

394 Acres, m/l, Iowa County, IA

Offered in 3 Parcels

Parcel 1 - 114 Acres m/l

Parcel 2 - 40 Acres m/l

Parcel 3 - 240 Acres m/l

Golden Grain Enterprises Farms

Good Iowa County Farms Located 6 Miles South of Victor, Iowa

Property Information

Parcel 1 - 114 Acres, m/l

Location

From Victor at I-80 Interchange: 5 miles south on County Road V38. The farm is located on the west side of the road.

Legal Description

The SE¼ of the NW¼ and the S½ of the NE¼ of Section 30, Township 79 North, Range 12, West of the 5th P.M., Iowa County, Iowa

Price & Terms

- \$541,500
- \$4,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to the 2017 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,152.00
Net Taxable Acres: 110.99
Tax per Net Taxable Acre: \$19.39

FSA Data

Farm Number 6921, Tract 4243
Crop Acres: 84.4
Corn Base: 45.1
Corn PLC Yield: 110 Bu.
Bean Base: 31.7
Bean PLC Yield: 41 Bu.

Land Description

Gently rolling to rolling.

Soil Types/Productivity

Primary soils are Clinton, Ladoga and Colo. See soil map for detail.

- **CSR2:** 53.0 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 50.8 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 48.44 per County Assessor, based on net taxable acres.

Comments

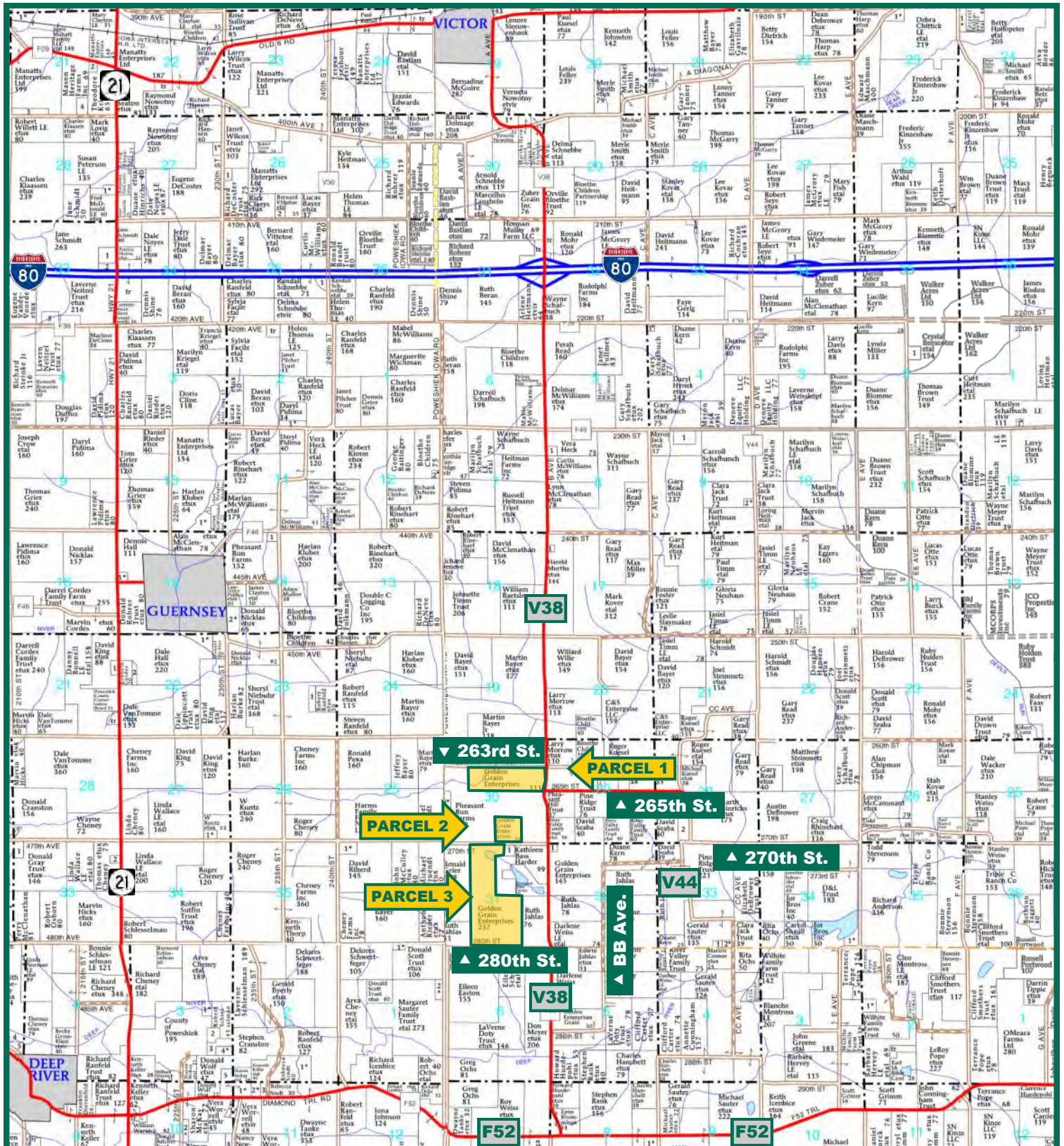
This is a nice laying Iowa County farm located on a hard surface road!

