



## 160 Acres m/l, Chickasaw County, IA

**OWNERS:** Terry and Holly Connor

### Property Information

#### Location

Approximately 2 miles North of Bassett.  
Corner of Beaumont Ave. and 190th St.

#### Legal Description

SW 1/4 Section 33, Township 96 North,  
Range 14 West of the 5th P.M.,  
Chickasaw County, IA

#### Price & Terms

- \$1,600,000
- \$10,000 per gross acre
- 10% down upon acceptance of offer;  
balance due in cash at closing

#### Possession

Negotiable. Land available for the 2014  
crop year.

#### Real Estate Tax

Taxes Payable in 2013 - 2014: \$3,730  
Net Taxable Acres: 155  
Tax per Net. Tax. Ac.: \$24.06

#### FSA Data

Farm Number: 7408  
Crop Acres: 150.4  
Corn Base: 65.8  
Corn Direct/CC Yields: 109  
Bean Base: 49.1  
Bean Direct/CC Yields: 36

#### CRP Contracts

None

#### Soil Types / Productivity

Primary soils are Clyde clay loam and  
Ostrander loam. See soil map for detail.

- **CSR:** 76.19 per County Assessor,  
based on net taxable acres.
- **CSR:** 77.9 per AgriData, Inc., 2012,  
based on FSA cropland.

#### Land Classification

- 142 acres Non-Highly Erodible Land  
(NHEL)
- 8.4 acres High Erodible Land (HEL)
- 6.2 acres Unidentified Highly  
Erodible Land (UHEL).

#### Wetland Determination

There was a Certified Wetlands  
Determination completed prior to the 2001  
tiling project. The non-cropland, consists  
primarily of tree plantings completed by  
Seller voluntarily. No CRP was involved.

#### Drainage

Farm is pattern tiled as shown on attached  
tile map.

#### Water & Well Information

Drilled well on abandoned farmstead close  
to barn.

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# Aerial Photo and FSA Map



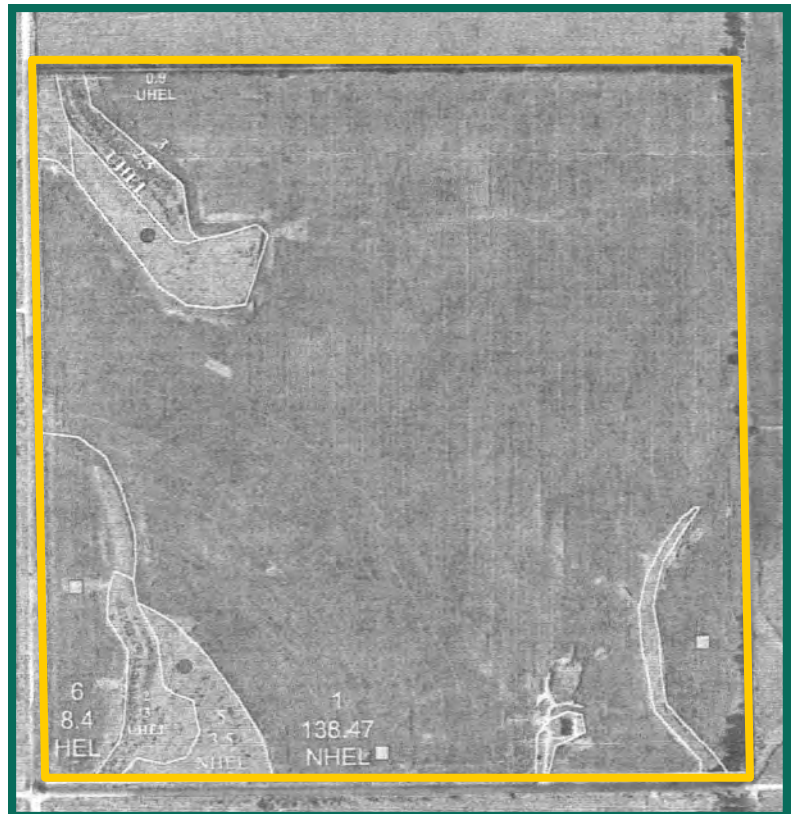
## Buildings/Improvements

Barn - 36' x 60'

## Comments

This is a high quality farm pattern tiled by current owner in 2001. Tenant has been farming 145 cropland acres according to owner.

