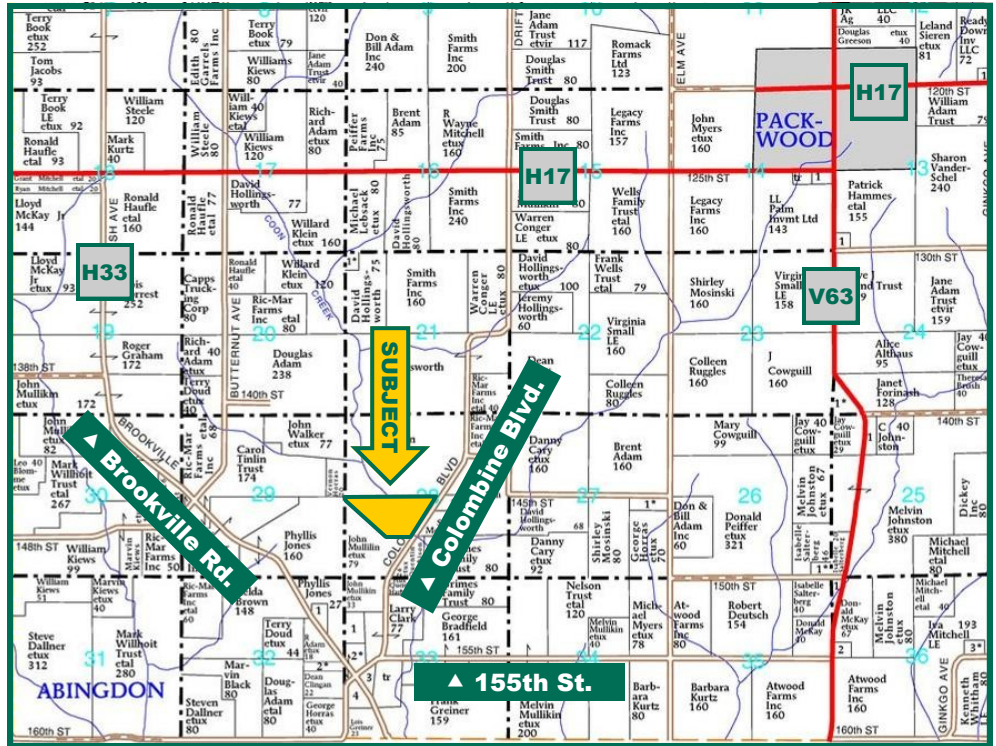


**54.5 Acres,
m/I, Jefferson
County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd.

Property Information

Location

2 ½ miles West and 2 miles South of Packwood, Iowa on Colombine Boulevard.

Legal Description

Fifteen acres, being a part of the NW ¼ SW ¼ Section 28, bounded as follows: Beginning at the NW corner of said 40 acres, thence E 80 rods, thence S 60 rods, thence in a NWly direction and on a direct line to the place of beginning, and the NE ¼ SW ¼ except 3 1/3 acres in the SE corner; and 4 acres out of the NW corner of the NW ¼ of SE ¼ Section 28, and being all of the land in the NW ¼ of the SE ¼ lying N and W of the public highway through and across the said NW ¼ of SE ¼ of Section 28, and all being in Section 28, Township 73 North, Range 11 West of the 5th P.M. containing 55 and 2/3 acres, all in Jefferson County, IA.

Price & Terms

PRICE REDUCED!

- ~~\$239,000~~ \$229,000
- \$4,201.83/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,042
Net Taxable Acres: 54.5
Tax per Net Taxable Acre: \$19.12

FSA Data

Farm Number 4067, Tract 3486
Crop Acres: 43.65
Corn Base: 10.52
Corn PLC Yield: 99 Bu.

CRP Contracts

Tract #3486 Field 6
Contract #2807B Total Acres 5.0
Practice CP-23 Rate \$234.80
Annual Pay \$1,174 Expires 9/30/2019

Tract #3486 Fields 1, 3
Contract # Total Acres 28.13
Practice CP-42 Rate \$290.04
Annual Pay \$8,159 Expires 9/30/2026

Soil Types/Productivity

Primary soils are Nodaway-Vesser-Ackmore complex and Gara clay loam. See soil map for detail.

