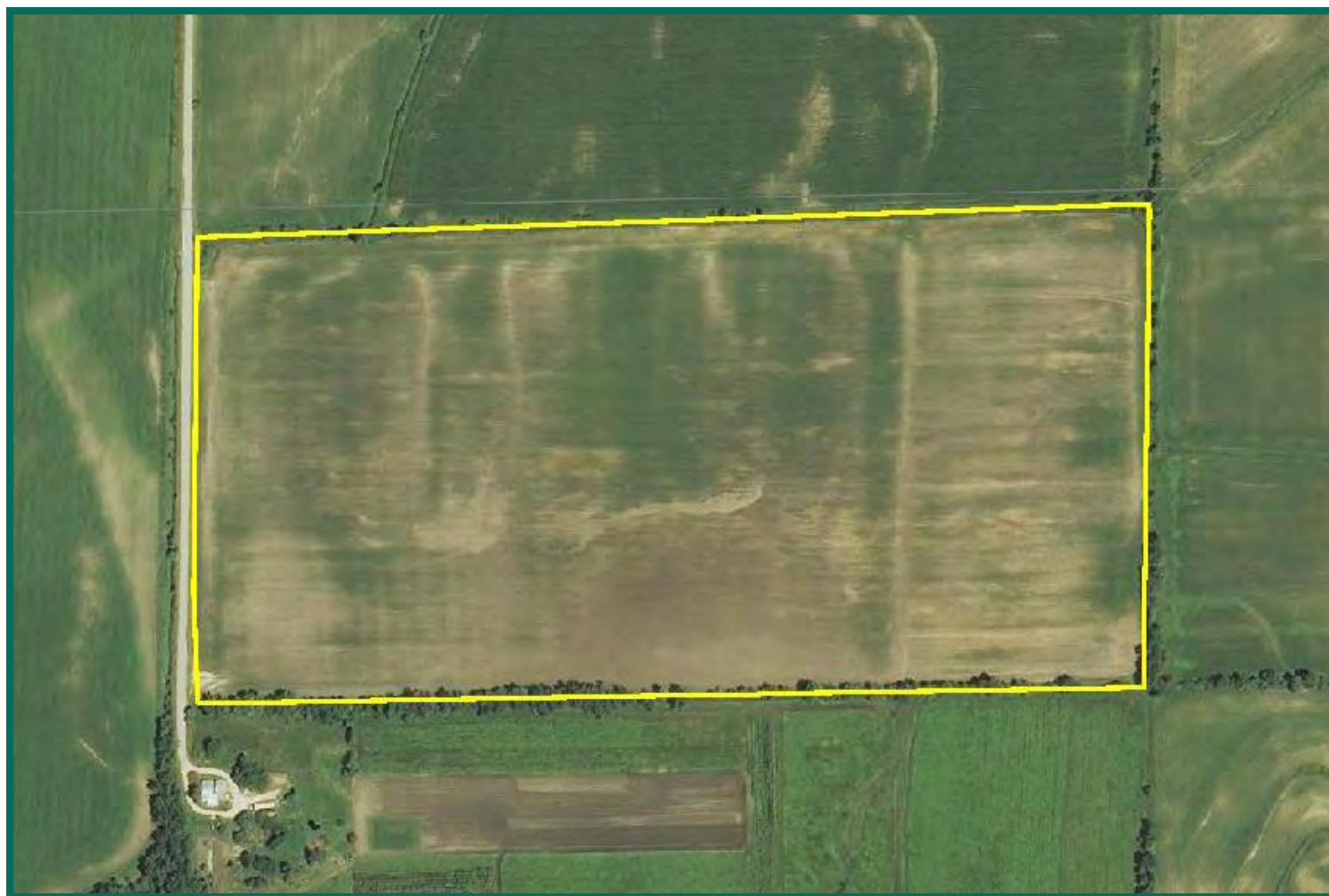
This is a clean 80 acres with good soils and located in a strong area!

Troy R. Louwagie
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Aerial Photo and Plat 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.