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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Plat Map: Iowa County

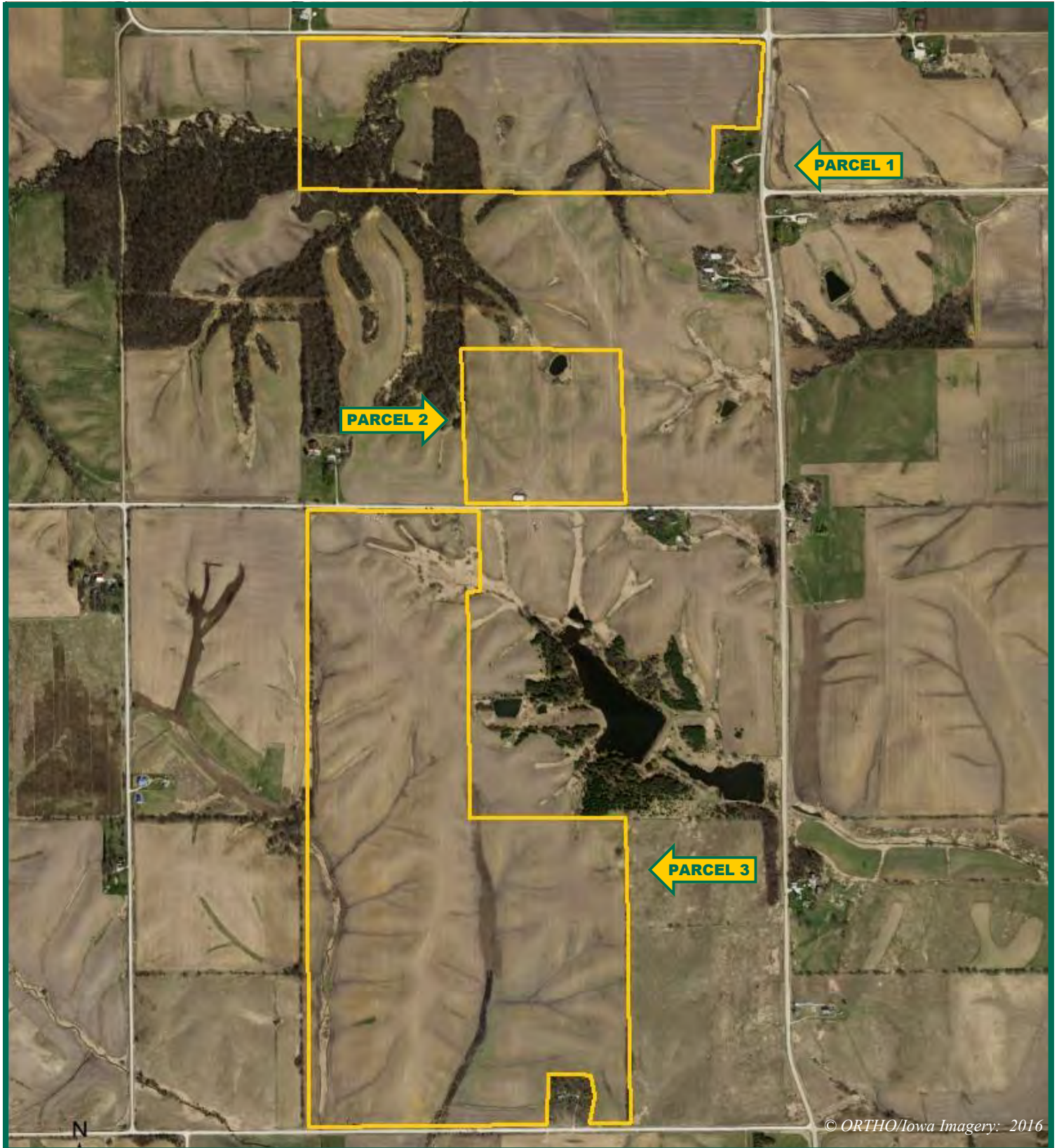