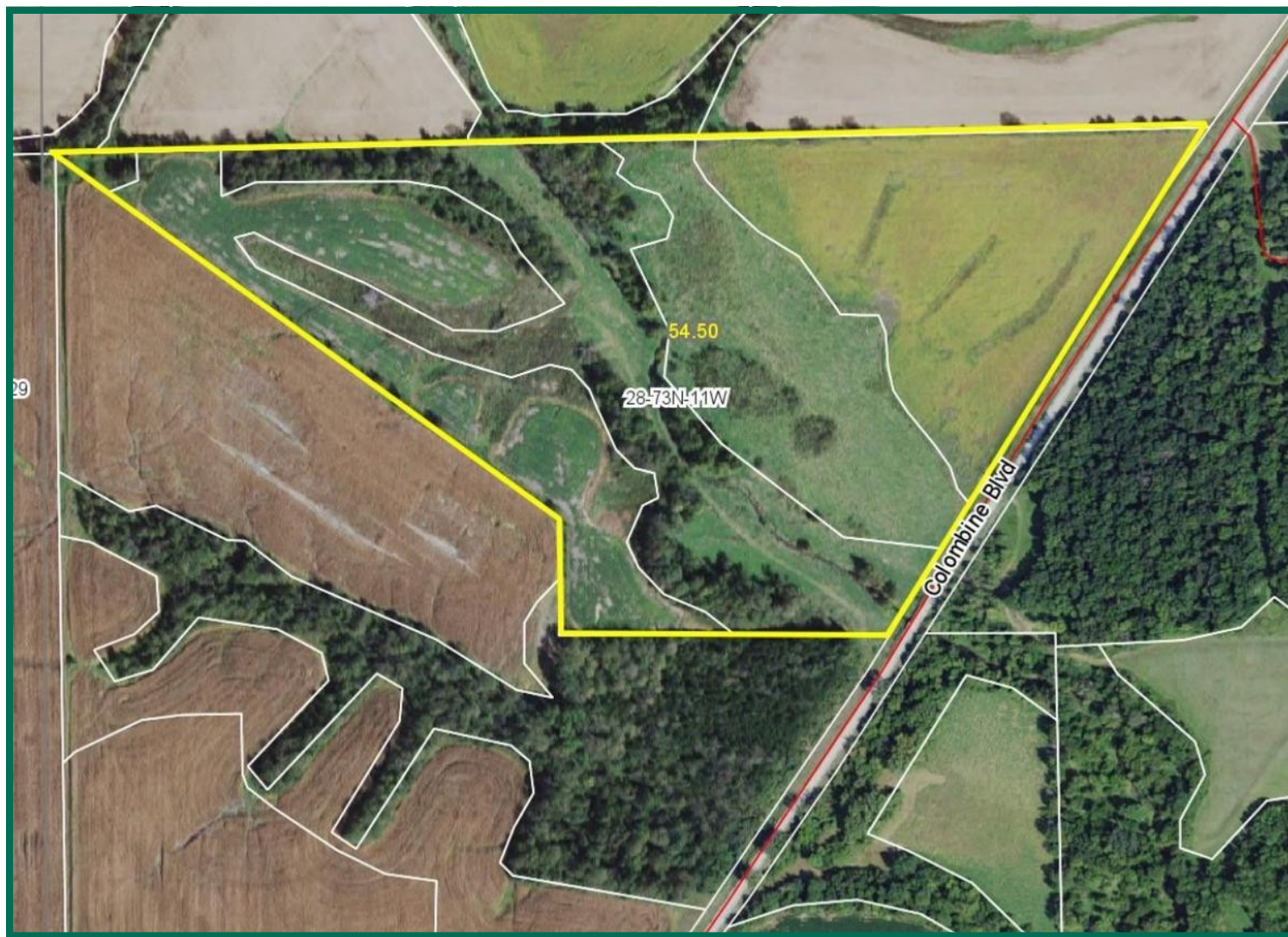
- **CSR2:** 68.7 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 67.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 51.52 per County Assessor, based on net taxable acres.

