



40 Acres, Floyd County, IA

OWNERS: Raymond Bailey Jr. Estate By: Diana L. Freese and Debra A. DeGroot

Property Information

Location

Approximately 5 miles Northeast of Charles City along 170th St. (B33).

Address

3391 – 170th St., Ionia, IA 50645

Legal Description

SE SE Section 24, Township 96 North, Range 15 West of the 5th P.M.

Price & Terms

\$320,000 (\$8,000 per acre).

Real Estate Tax

Taxes Payable in 2013– 2014: \$1,728

Possession

Negotiable

Lease

Lease has been terminated therefore; cropland is available for 2014 crop year.

FSA Data

Farm Number: 300
Crop Acres: 24.7
Corn Base: 8.7
Corn Direct/CC Yields: 99
Bean Base: 8.6
Bean Direct/CC Yields: 27

Highly Erodible Classification

All cropland is classified as Non-Highly Erodible Land (NHEL).

Soil Types / Productivity

Primary soils are Bassett loam and Floyd loam. See soil map for detail.

- **CSR:** 68.5 per County Assessor, based on net taxable acres.
- **CSR:** 67.7 per AgriData, Inc., 2012, based on FSA crop acres.

Well Information

Drilled well southeast of dwelling.

Septic Information

Sellers will provide DNR certified Septic Inspection and will make all necessary updates to meet state and county regulations prior to closing.

Buildings/Improvements

- Steel Utility Shed 30' x 70'
- Storage Shed 24' x 56'
- Garage Shed 24' x 34'
- Steel Shed 26' x 50' with attached Pole Shed

Grain Storage

None

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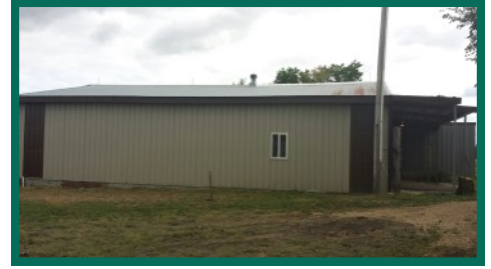
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Building Photos



Dwelling Photos



Dwelling

- 1 Story Frame Ranch Style Home
- Built in 1973
- Total Living Area—1,274 sq. ft.
- Full basement
- Electric Heat
- Window Air Conditioning
- 2 Bedroom
- 1 Full bath, 1 shower stall bath, 1 mtl. stall shower
- Attached garage 24' x 25'
- Front wooden deck 550 sq. ft

School District

Charles City Community School District

Comments

Unique property with cropland for income, timber and pond for recreation, private setting.

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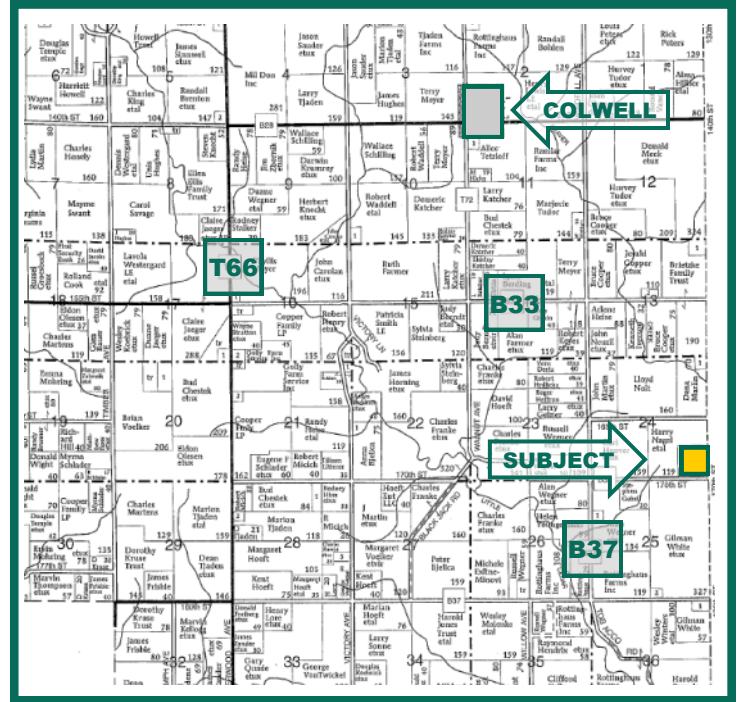
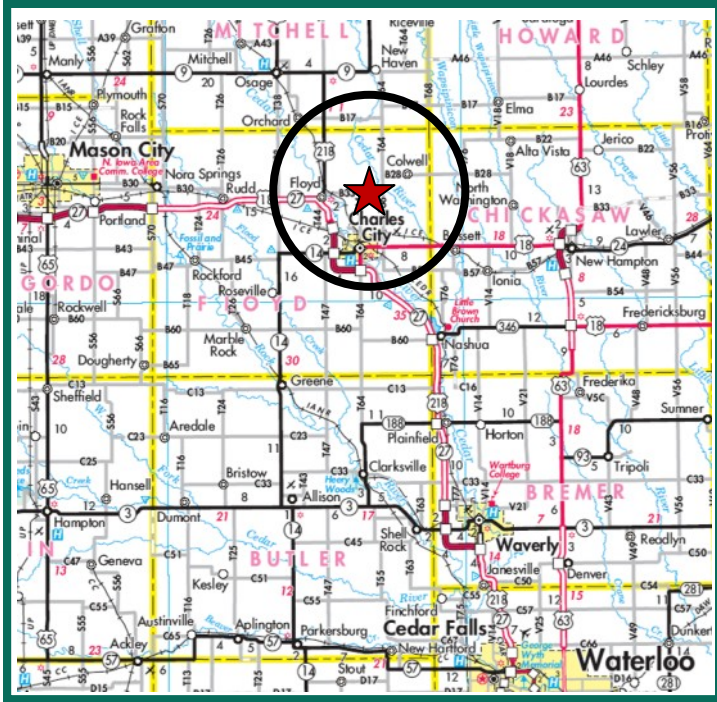
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Location Map and Plat Map