*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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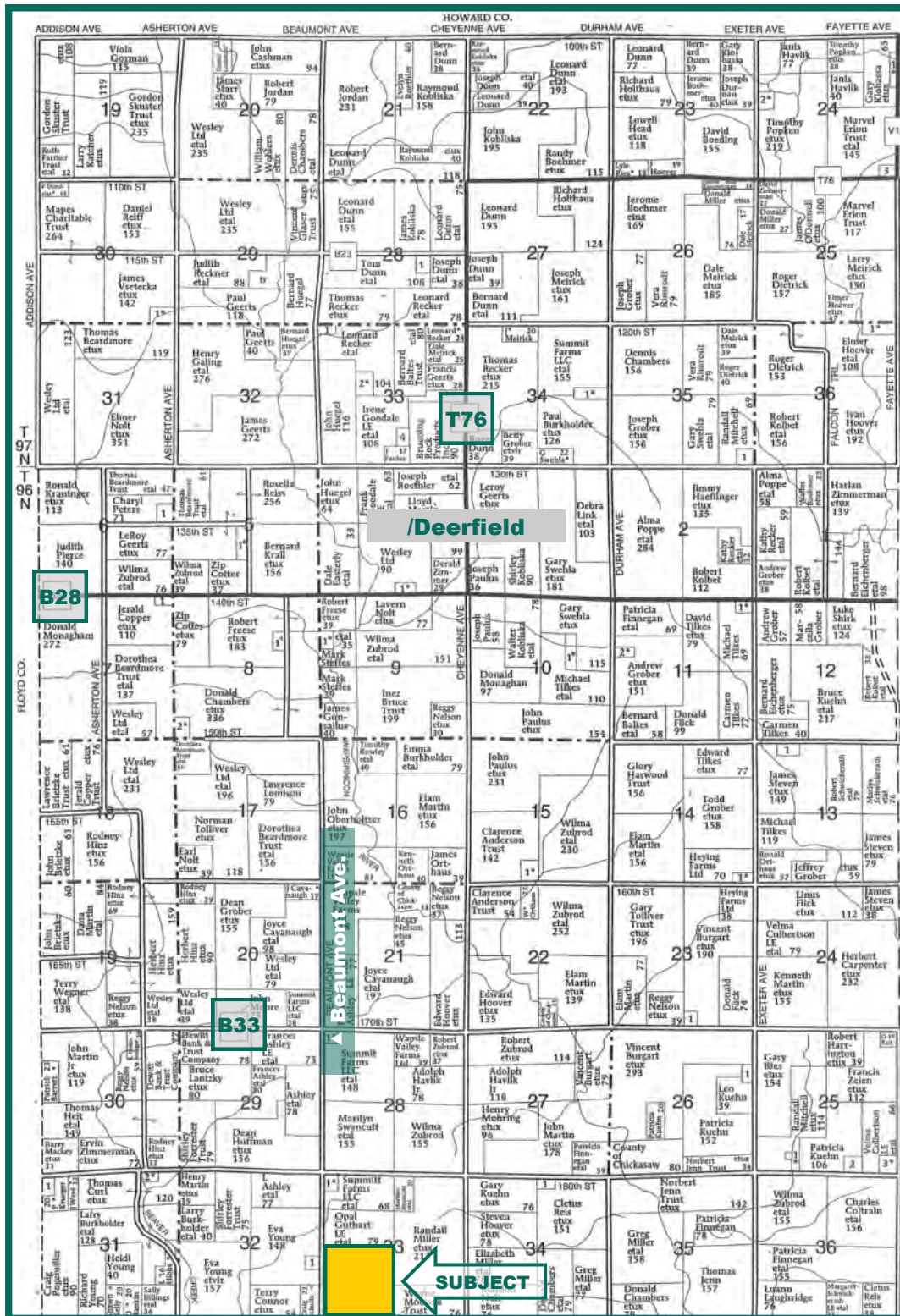
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# Deerfield Township, Chickasaw County: Plat Map



