



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

324.76 Acres, m/l - Marshall County, Iowa

**LOCATION:** 1.5 miles west of Albion on Stanley Mill Rd.

**LEGAL DESCRIPTION:** SW¼ Except acreage; NW¼ lying west and south of river; SW¼ SE¼ and NW¼ SE¼ lying west of river, south of road, all in Section 2, Township 84 North, Range 19 West of the 5th p.m. (Marietta Twp.) *Exact legal to be taken from final abstract.*

## PRICE AND TERMS:

- \$1,875,000 \$5,773\*/Acre
- 10% down, balance due in cash at closing.

## REAL ESTATE TAX:

Taxes payable 2013-2014: \$7,842\*

Taxable Acres: 305.46\*

Exempt Tax Ac. In Forest Reserve: 17.01

Tax per Acre: \$25.67\*

*\*Estimated Taxes pending calculation of exempted acreage site*

## FSA DATA:

Farm Number 3596, Tract 2443

Crop Acres: 225.0\*

Base/Yields	Direct	Counter-Cyclical
Corn Base: 142.7*	112	112
Bean Base: 68.7*	34	34

*\*Estimated. Final crop and base acres will be determined by the local FSA office.*

**LAND DESCRIPTION:** Level to sloping bottomland

**SOIL TYPES & PRODUCTIVITY:** Primary soils are Zook, Colo and Lawler. See soil map on back for detail.

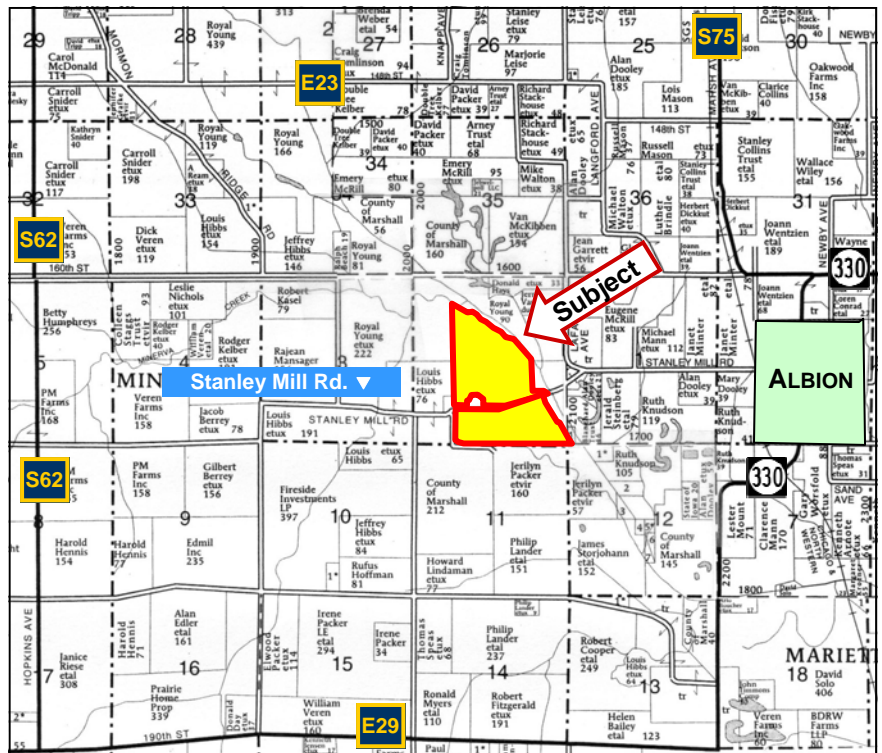
- CSR 45.1 per County Assessor, based on net taxable acres
- CSR: 72.1 per AgriData, Inc. 2012, based on FSA crop acres

**IMPROVEMENTS:** None. Acreage has been surveyed off.

**DRAINAGE:** Property does flood during high moisture times.

**POSSESSION:** As agreed upon

**COMMENTS:** Iowa River runs along the east side of the property. Nice bottomland farm with cropland, timber and pasture acres.



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

# AERIAL & SOIL MAPS

Drawn property borders are an approximate representation



State: **Iowa**  
 County: **Marshall**  
 Location: **2-84N-19W**  
 Township: **Marietta**  
 Acres: **223**  
 Date: **7/17/2013**

Maps provided by:  
  
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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
54	Zook silty clay loam, 0 to 2 percent slopes	87.4	39.2%		IIw	70
133	Colo silty clay loam, 0 to 2 percent slopes	43.9	19.7%		IIw	80
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	27.3	12.2%		IIs	73
178	Waukee loam, 1 to 3 percent slopes	19.4	8.7%		I	79
177	Saude loam, 1 to 3 percent slopes	17.7	7.9%		IIs	65
484	Lawson silty clay loam, 0 to 2 percent slopes	15.8	7.1%		IIw	90
1936	Colo-Hanlon-Lawson complex, channeled, 0 to 2 percent slopes	5.2	2.3%		Vw	20
177C2	Saude loam, 5 to 9 percent slopes, moderately eroded	4.7	2.1%		IIIe	35
150	Hanska loam, 0 to 2 percent slopes	1.4	0.6%		IIw	72
INT	Intermittent water	0.2	0.1%			0
Weighted Average						72.1

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