



149 Acres, Des Moines County, IA

88.5 CSR - This farm is located 2 miles southeast of Yarmouth, Iowa

Property Information

Location

From Yarmouth: 2 miles south on Highway X31, 1/2 mile east on H38. The farm is located on the south side of the road.

Legal Description

That part of the NW 1/4 Section 34, Township 72 North, Range 4 West of the 5th P.M., Des Moines County, Iowa.

Price & Terms

- \$1,907,200
- \$12,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable in 2013 - 2014: \$5,514.00

Net Taxable Acres: 147.81
Tax per Net. Tax. Ac.: \$37.30

FSA Data

Farm Number: 5017
Tract Number: 4194
Crop Acres: 148.8
Corn Base: 107.4
Corn Direct/CC Yields: 140.0
Bean Base: 41.4
Bean Direct/CC Yields: 41.0

CRP Contracts

N/A

Soil Types / Productivity

Primary soils are Mahaska, Taintor and Hedrick. See soil map for detail.

- **CSR:** 88.5 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 87.78 per County Assessor, based on net taxable acres.

Land Description

Outstanding quality farm!

Buildings/Improvements

None.

Drainage

Tile maps included.

Water & Well Information

N/A

Comments

This is an excellent quality Des Moines County farm located in a strong area!

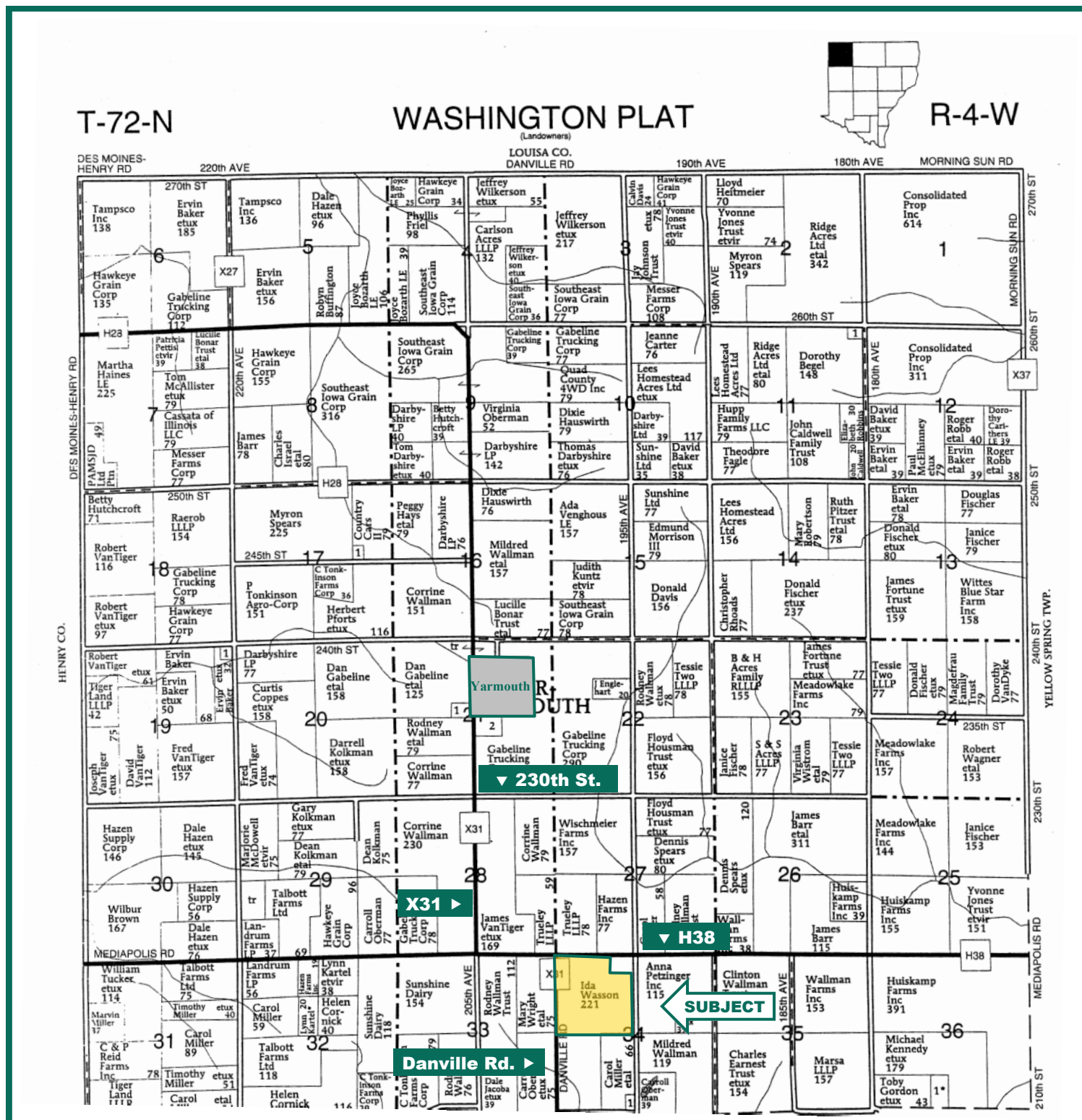
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