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

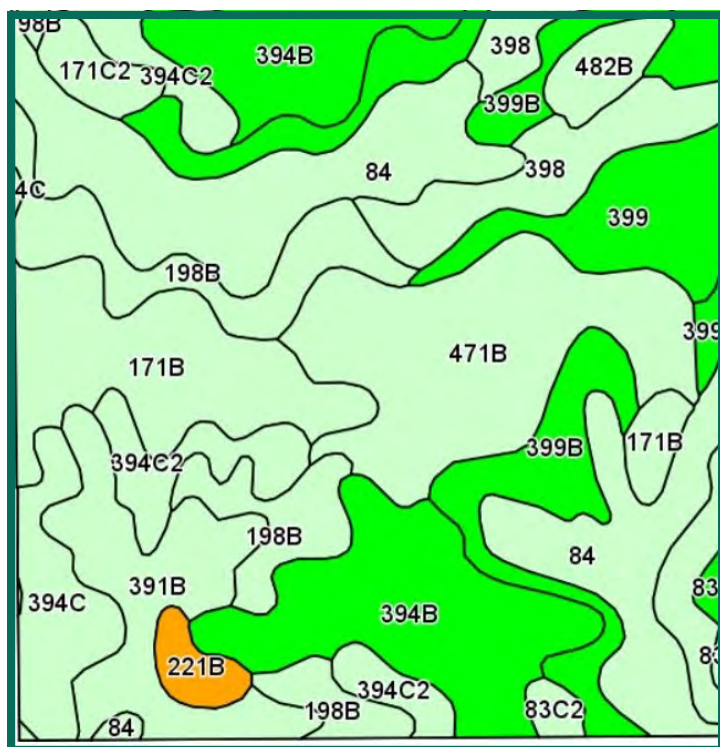
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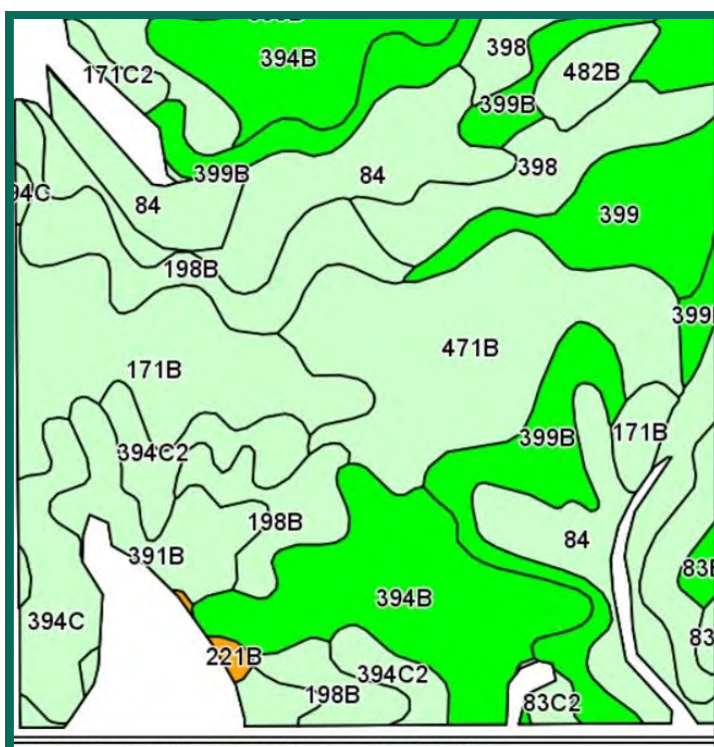
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# Soil Maps

**CSR—Entire Property**



**CSR—Tillable Only**



**CSR—Tillable Only**

| Code                    | Soil Description                                         | Acres | Percent of field | CSR Legend | Non-Irr Class | CSR*        |
|-------------------------|----------------------------------------------------------|-------|------------------|------------|---------------|-------------|
| 84                      | Clyde clay loam, 0 to 3 percent slopes                   | 22.26 | 14.8%            |            | IIw           | 74          |
| 394B                    | Ostrander loam, 2 to 5 percent slopes                    | 21.21 | 14.1%            |            | IIe           | 84          |
| 471B                    | Oran loam, 2 to 5 percent slopes                         | 18.05 | 12.0%            |            | IIe           | 79          |
| 198B                    | Floyd loam, 1 to 4 percent slopes                        | 16.37 | 10.9%            |            | IIw           | 74          |
| 399B                    | Readlyn loam, 2 to 5 percent slopes                      | 14.62 | 9.7%             |            | IIe           | 84          |
| 171B                    | Bassett loam, 2 to 5 percent slopes                      | 14.36 | 9.5%             |            | IIe           | 79          |
| 399                     | Readlyn loam, 0 to 2 percent slopes                      | 9.30  | 6.2%             |            | I             | 89          |
| 398                     | Tripoli clay loam, 0 to 2 percent slopes                 | 8.32  | 5.5%             |            | IIw           | 79          |
| 394C2                   | Ostrander loam, 5 to 9 percent slopes, moderately eroded | 8.13  | 5.4%             |            | IIe           | 67          |
| 391B                    | Clyde-Floyd complex, 1 to 4 percent slopes               | 6.62  | 4.4%             |            | IIw           | 72          |
| 394C                    | Ostrander loam, 5 to 9 percent slopes                    | 5.59  | 3.7%             |            | IIe           | 69          |
| 482B                    | Racine loam, 2 to 5 percent slopes                       | 2.40  | 1.6%             |            | IIe           | 79          |
| 171C2                   | Bassett loam, 5 to 9 percent slopes, moderately eroded   | 1.01  | 0.7%             |            | IIe           | 62          |
| 83B                     | Kenyon loam, 2 to 5 percent slopes                       | 0.78  | 0.5%             |            | IIe           | 84          |
| 83C2                    | Kenyon loam, 5 to 9 percent slopes, moderately eroded    | 0.64  | 0.4%             |            | IIe           | 67          |
| 83C                     | Kenyon loam, 5 to 9 percent slopes                       | 0.52  | 0.3%             |            | IIe           | 69          |
| 221B                    | Palms muck, 1 to 4 percent slopes                        | 0.41  | 0.3%             |            | Vw            | 25          |
| <b>Weighted Average</b> |                                                          |       |                  |            |               | <b>77.9</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.



