



**340 Tower Park Drive P.O. Box 2396  
Waterloo, IA 50704-2396  
Ph: 319-234-1949 • Fax: 319-234-2060**

**WE ARE PLEASED TO PRESENT  
54.5 ACRES M/L  
JEFFERSON COUNTY, IOWA**

**OWNER:** Daniel and Donna Meehan

**LOCATION:** 2 ½ miles West and 2 miles South of Packwood, IA on Columbine Boulevard.

**LEGAL:** Fifteen acres, being a part of the NW ¼ SW ¼ Section 28, bounded as follows: Beginning at the NW ¼ of said 40 acres, thence E 80 rods, thence S 60 rods, thence in a NWly direction and on a direct line to the place of beginning, and the NE ¼ SW ¼ except 3 1/3 acres in the SE corner; and 4 acres out of the NW corner of the NW ¼ SE ¼ Section 28, and being all of the land in the NW ¼ SE ¼ lying N and W of the public highway through and across the said NW ¼ SE ¼ Section 28, and all being in Section 28, Township 73 North, Range 11 West of the 5<sup>th</sup> P.M. containing 55 2/3 acres, all in Jefferson County, IA.

**PRICE/TERMS:** \$275,000 (\$4,742 per acre)  
10% with offer and balance in cash at closing.

**RE TAXES:** 2012-2013, payable 2013-2014 - \$1,112 net, on 54.5taxable acres, \$20.40 per acre.

**POSSESSION:** Negotiable

**SCHOOL DIST:** Pekin

**BUILDINGS:** None

**WELL:** None

**GRAIN STORAGE:** None

**CRP (Conservation Reserve Program):**

Contract	Practice	Acres	Rate	Total	Expiration
2807B	CP23	5.0	\$234.80	\$1,174	9/30/2019

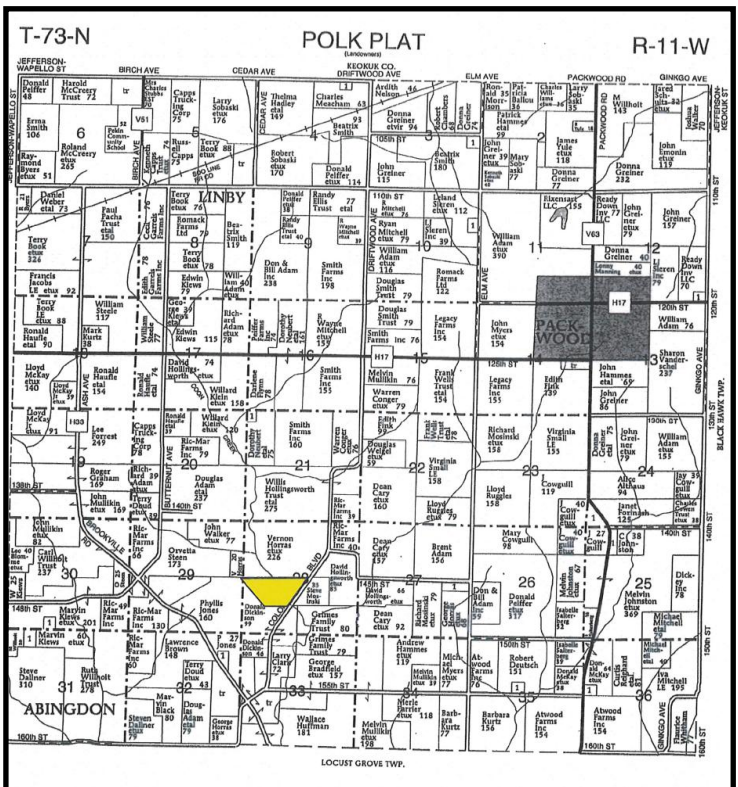
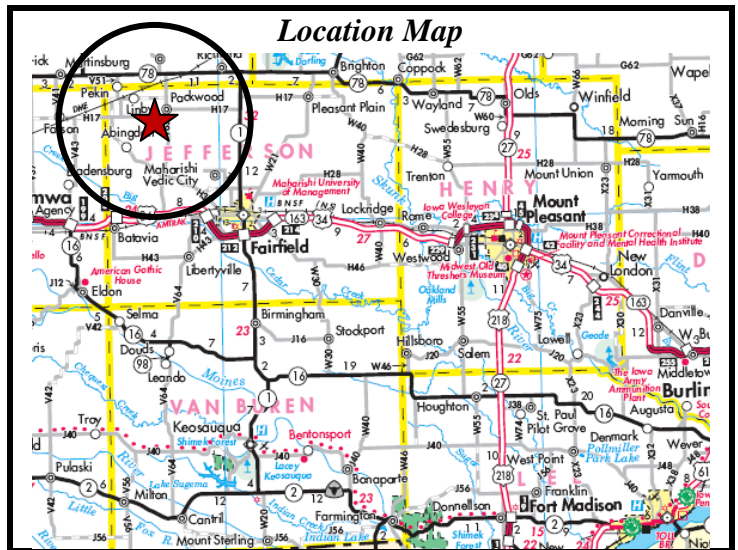
**HIGHLY ERODIBLE CLASSIFICATION:**