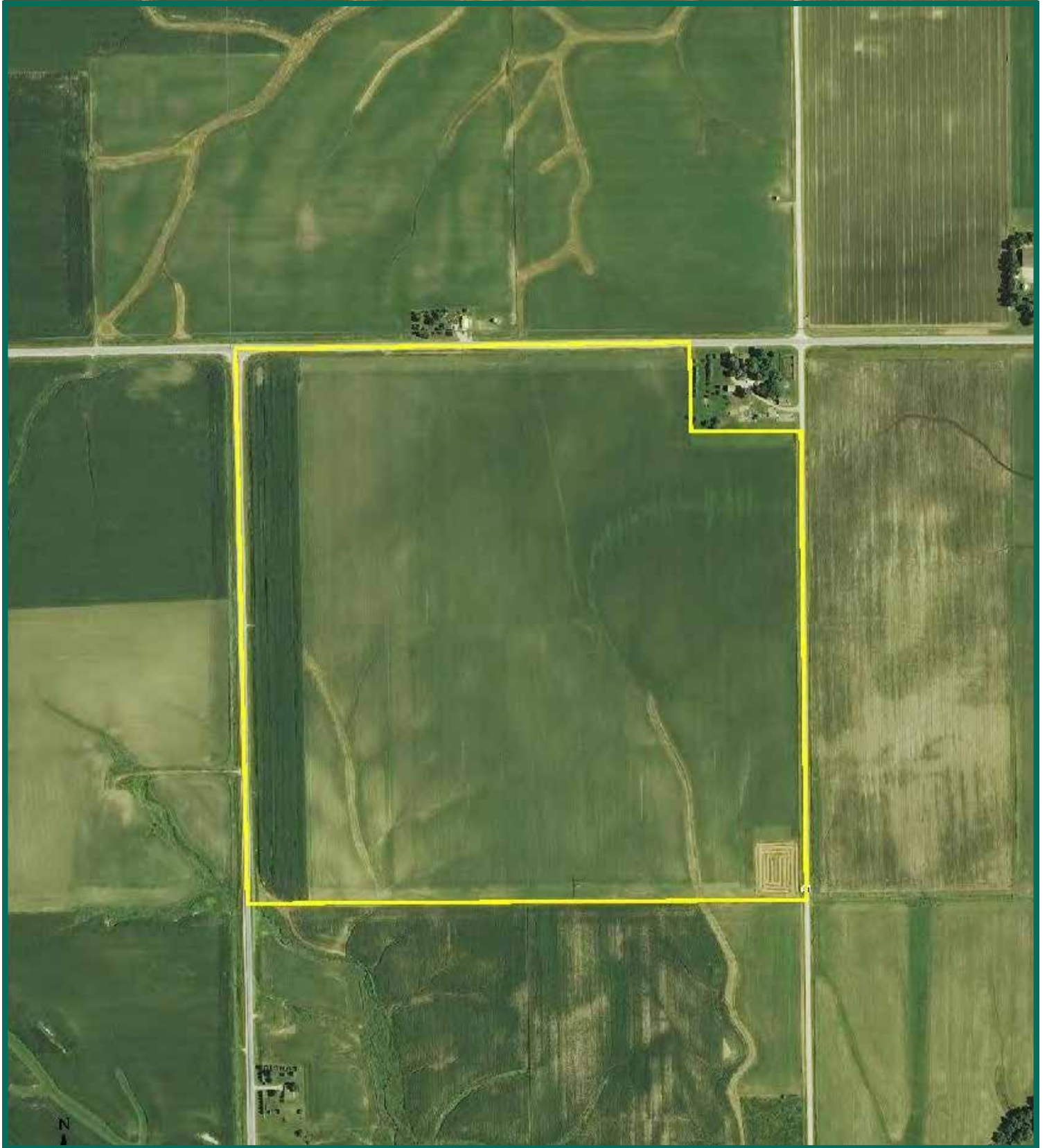
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Aerial Photo



