

## 160 Acres, m/l, Ringgold County, IA

### Property Information

#### Location

From Redding: Go 1¾ miles north on Co. Rd. P27, then west 3½ miles to 280th St. Property lies on the SE corner of the 110th Ave. at 280th St. intersection.

#### Legal Description

NW¼ Sec.5, Township 67 North, Range 31 West of the 5th p.m. (Clinton Twp.)

#### Price & Terms

- \$950,000
- \$5,937.50/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

As agreed, subject to lease.

#### Real Estate Tax

Taxes Payable 2017-2018: \$2,856

Net Taxable Acres: 156

Tax per Net Taxable Acre: \$18.31

#### FSA Data

Farm Number 1501, Tract 5310

Crop Acres: 152.29

Corn Base: 68.2 Ac.

Corn PLC Yield: 93 Bu.

#### CRP Contracts

None

#### Soil Types/Productivity

Primary soils are Nira, Clarinda, Macksburg & Sharpsburg. See soil map for detail.

- **CSR2:** 64.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 59.3 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 65.53 per County Assessor, based on net taxable acres.

#### Land Description

Sloping to moderately sloping

#### Buildings/Improvements

None

#### Drainage

Natural, plus tile. Maps not available.

#### Water & Well Information

None known

#### Comments

Nice Ringgold County farm with good natural drainage.

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

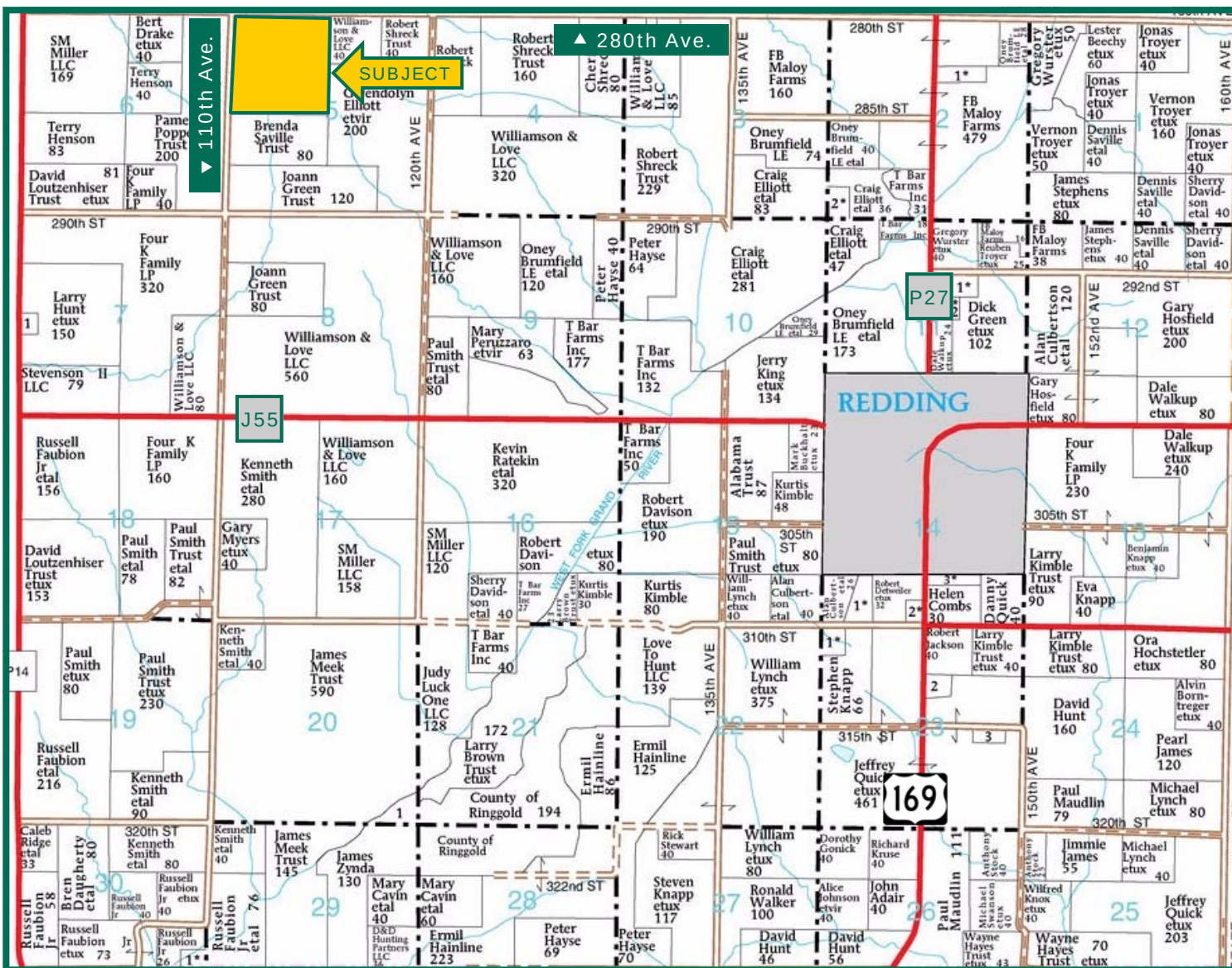
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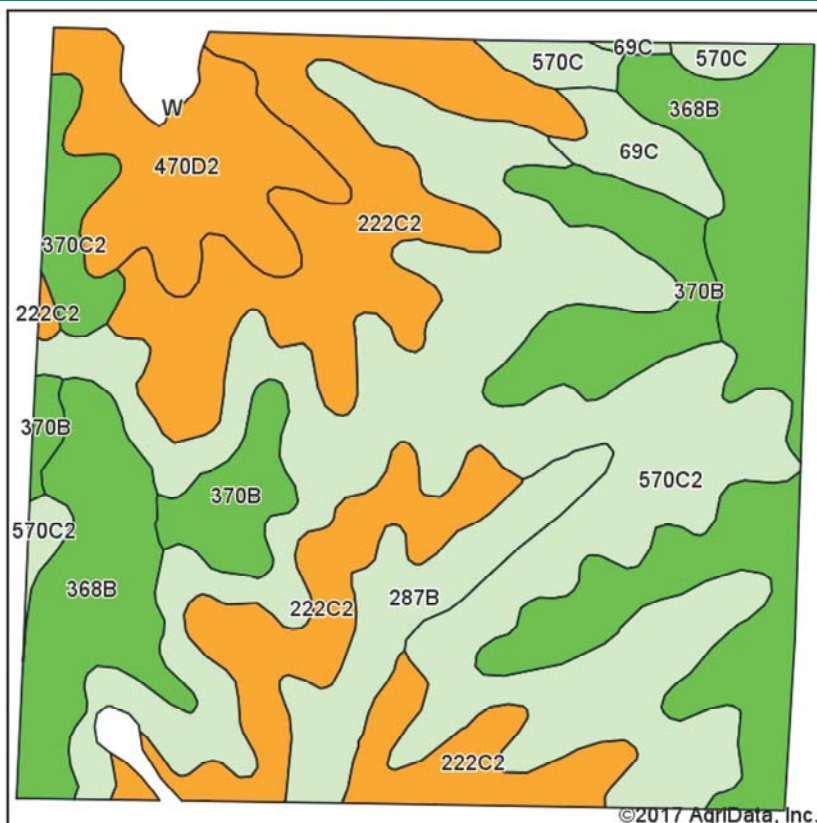
## Aerial Photo