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Aerial Photo



Land Description

Typical undulating farm for the area.

Comments

Excellent wildlife habitat.

Buildings/Improvements

None

Drainage

Northeast 14 acres pattern tiled on 60' centers. See tile map for detail.

Water & Well Information

None

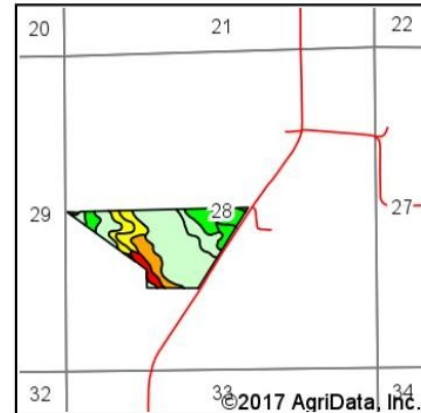
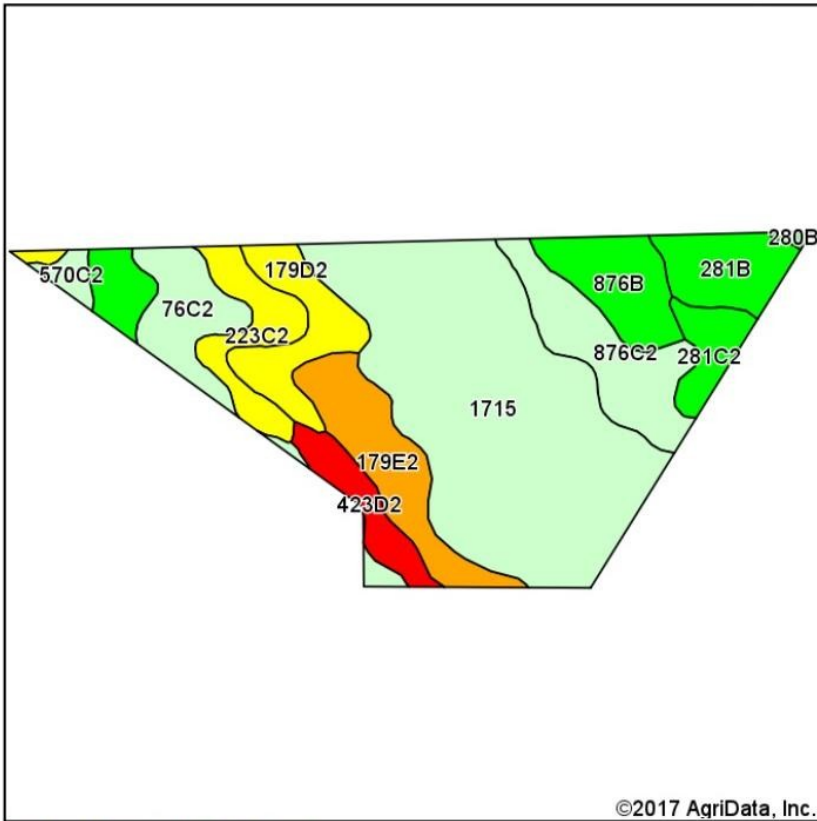
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map—Entire Property



State: **Iowa**
 County: **Jefferson**
 Location: **28-73N-11W**
 Township: **Polk**
 Acres: **54.5**
 Date: **3/14/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	22.52	41.3%		IIw	74	80
876C2	Ladoga silty clay loam, terrace, 5 to 9 percent slopes, eroded	4.75	8.7%		IIIe	77	65
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	4.72	8.7%		VIe	33	33
281B	Otley silty clay loam, 2 to 5 percent slopes	4.33	7.9%		Ile	91	90
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	3.72	6.8%		IIIe	75	65
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	3.46	6.3%		IVe	45	43
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	3.35	6.1%		Ile	86	85
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.12	5.7%		IVw	45	22
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.06	3.8%		IVe	7	13
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	1.71	3.1%		IIIe	82	70
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.62	1.1%		IIIe	70	67
280B	Mahaska silty clay loam, 2 to 5 percent slopes	0.14	0.3%		Ile	89	90
Weighted Average						67.1	66.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

