

## Parcel #2

**OWNER:** Leon and Sharon Beitz

**LOCATION:** From Hopkinton: 4 miles west on Highway B47. The farm is located on the north side of the road.

**LEGAL DESCRIPTION:** That part of the NW ¼ SW ¼ of Section 16 and the NW ¼ NW ¼ of Section 21, Township 87 North, Range 4 West of the 5<sup>th</sup> P.M., Delaware County, Iowa. Exact legal description and acres will be determined by a survey.

**PRICE & TERMS:** \$277,200.00 - \$4,200 per acre – 10% upon acceptance of offer and balance in cash at closing.

**POSSESSION:** Negotiable.

**TAXES:** 2008-2009, payable 2009-2010 – Estimated at \$792.00 – net - \$12.00 per taxable acre. There are 66 estimated taxable acres.

**FSA INFORMATION:** Farm #3177 – Tract #729

	<u>ESTIMATED</u>
Cropland	62 Acres
Corn Base	25 Acres
Direct and Counter Cyclical Corn Yield	119/127 Bushels/Acre
Soybean Base	9 Acres
Direct and Counter Cyclical Soybean Yield	37/44 Bushels/Acre
Oat Base	5 Acres
Direct and Counter Cyclical Oat Yield	58/55 Bushels/Acre
Barley Base	4 Acres
Direct and Counter Cyclical Barley Yield	49/55 Bushels/Acre

This farm is classified as highly erodible land (HEL).

**AVERAGE CSR:\*** ArcView Software indicates a CSR of 43.2 on the tillable acres.

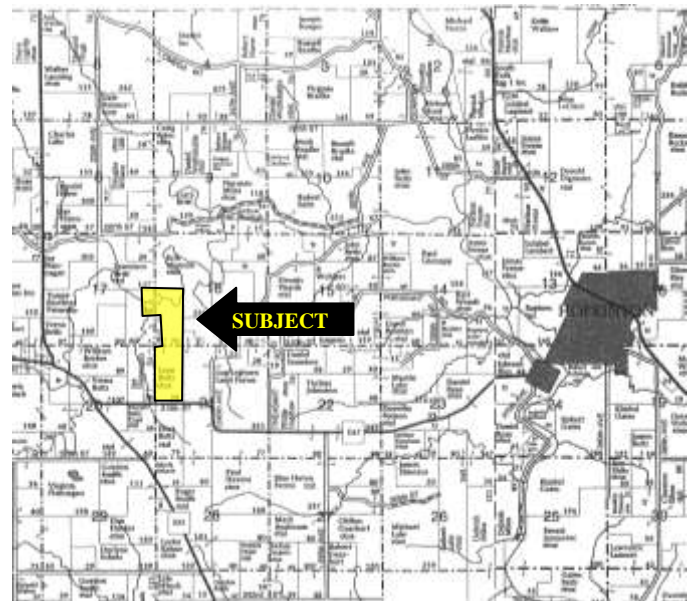
**ACCESS:** Access will be provided by an easement along the east portion of the Beitz farm.

**BROKER'S COMMENTS:** Good Income Producing Delaware County Farm!

Aerial Map



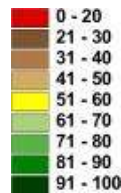
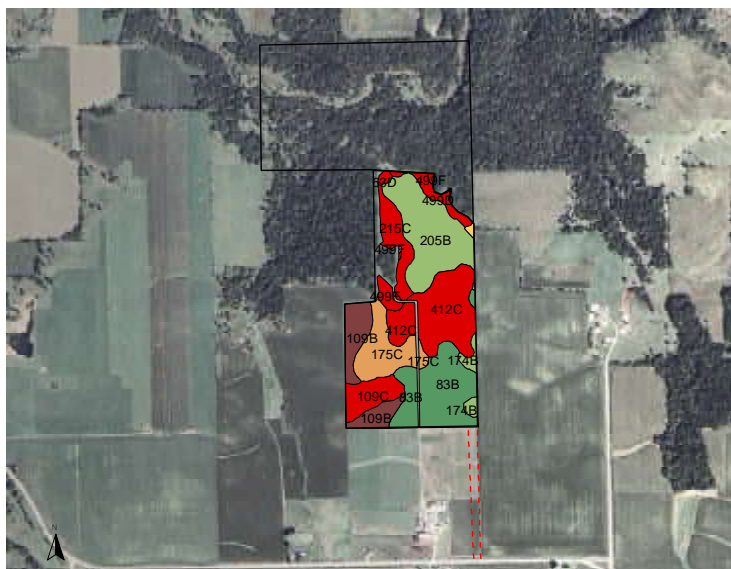
Plat Map



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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	62.0	Average CSR	43.2	Corn Yield	
				Soybean Yield	
Soil Label	Soil Name	CSR			Acres
109B	Backbone fine sandy loam, 2 to 5 percent slope	25	122	33	5.66
109C	Backbone fine sandy loam, 5 to 14 percent slope	15	108	29	3.84
174B	Bolan loam, 2 to 5 percent slope	70	183	49	1.22
175C	Dickinson fine sandy loam, 5 to 14 percent slope	40	142	38	6.49
205B	Whalan loam, 30 to 40 inches to 60 inches deep	64	174	47	13.03
207B	Whalan loam, 20 to 30 inches to 60 inches deep	48	153	41	0.17
215C	Goss loam, 2 to 9 percent slopes	20	115	31	3.95
412C	Sogn loam, 2 to 9 percent slopes	13	106	29	12.06
499D	Nordness silt loam, 5 to 14 percent slope	5	95	26	1.82
499F	Nordness silt loam, 14 to 25 percent slope	5	95	26	1.41
63D	Chelsea loamy fine sand, 9 to 14 percent slope	11	103	28	0.32
83B	Kenyon loam, 2 to 5 percent slope	86	204	55	12.03

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

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