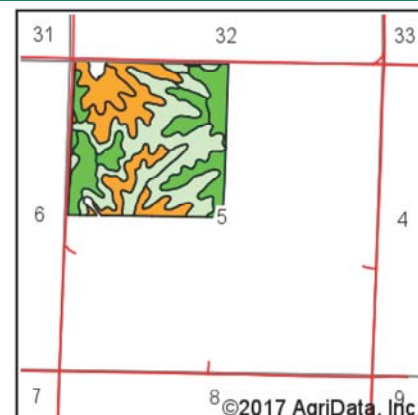
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# Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Ringgold**  
 Location: **5-67N-31W**  
 Township: **Clinton**  
 Acres: **152.29**  
 Date: **8/16/2017**



Area Symbol: IA159, Soil Area Version: 21

| Code             | Soil Description                                                   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CS R |
|------------------|--------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| 570C2            | Nira silty clay loam, 5 to 9 percent slopes, moderately eroded     | 51.35 | 33.7%            |             | IIIe             | 68     | 64   |
| 222C2            | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 33.15 | 21.8%            |             | IVw              | 34     | 25   |
| 368B             | Macksburg silty clay loam, 1 to 5 percent slopes                   | 29.82 | 19.6%            |             | Ile              | 88     | 90   |
| 370B             | Sharpsburg silty clay loam, 2 to 5 percent slopes                  | 11.40 | 7.5%             |             | Ile              | 90     | 87   |
| 470D2            | Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded   | 10.94 | 7.2%             |             | IVe              | 34     | 27   |
| 287B             | Zook-Ely silty clay loams, 0 to 5 percent slopes                   | 7.35  | 4.8%             |             | IIw              | 75     | 60   |
| 370C2            | Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded          | 3.09  | 2.0%             |             | IIIe             | 80     | 67   |
| 69C              | Clearfield silty clay loam, 5 to 9 percent slopes                  | 3.03  | 2.0%             |             | IIIw             | 72     | 50   |
| 570C             | Nira silty clay loam, 5 to 9 percent slopes                        | 2.16  | 1.4%             |             | IIIe             | 72     | 69   |
| Weighted Average |                                                                    |       |                  |             |                  | 64.4   | 59.3 |

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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