49.38 acres are classified as Highly Erodible Land (HEL) and 5.12 acres are classified as Non-Highly Erodible Land (NHLE).

**FSA DATA:**

Farm Number: 4067  
Crop Acres: 43.65  
Corn Base: 14.9  
Corn Direct/CC Yields: 115/99  
Bean Base: 5.0  
Bean Direct/CC Yields: 30/36

\*5.0 Acres in CRP and approximately 10 acres of certified wetland in Brome. Approximately 28 acres currently farmed.

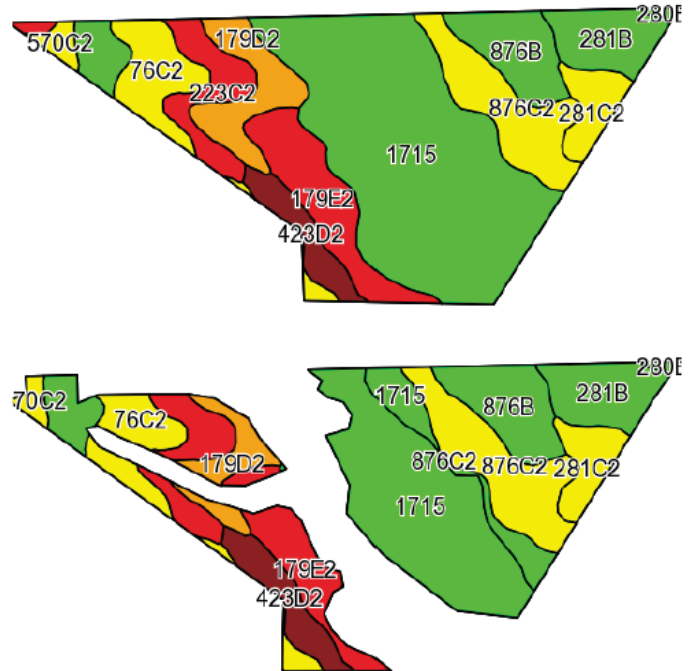


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# AERIAL MAP

# SOILS MAP

**TILE MAP:** See attached pdf.



State: Iowa  
County: Jefferson  
Location: 28-73N-11W  
Township: Polk  
Acres: 38.5  
Date: 8/6/2013

**AVERAGE CSR:** 66.47 per County Assessor  
66.2 Per AgriData on entire property.



Maps provided by:  
**surety**  
CUSTOMIZED ONLINE MAPS  
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## CSR Table for Tillable Acres Only

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	12.6	32.3%		IIw	80
876C2	Ladoga silty clay loam, bench, 5 to 9 percent slopes, moderate eroded	4.7	12.3%		IIIe	65
281B	Otley silty clay loam, 2 to 5 percent slopes	4.1	10.7%		IIe	90
876B	Ladoga silt loam, bench, 2 to 5 percent slopes	3.3	8.5%		IIe	85
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, moderately eroded	2.8	7.2%		IIIe	65
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	2.7	7.1%		VIe	33
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.3	6.0%		IVw	22
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2	5.3%		IVe	13
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	1.8	4.6%		IVe	43
281C2	Otley silty clay loam, 5 to 9 percent slopes, moderately eroded	1.7	4.5%		IIIe	70
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.4	1.1%		IIIe	67
280B	Mahaska silty clay loam, 2 to 5 percent slopes	0.1	0.3%		IIe	90
Weighted Average						65.9

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