



**We are Pleased to  
Present for Sale  
40 Acres  
Louisa County, Iowa**

- OWNERS:** Leland Hawkins Residuary Trust, Wells Fargo Bank, Trustee and Kathleen Hawkins Revocable Trust.
- LOCATION:** From Columbus Junction: 3 miles east on Highway 92, then 3 miles north on P Avenue and then west ½ mile on 180<sup>th</sup> Street. The farm is located on the north side of the road.
- LEGAL DESCRIPTION:** SW ¼ SW ¼ of Section 3, Township 75 North, Range 4 West of the 5<sup>th</sup> P.M., Louisa County, Iowa.
- PRICE & TERMS:** \$312,000 - \$7,800 per acre. 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2010-2011, payable 2011-2012 – \$1,150.00 – net – \$29.49 per taxable acre. There are 39.0 taxable acres.
- SCHOOL DISTRICT:** L-M Community School District.
- FSA INFORMATION:** Farm #2492 Tract #296
- |                                           |               |
|-------------------------------------------|---------------|
| Cropland                                  | 39.1 Acres    |
| Corn Base                                 | 28.5 Acres    |
| Direct and Counter Cyclical Corn Yield    | 138.0 Bu/Acre |
| Soybean Base                              | 10.0 Acres    |
| Direct and Counter Cyclical Soybean Yield | 34.0 Bu/Acre  |
- This farm is designated as Highly Erodible Land (HEL). The conservation plan is no-till soybeans with soybean stubble spring tilled.
- AVERAGE CSR:\*** ArcView Software indicates an average CSR of 75.6 on the tillable acres.
- BUILDINGS:** None.
- BROKER'S COMMENTS:** Good quality farmland located in a strong agricultural area!

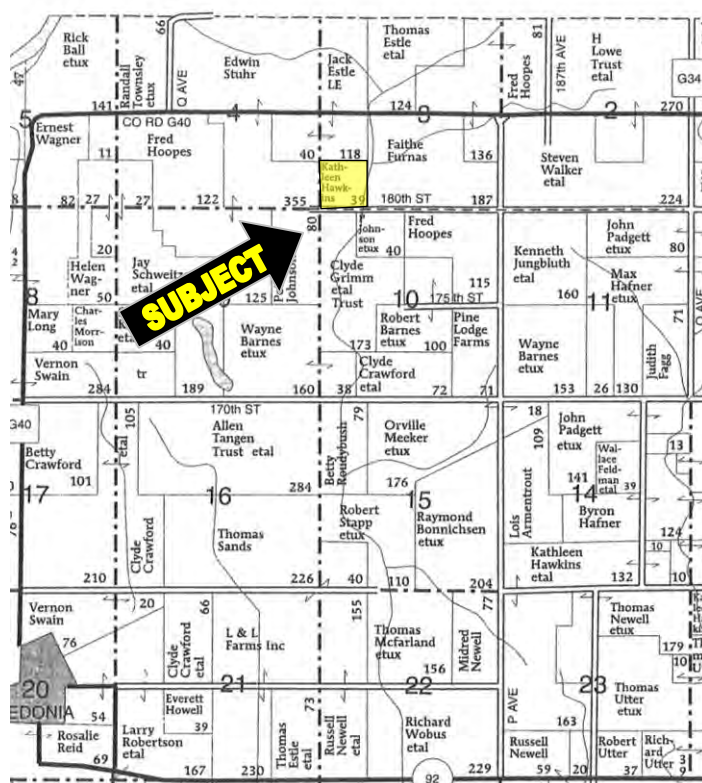
*\*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.*

## Aerial Map



## Plat Map



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## CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

|                         |                                     |             |      |            |               |       |
|-------------------------|-------------------------------------|-------------|------|------------|---------------|-------|
| Measured Tillable Acres | 39.1                                | Average CSR | 75.6 | Corn Yield | Soybean Yield | Acres |
| Soil Label              | Soil Name                           | CSR         |      |            |               |       |
| 118                     | Garwin silty clay loam, 0 to 2 per  | 95          | 210  | 57         | 1.69          |       |
| 119                     | Muscataine silty clay loam, 0 to 2  | 100         | 217  | 59         | 5.06          |       |
| 11B                     | Colo-Ely silty clay loams, 0 to 5 p | 68          | 170  | 46         | 0.15          |       |
| 120B                    | Tama silty clay loam, 2 to 5 perc   | 95          | 210  | 57         | 2.54          |       |
| 120C2                   | Tama silty clay loam, 5 to 9 perc   | 78          | 187  | 50         | 0.09          |       |
| 133                     | Colo silty clay loam, 0 to 2 perc   | 80          | 190  | 51         | 0.57          |       |
| 220                     | Nodaway silt loam, 0 to 2 percen    | 87          | 199  | 54         |               |       |
| 291                     | Atterberry silt loam, 0 to 2 perc   | 95          | 210  | 57         | 1.92          |       |
| 430                     | Ackmore silt loam, 0 to 2 percent   | 83          | 194  | 52         |               |       |
| 916B                    | Downs silt loam, sandy substratu    | 77          | 186  | 50         | 8.15          |       |
| 916C2                   | Downs silt loam, sandy substratu    | 62          | 166  | 45         | 18.90         |       |



## WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [JREBUHN@MTV.HFMGT.COM](mailto:JREBUHN@MTV.HFMGT.COM)

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