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Aerial Photo: All Parcels



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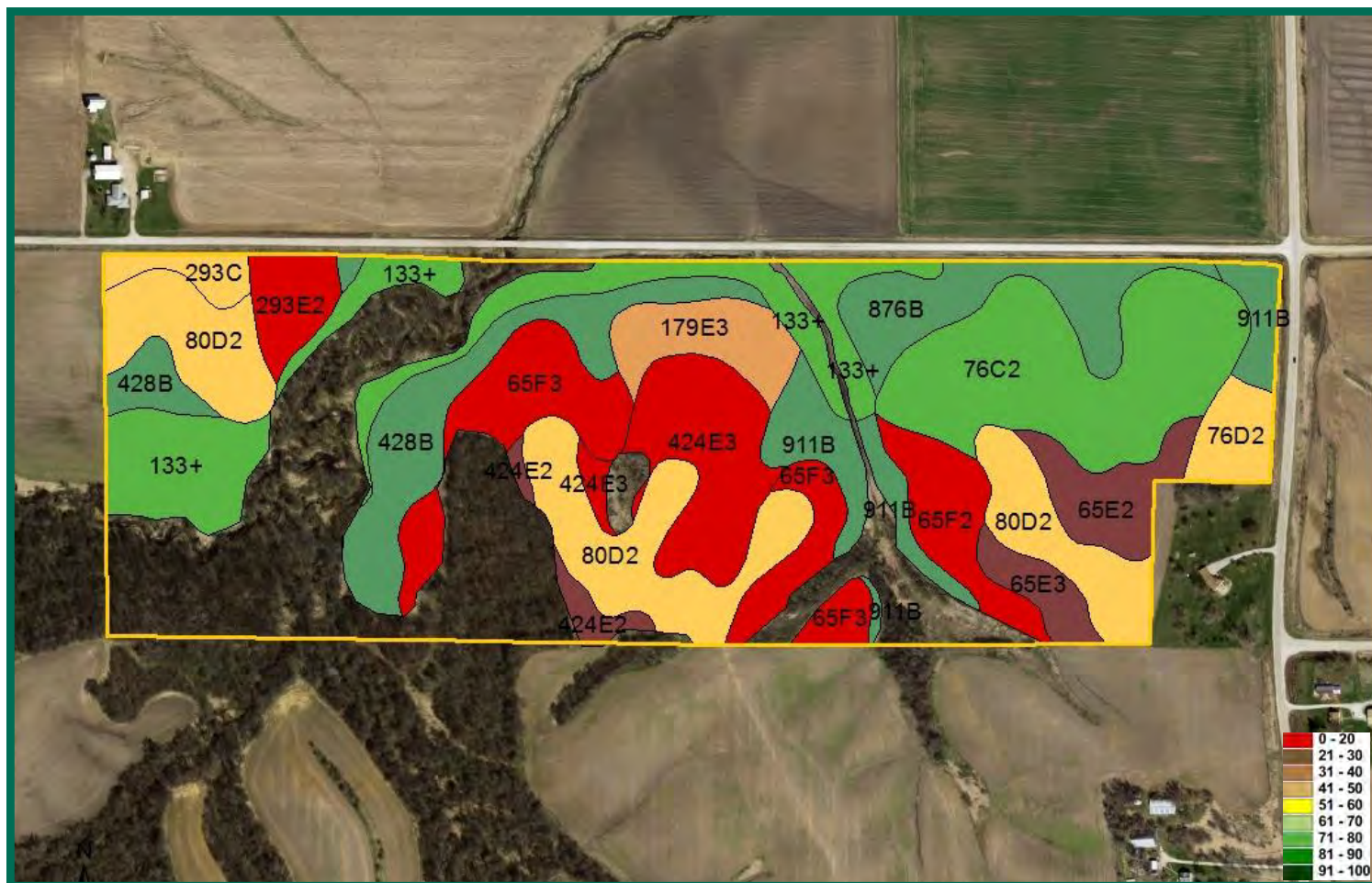
Aerial Photo: Parcel 1



