



LAND FOR SALE
WE ARE PLEASED TO PRESENT

5 Acres m/l - Acreage - Franklin County, Iowa

LOCATION: 1092 – 210th St., Sheffield, IA 50475

LEGAL DESCRIPTION: Section 27,
Township 93 North, Range 21 West of the
5th P.M.

PRICE: \$45,000

**Price
Reduced**

REAL ESTATE TAX: 2012-2013, payable
2013-2014 - \$546 net, on 4.37 taxable acres.

School District: CAL Community

WATER & WELL DATA: There is a well
located SE of the house drilled in 2002.
Depth 110'

POSSESSION: Negotiable

BUILDINGS: Shed/Shop—24' x 24',
Built in 1900.

Swine Building 20' x 38', Built in 1900.

Steele Utility Building/Machine Shed—32' x 64', Built
in 1971.

GRAIN STORAGE: Steel Grain Bin 18' x 17', Built
in 1970.

COMMENTS: Older farm house and buildings
needing major renovation, but well located on County
blacktop within reasonable commute to several
communities.

DISCLOSURE: Seller hereby discloses that previous
owner Ronald Bertram committed suicide in house.



DWELLING: 1 1/2 Story Frame house built in 1910.
1 Story Frame 217 SF addition
Full Basement—724 SF
Total Living Area—1,448 SF
Heat—FAH—Oil
2 Porches—1 S Frame Enclosed (54 SF),
1 S Frame Open (84 SF)
Detached Garage—240 SF (12FW x 20FL), built in
1910.
3 Bedrooms
1 Full Bathroom
No Central Air

Additional Photos attached as PDF.

For additional information, contact: Jeffrey L. Troendle or Cal E. Wilson

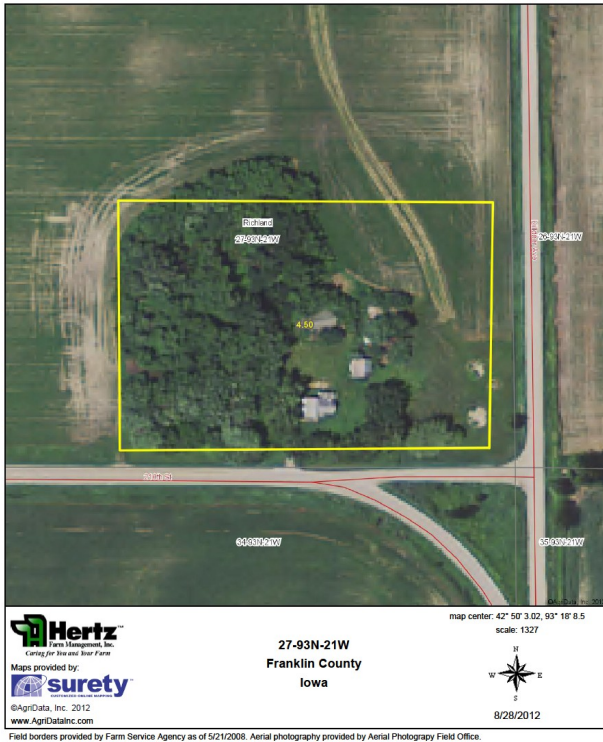
340 Tower Park Drive—PO Box, 2396, Waterloo, IA 50704

Telephone: 319-234-1949 or 319-360-1009

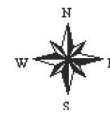
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AERIAL & SOILS MAP



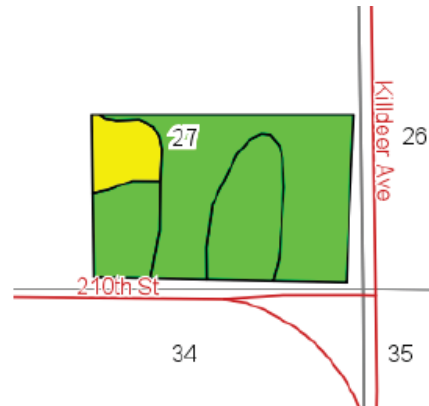
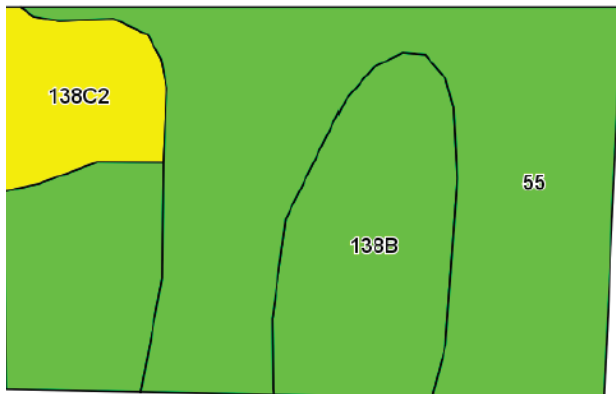
CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.HERTZ.ag.. * **Note—Franklin County has not to date been changed to CSR2.**



Maps provided by:



CSR INFORMATION



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR* 1/21/12	CSR(2)**
55	Nicollet loam, 1 to 3 percent slopes	2.4	54.4%		I	89	89
138B	Clarion loam, 2 to 5 percent slopes	1.6	35.3%		Ile	82	82
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	0.5	10.3%		IIle	65	65
Weighted Average						84.1	84.1

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