



**LAND FOR SALE**  
 WE ARE PLEASED TO PRESENT

**40.00 Acres, m/l - Calhoun County, Iowa**

**LOCATION:**

3 miles south and 1 mile west of Pomeroy, at the Lamoni Avenue and 200th Street intersection

**LEGAL DESCRIPTION:**

SW 1/4 SW 1/4 Section 24, Township 89 North, Range 33 West of the 5th P.M. (Butler Township)

**PRICE AND TERMS:**

- \$400,000 \$10,000/Acre
- 15% down with offer, balance due in cash at closing on or before December 15, 2013

**SELLER:** Robert F. Strandberg

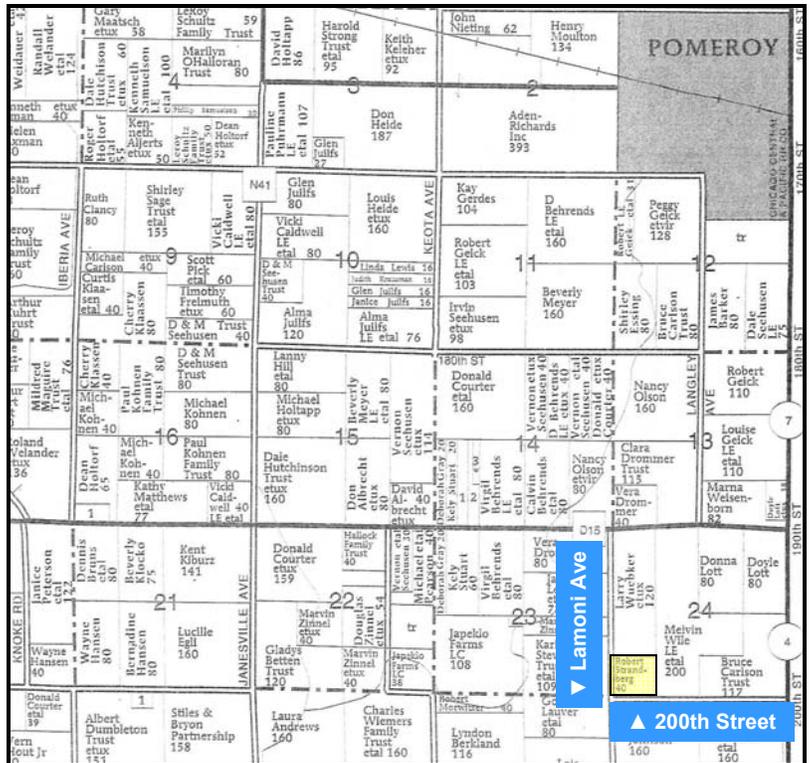
**REAL ESTATE TAX:**

2013-2014 Tax Year: \$874.00  
 Taxable Acres: 38.00  
 Tax per Acre: \$23.00

**FSA DATA:**

Farm Number: 7516, Tract 114  
 Crop Acres: 34.90

Base/Yields	Direct	Counter-Cyclical
Corn Base: 17.9	123	123
Bean Base: 17.0	32	38



**LAND DESCRIPTION:** Nearly level to gently sloping topography.

**SOIL TYPES & PRODUCTIVITY:** Primary soils are Webster, Nicollet, Clarion and Canisteo. See soil map on back for detail.

- **CSR:** 83.01 per County Assessor, based on net taxable acres
- **CSR:** 83.40 per AgriData, Inc. 2012, based on FSA crop acres

**HEL STATUS:** Classified as non HEL

**WETLAND STATUS:** Tract does not contain a wetland.

**DRAINAGE:** The farm is located in Calhoun County Drainage Districts #DD2 and #DD67. No private tile drainage information is available.

**POSSESSION:** Possession available at closing.

**COMMENTS:** High quality farm with an outstanding CSR. Seller has completed fall tillage.

**For additional information, contact  
 Rick Dodds**

**Licensed Real Estate Salesperson in Iowa  
 RickD@Hertz.ag**

**PO Box 503, 1101 13th Street North, Humboldt, Iowa 50548  
 Telephone: (515) 332-1406—www.Hertz.ag**

*The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.*

# AERIAL & SOIL MAPS



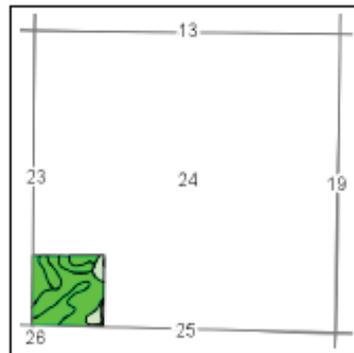
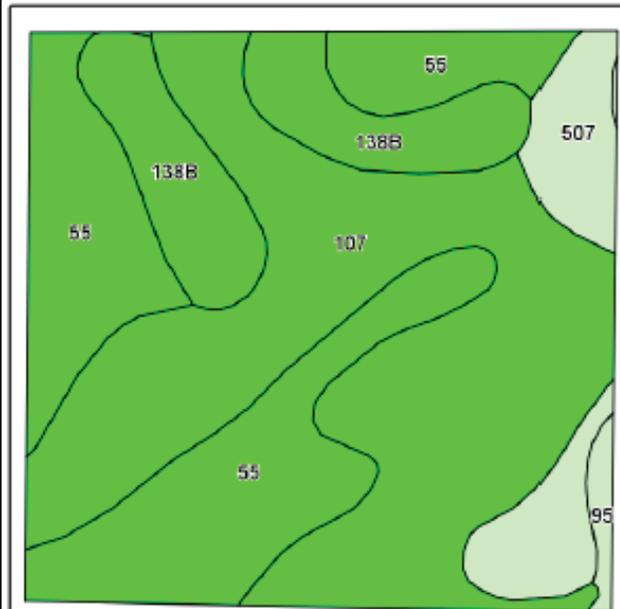
Maps provided by:



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

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



State: Iowa  
County: Calhoun  
Location: 24-89N-33W  
Township: Butler  
Acres: 34.90  
Date: 11/8/2013



Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Boybeans
107	Webster silty clay loam, 0 to 2 percent slopes	16.02	45.9%	Light Green		83	199	45
55	Nicollet loam, 1 to 3 percent slopes	10.68	30.6%	Medium Green		88	206	49
138B	Clarion loam, 2 to 5 percent slopes	4.74	13.6%	Dark Green		80	195	45
507	Canisteo silty clay loam, 0 to 2 percent slopes	3.04	8.7%	Lightest Green		78	192	44
95	Harpis loam, 0 to 2 percent slopes	0.42	1.2%	Lightest Green		62	171	39
<b>Weighted Average</b>						<b>83.4</b>	<b>198.7</b>	<b>48.1</b>

\*IA is currently updating the CSR values for each county to CSR2. Note: ALL soils information on this page is dated 1/21/2012  
\*CSR ratings will be available for a limited time to aid in the transition to CSR2.

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