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Soil Map: Parcel 1

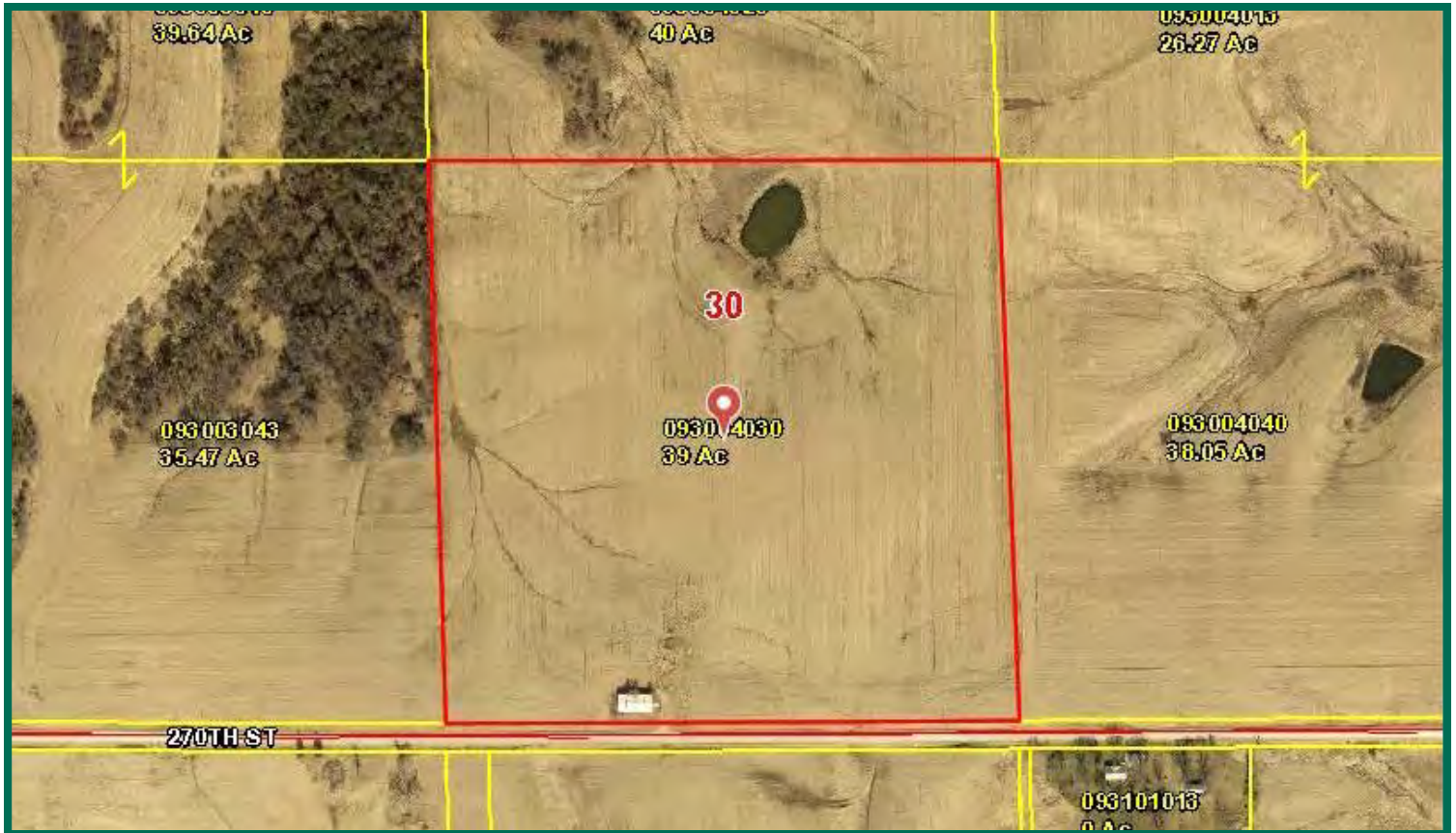


Measured Tillable Acres		84.4	Avg. CSR	50.8	Avg. CSR2	53.0		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
80D2	Clinton silty clay loam, 9 to 14	50	46	16.9%	Ille	14.25		
76C2	Ladoga silt loam, 5 to 9 percent	65	75	14.0%	Ille	11.82		
133+	Colo silt loam, 0 to 2 percent slopes,	85	78	12.5%	Ilw	10.56		
428B	Ely silty clay loam, 2 to 5 percent	88	88	9.0%	Ile	7.63		
65F3	Lindley clay loam, 18 to 25 percent	5	6	9.0%	Vlle	7.60		
424E3	Lindley-Keswick complex, 14 to 18	5	19	7.2%	Vlle	6.09		
876B	Ladoga silt loam, terrace, 2 to 5	85	86	5.8%	Ile	4.88		
911B	Colo-Ely complex, 0 to 5 percent	68	83	5.5%	Ilw	4.7		
65F2	Lindley loam, 18 to 25 percent	8	10	3.8%	Vlle	3.2		
179E3	Gara clay loam, 14 to 18 percent	30	31	3.7%	Vle	3.1		
65E2	Lindley loam, 14 to 18 percent	28	30	3.7%	Vle	3.1		
293E2	Fayette-Chelsea-Tell complex, 14 to	18	18	2.4%	IVe	2.0		
76D2	Ladoga silt loam, 9 to 14 percent	55	49	2.2%	Ille	1.8		
65E3	Lindley clay loam, 14 to 18 percent	25	26	1.8%	Vlle	1.5		
293C	Fayette-Chelsea-Tell complex, 5 to 9	40	48	1.4%	Ille	1.2		
424E2	Lindley-Keswick complex, 14 to 18	5	21	1.2%	Vle	1.0		
80E3	Clinton silty clay loam, 14 to 18	35	29	0.0%	IVe	0.0		