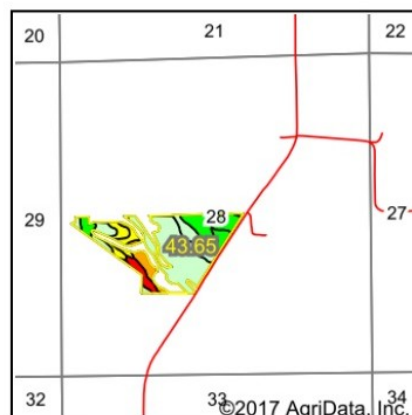
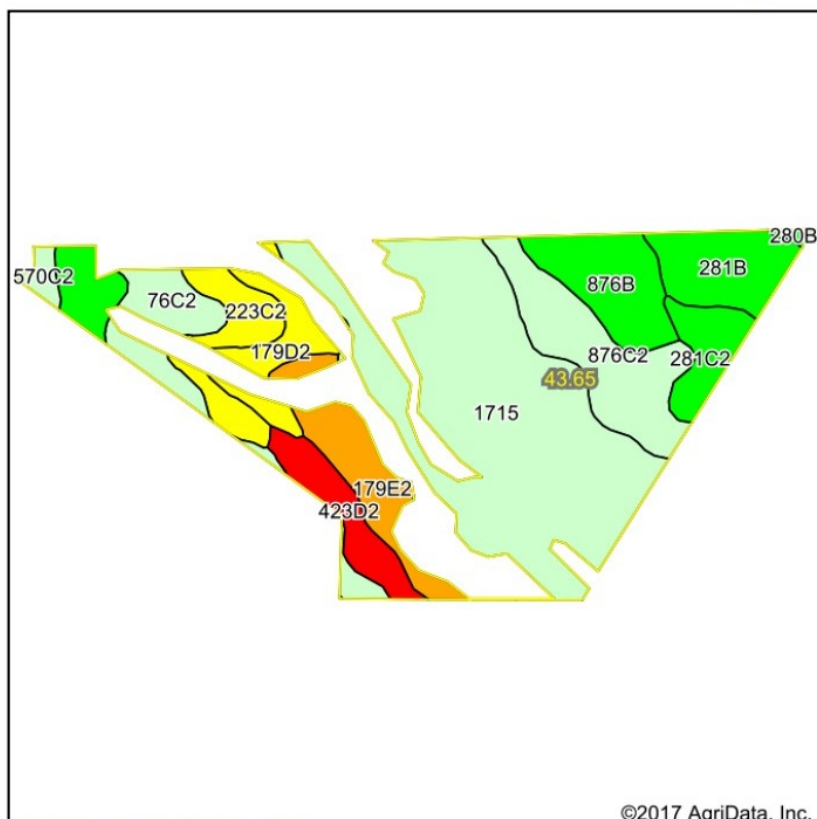
Soils data provided by USDA and NRCS.

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Soil Map– Tillable Only



State: **Iowa**
 County: **Jefferson**
 Location: **28-73N-11W**
 Township: **Polk**
 Acres: **43.65**
 Date: **9/8/2017**



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

Area Symbol: IA101. Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	17.34	39.7%		IIw	74	80
876C2	Ladoga silty clay loam, terrace, 5 to 9 percent slopes, eroded	4.73	10.8%		IIIe	77	65
281B	Otley silty clay loam, 2 to 5 percent slopes	4.17	9.6%		Ile	91	90
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	3.27	7.5%		Ile	86	85
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	2.80	6.4%		VIe	33	33
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	2.79	6.4%		IIIe	75	65
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.33	5.3%		IVw	45	22
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.07	4.7%		IVe	7	13
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	1.83	4.2%		IVe	45	43
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	1.74	4.0%		IIIe	82	70
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.45	1.0%		IIIe	70	67
280B	Mahaska silty clay loam, 2 to 5 percent slopes	0.13	0.3%		Ile	89	90
Weighted Average						68.7	67.4