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Soil Map



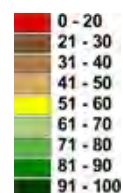
Measured Tillable Acres 146.6

Average CSR 88.5

Corn

Soybean

Soil Label	Soil Name	CSR	Yield	Yield	Acres
122	Sperry silt loam, 0 to 1 percent slop	63	171	46	2.65
133B	Colo silty clay loam, 2 to 5 percent	75	187	50	0.08
223C2	Rinda silt loam, 5 to 9 percent slope	21	114	31	0.51
279	Taintor silty clay loam, 0 to 1 percer	88	205	55	39.65
280	Mahaska silty clay loam, 1 to 3 per	95	214	58	72.10
281B	Otley silty clay loam, 2 to 5 percent	90	208	56	4.68
570B	Nira silty clay loam, 2 to 5 percent s	87	203	55	4.26
571B	Hedrick silt loam, 2 to 5 percent slo	82	197	53	7.13
571C2	Hedrick silt loam, 5 to 9 percent slo	62	170	46	8.50
75	Givin silt loam, 1 to 3 percent slopes	75	187	50	0.56
76B	Ladoga silt loam, 2 to 5 percent slop	85	201	54	5.85
893D2	Gara-Rinda complex, 9 to 14 percer	19	112	30	0.61