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Assessor Aerial: Parcel 2



Property Information Parcel 2 - 40 Acres, m/l

Location

From Victor at I-80 Interchange: 5 miles south on County Road V38. Continue ¼ mile west on 270th Street. The farm is located on the north side of the road.

Legal Description

The SW¼ of the SE¼ of Section 30, Township 79 North, Range 12, West of the 5th P.M., Iowa County, Iowa

Price & Terms

- \$254,000
- \$6,350/acre
- 10% down upon acceptance of offer; balance due in case at closing

Possession

At closing, subject to the 2017 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2017 - 2018: \$946.00
Net Taxable Acres: 39.0
Tax per Net Taxable Acre: \$24.26

FSA Data

Farm Number 6921, Tract 2129
Crop Acres: 38.3
Corn Base: 21.2
Corn PLC Yield: 110 Bu.
Bean Base: 17.1
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Ladoga and Clinton. See soil map for detail.

- **CSR2:** 57.2 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 55.3 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 55.64 per County Assessor, based on net taxable acres.

Land Description

Gently rolling to rolling.

Buildings/Improvements

Pole barn - 40' x 80'.

Comments

This is a clean 40 acres that lays nice with good eye appeal!

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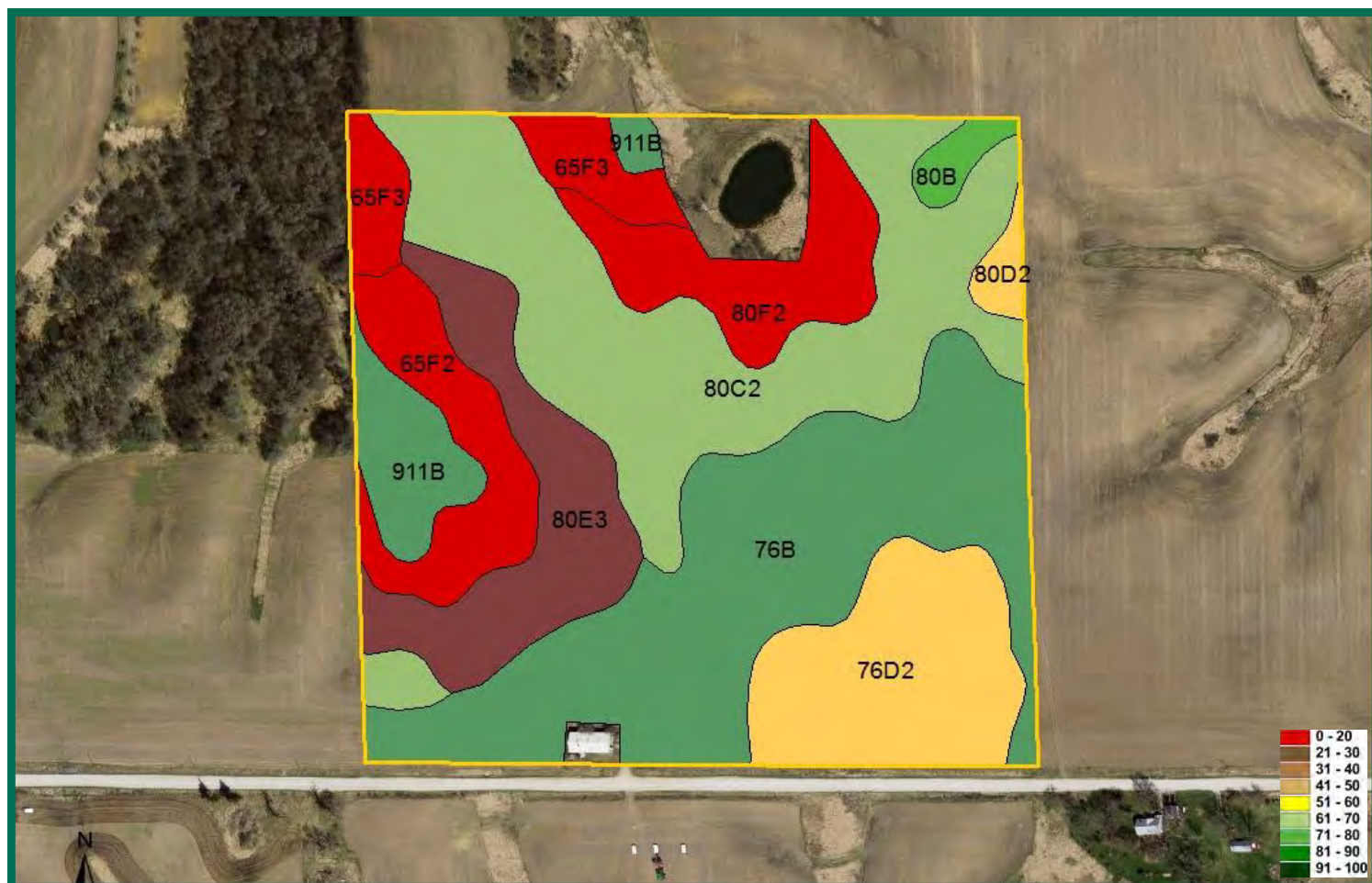
Aerial Photo: Parcel 2