Maps provided by:



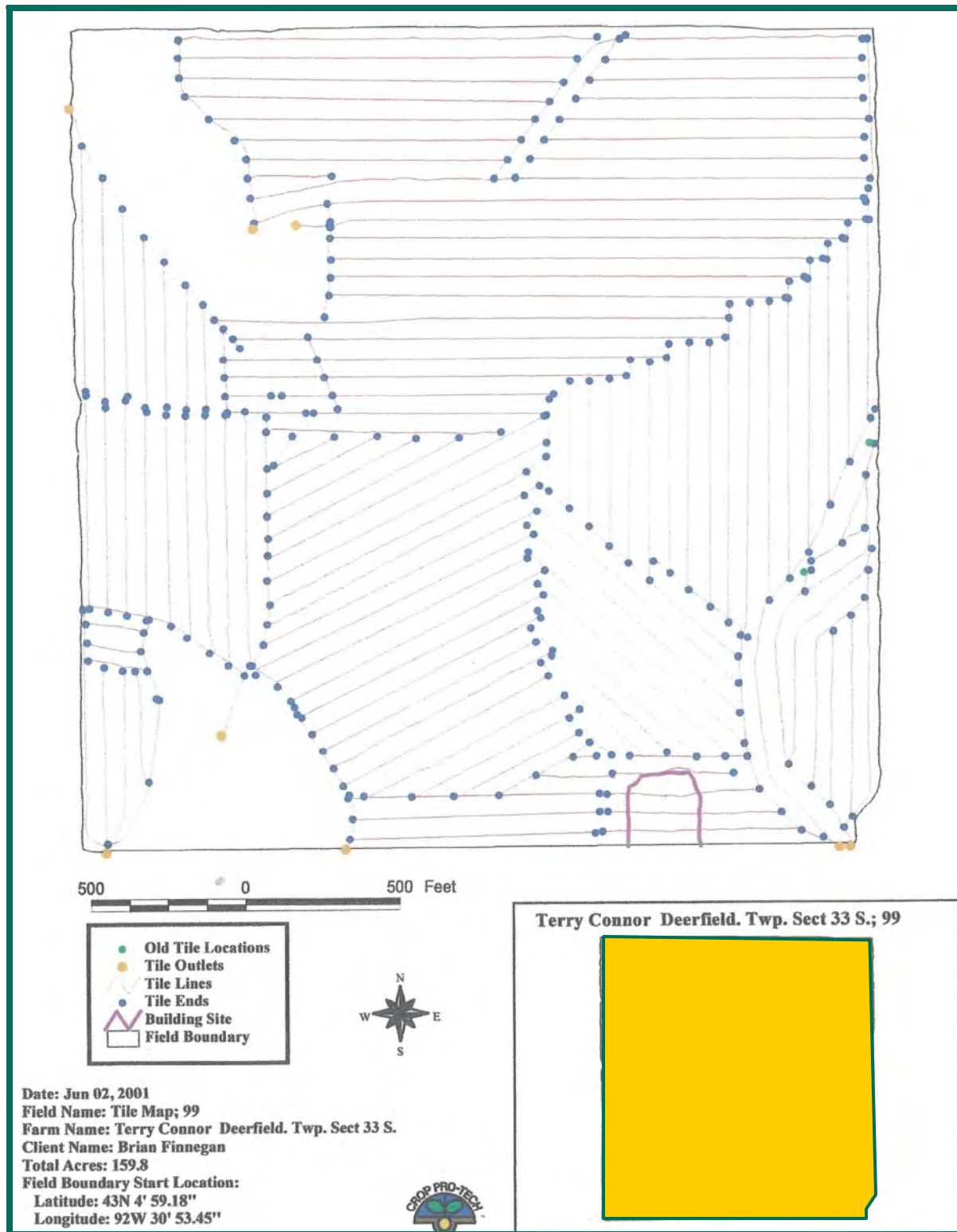
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# 160 Acres m/I, Chickasaw County, IA: Tile Map



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## 160 Acres m/l, Chickasaw County, IA: Photos



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