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Aerial Photo and FSA Map



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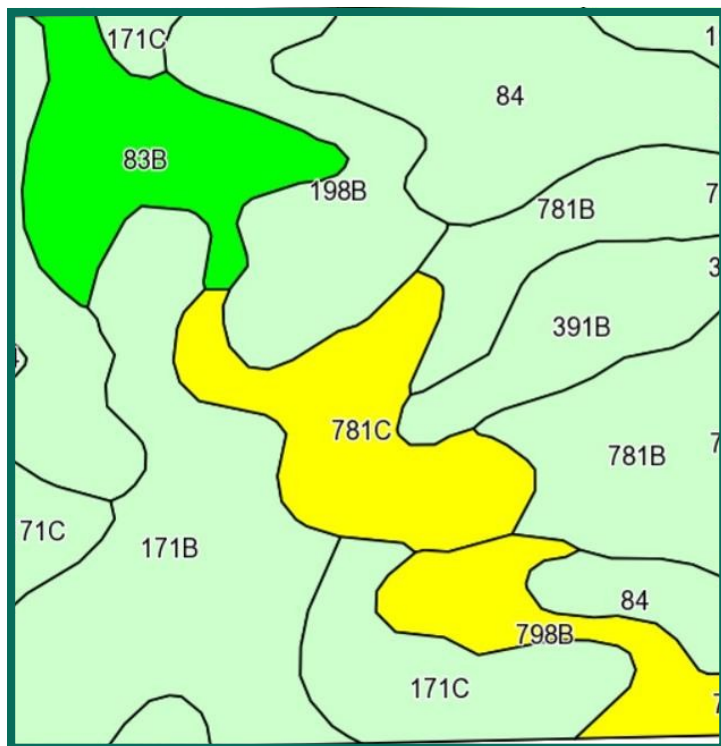
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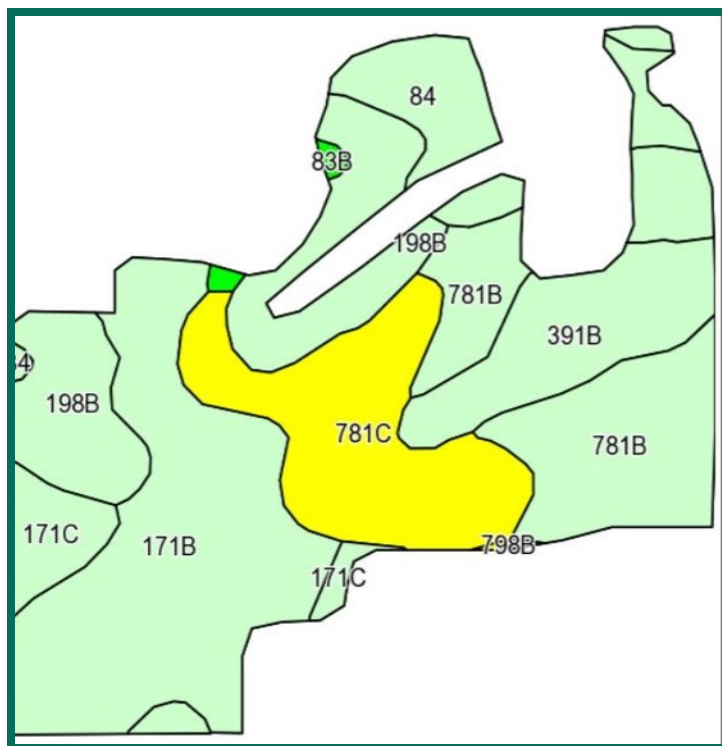
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Soils Map

CSR—Entire Property



CSR—Tillable Acres



CSR—Tillable Acres

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
171B	Bassett loam, 2 to 5 percent slopes	6.25	25.3%		Ile	79
781B	Lourdes loam, 2 to 5 percent slopes	4.44	18.0%		Ile	60
198B	Floyd loam, 1 to 4 percent slopes	4.29	17.4%		Ilw	74
781C	Lourdes loam, 5 to 9 percent slopes	3.50	14.2%		Ille	40
84	Clyde silty clay loam, 0 to 3 percent slopes	2.43	9.8%		Ilw	77
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.32	9.4%		Ilw	73
171C	Bassett loam, 5 to 9 percent slopes	1.11	4.5%		Ille	64
83B	Kenyon loam, 2 to 5 percent slopes	0.23	0.9%		Ile	84
798B	Protivin clay loam, 1 to 4 percent slopes	0.13	0.5%		Ilw	55
Weighted Average						67.7



Maps provided by:



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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