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Soil Map: Parcel 2

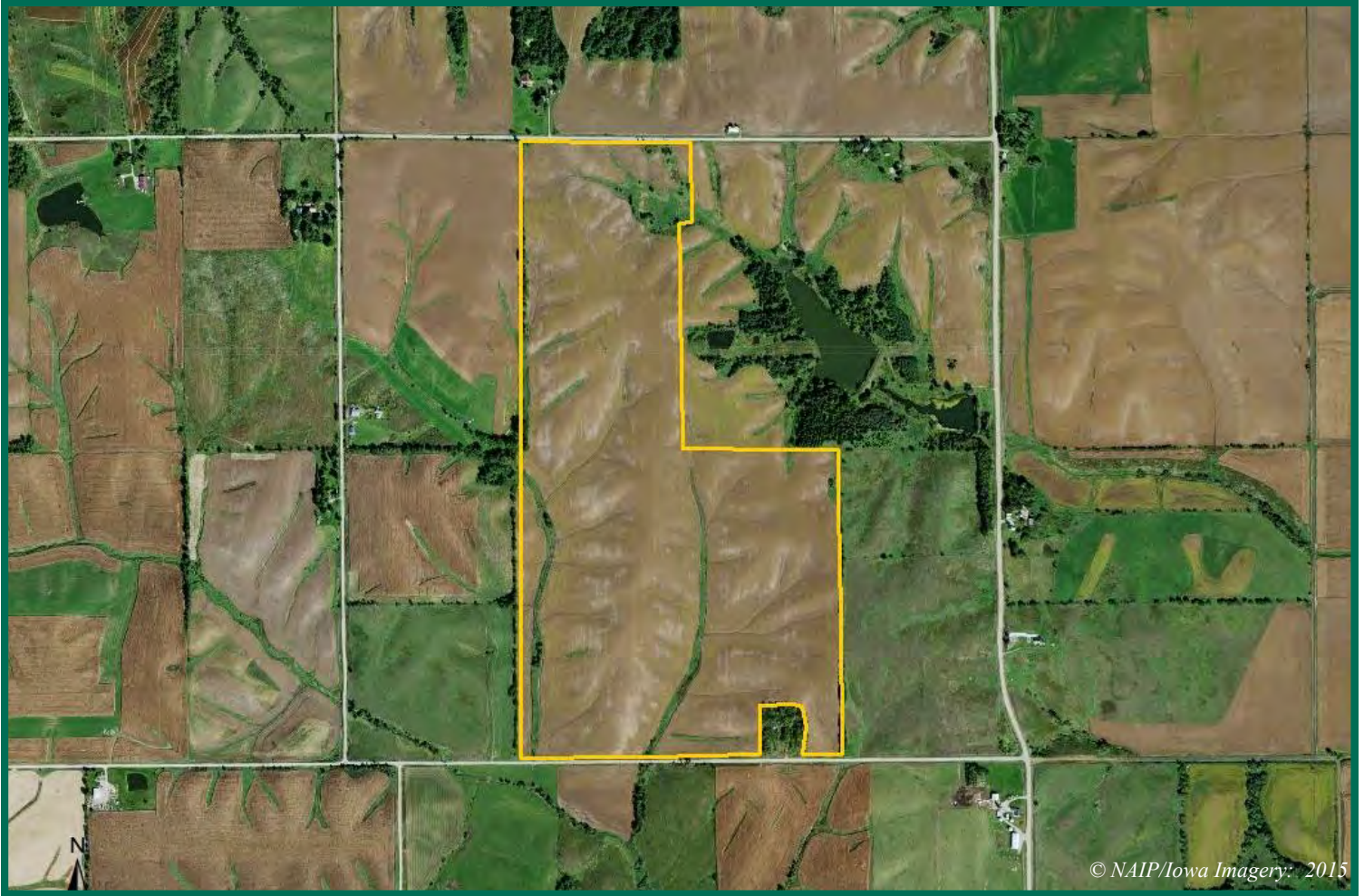


Measured Tillable Acres		38.3	Avg. CSR		55.3	Avg. CSR2		57.2
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
76B	Ladoga silt loam, 2 to 5 percent	85	86	26.9%	Ile	10.30		
80C2	Clinton silty clay loam, 5 to 9 percent	60	69	26.3%	IIle	10.07		
76D2	Ladoga silt loam, 9 to 14 percent	55	49	11.6%	IIle	4.43		
80E3	Clinton silty clay loam, 14 to 18	35	29	10.4%	IVe	3.98		
80F2	Clinton silty clay loam, 18 to 25	20	16	7.0%	VIle	2.67		
65F2	Lindley loam, 18 to 25 percent	8	10	6.8%	VIIle	2.60		
911B	Colo-Ely complex, 0 to 5 percent	68	83	4.5%	IIw	1.74		
65F3	Lindley clay loam, 18 to 25 percent	5	6	4.4%	VIIle	1.7		
80B	Clinton silt loam, 2 to 5 percent	80	80	1.1%	Ile	0.4		
80D2	Clinton silty clay loam, 9 to 14	50	46	1.0%	IIle	0.4		

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Aerial Photo: Parcel 3



Property Information Parcel 3 - 240 Acres, m/l Location

From Victor at I-80 Interchange: 5 miles south on County Road V38. Continue ½ mile west on 270th Street. The farm is located on the south side of the road.

Legal Description

That part of the E½ of the NW¼ and the E½ of the SW¼ and the W½ of the SE¼ of Section 31, Township 79 North, Range 12, West of the 5th P.M., Iowa County, Iowa

Possession

At closing, subject to the 2017 Cash Rent Lease.

Price & Terms

- \$1,236,000
- \$5,150/acre
- 10% down upon acceptance of offer; balance due in case at closing

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,986.00
Net Taxable Acres: 237.93
Tax per Net Taxable Acre: \$20.96

FSA Data

Farm Number 6921, Tracts 1132 & 1116
Crop Acres: 221.8
Corn Base: 215.7
Corn PLC Yield: 110 Bu.
Oat Base: 6.1
Oat PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Ladoga, Colo-Ely and Gara-Armstrong. See soil map for detail.

- **CSR2:** 53.0 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 48.8 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 52.44 per County Assessor, based on net taxable acres.

Comments

This is a good quality Iowa County farm located in a strong area!