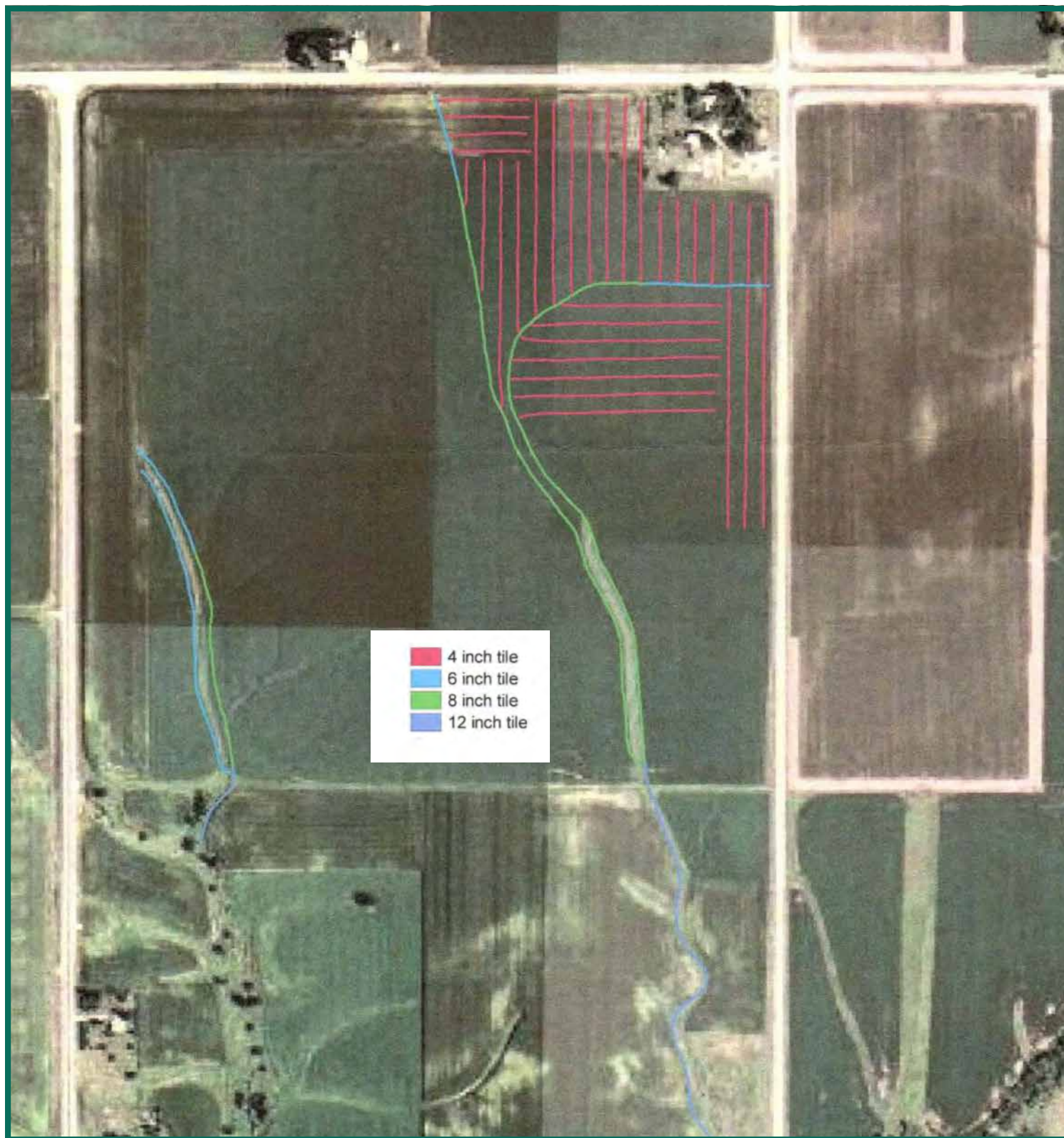


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Tile Map

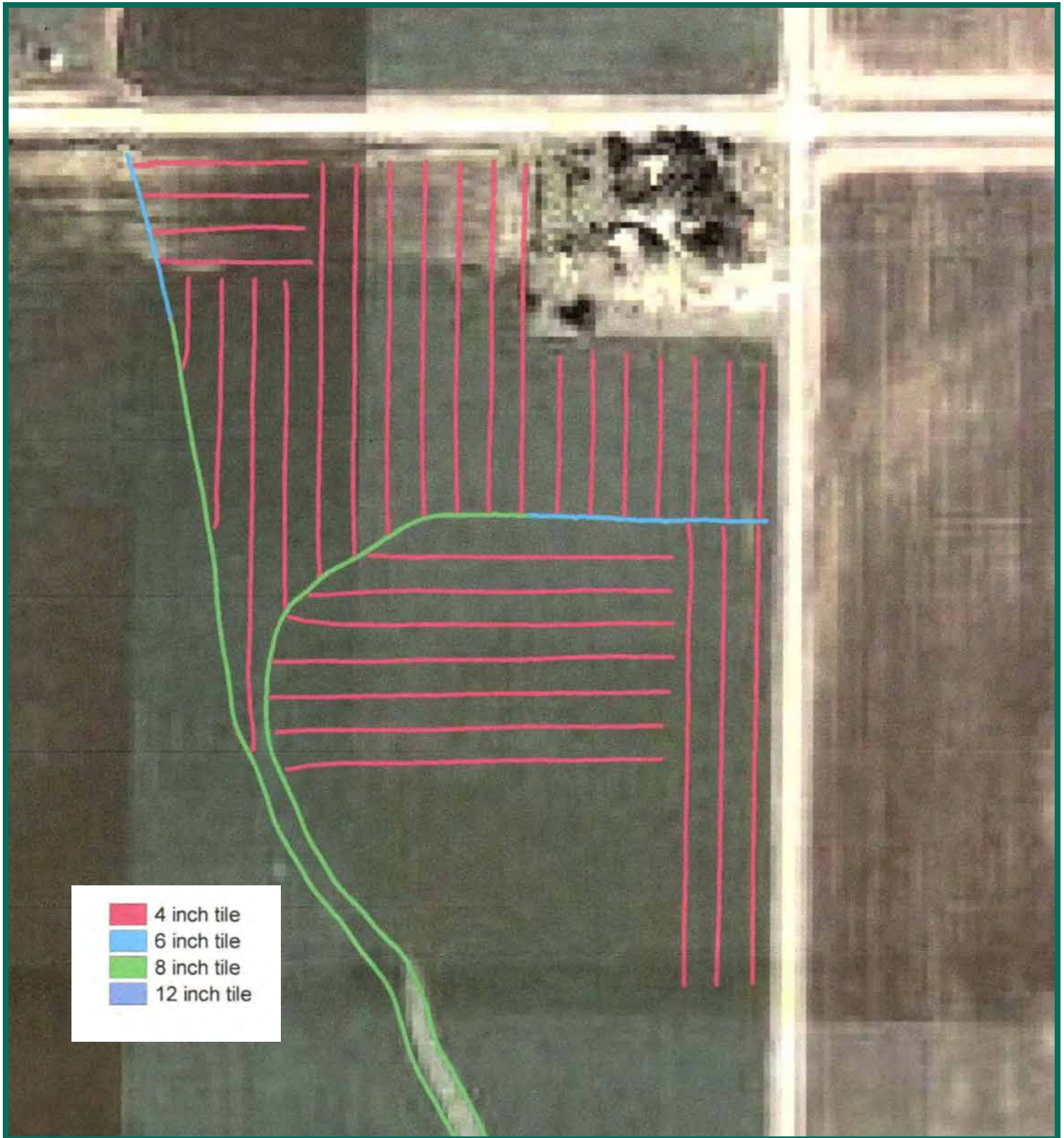


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