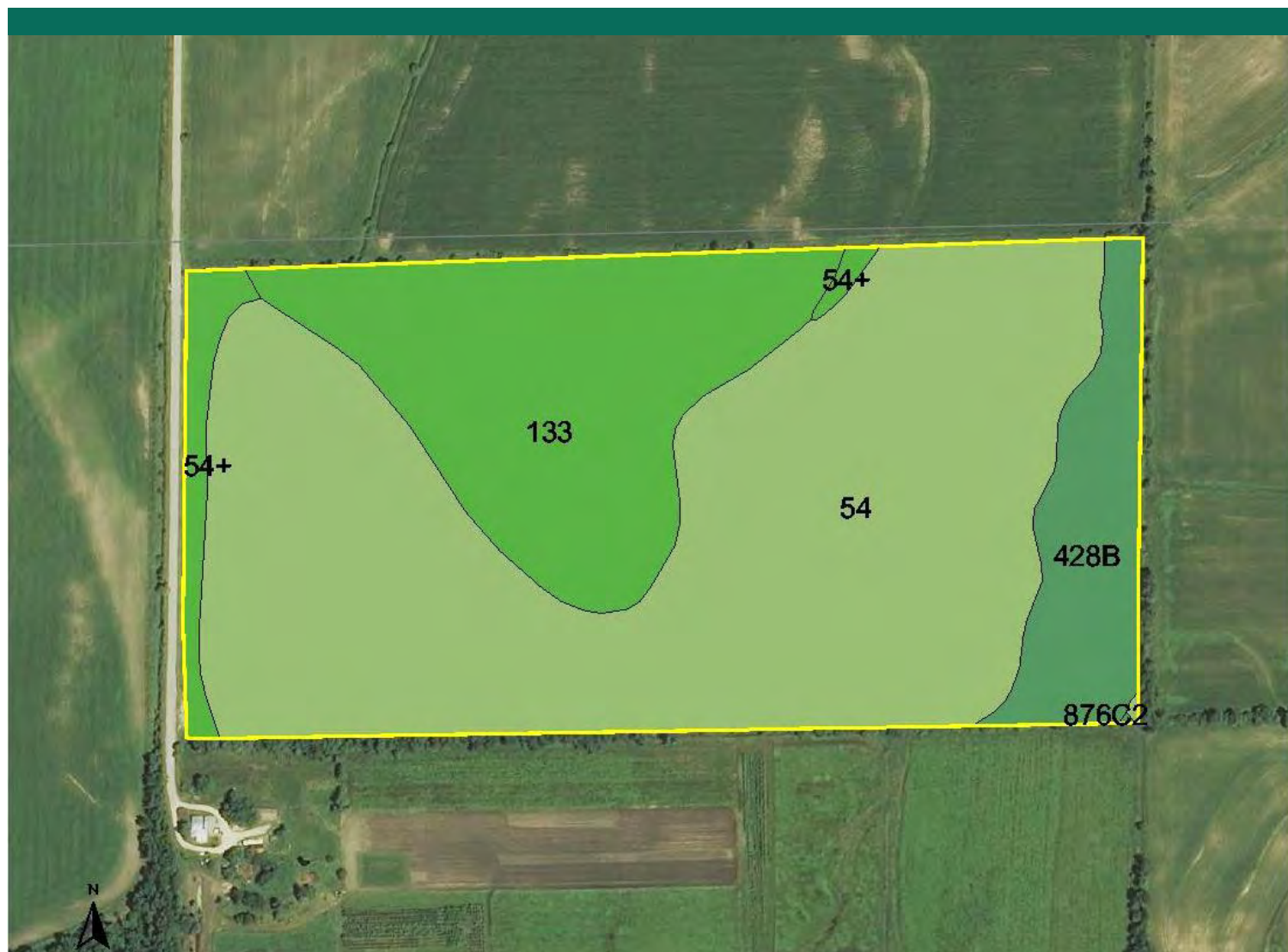
Map reproduced with permission of Farm & Home

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Soil Map



Measured Tillable Acres		77.5	Average CSR		74.1		
					Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres		
133	Colo silty clay loam, 0 to 2 percent s	80	194	52	18.79		
428B	Ely silty clay loam, 2 to 5 percent slo	88	205	55	6.93		
54	Zook silty clay loam, 0 to 2 percent s	70	181	49	49.34		
54+	Zook silt loam, 0 to 2 percent slopes,	75	187	50	2.39		
876C2	Ladoga silt loam, terrace, 5 to 9 perc	65	174	47	0.04		
8B	Judson silty clay loam, 2 to 5 percer	90	208	56	0.02		

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80 Acres, Iowa County, IA: Photos



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