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Aerial Photo: Parcel 3

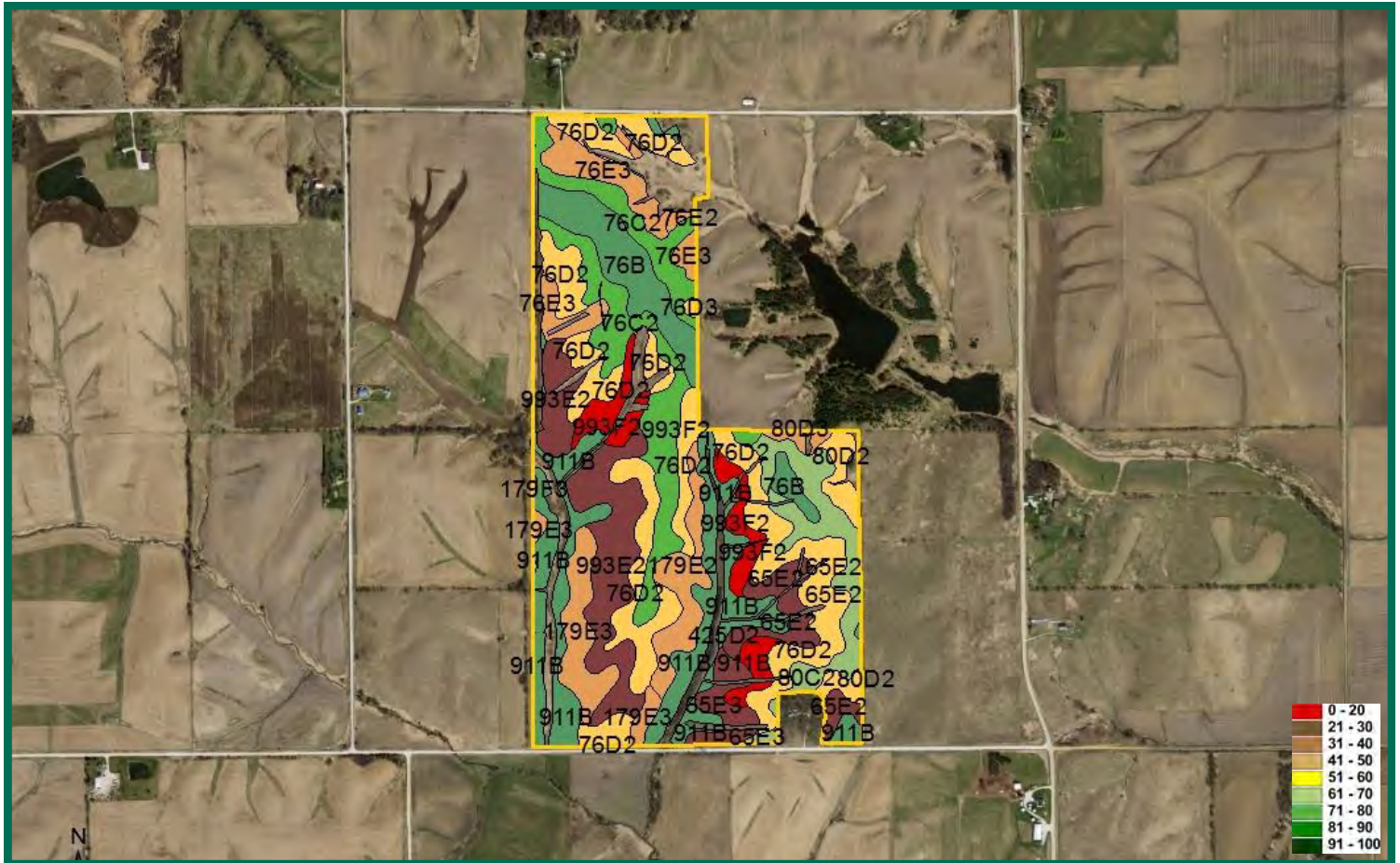


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Soil Map: Parcel 3



Measured Tillable Acres		212.4	Avg. CSR	48.8	Avg. CSR2	53.0	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
76D2	Ladoga silt loam, 9 to 14 percent	55	49	20.9%	IIIe	44.40	
911B	Colo-Ely complex, 0 to 5 percent	68	83	13.9%	IIw	29.51	
76C2	Ladoga silt loam, 5 to 9 percent	65	75	12.6%	IIIe	26.79	
993E2	Gara-Armstrong complex, 14 to 18	10	24	10.6%	VIe	22.42	
76B	Ladoga silt loam, 2 to 5 percent	85	86	7.4%	Ile	15.78	
80C2	Clinton silty clay loam, 5 to 9 percent	60	69	6.7%	IIIe	14.18	
76E3	Ladoga silty clay loam, 14 to 18	42	31	5.1%	VIe	10.86	
179E3	Gara clay loam, 14 to 18 percent	30	31	4.8%	VIe	10.2	
179E2	Gara loam, 14 to 18 percent slopes,	33	37	4.1%	VIe	8.6	
993F2	Gara-Armstrong complex, 18 to 25	5	15	3.8%	VIIe	8.1	
65E2	Lindley loam, 14 to 18 percent	28	30	3.4%	VIe	7.2	
65E3	Lindley clay loam, 14 to 18 percent	25	26	2.3%	VIIe	4.9	
80D2	Clinton silty clay loam, 9 to 14	50	46	2.2%	IIIe	4.7	
425D2	Keswick silty clay loam, 9 to 14	12	9	1.2%	IVe	2.7	
80D3	Clinton silty clay loam, 9 to 14	45	39	0.6%	IVe	1.2	
76E2	Ladoga silt loam, 14 to 18 percent	45	38	0.2%	IVe	0.4	
76D3	Ladoga silty clay loam, 9 to 14	50	46	0.2%	IVe	0.3	
179F3	Gara clay loam, 18 to 25 percent	10	11	0.1%	VIIe	0.1	
80F2	Clinton silty clay loam, 18 to 25	20	16	0.0%	VIe	0.0	

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Photos: 394 Acres, m/l, Iowa County, IA



Parcel 1



Parcel 2



Parcel 3

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