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

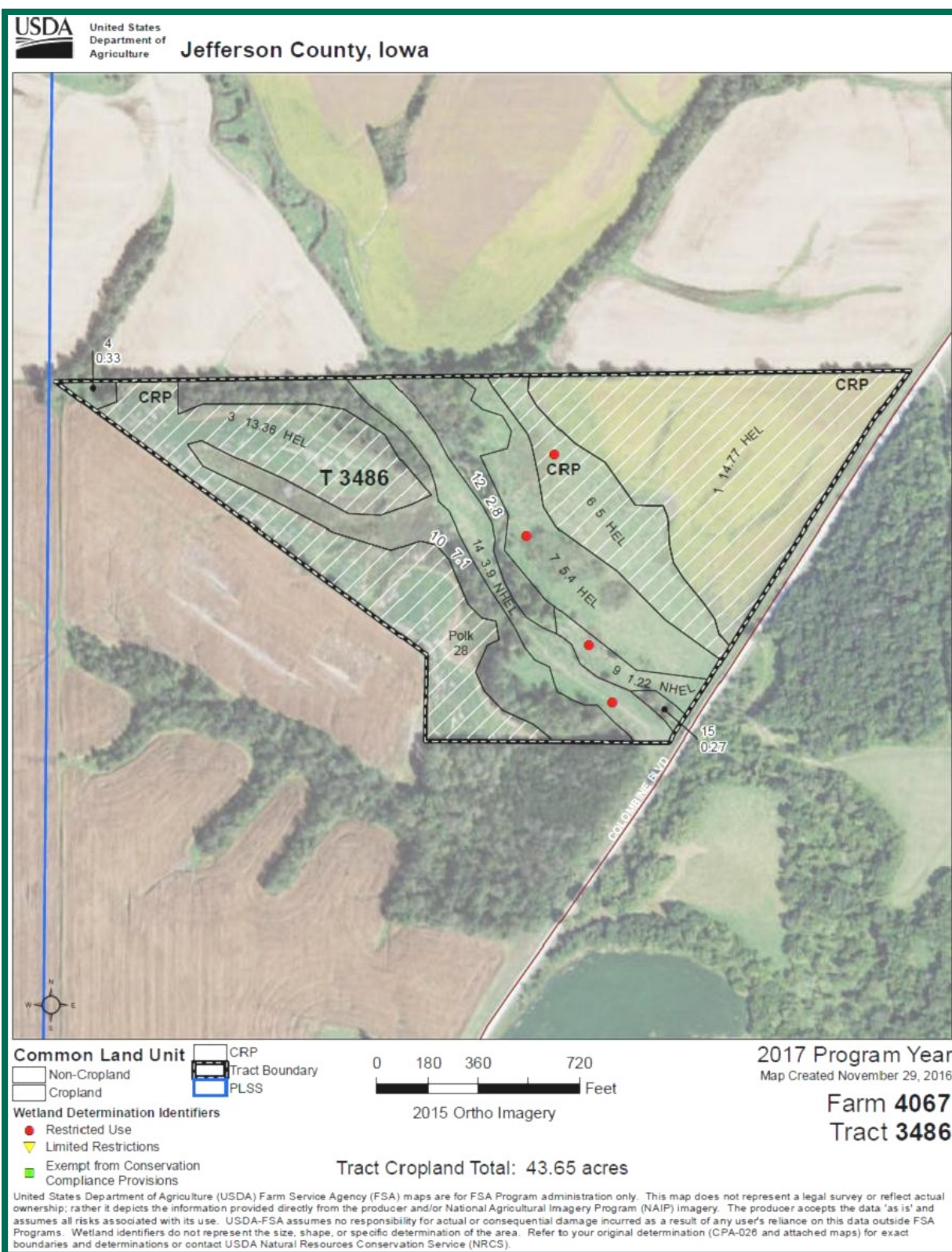
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Soils data provided by USDA and NRCS.

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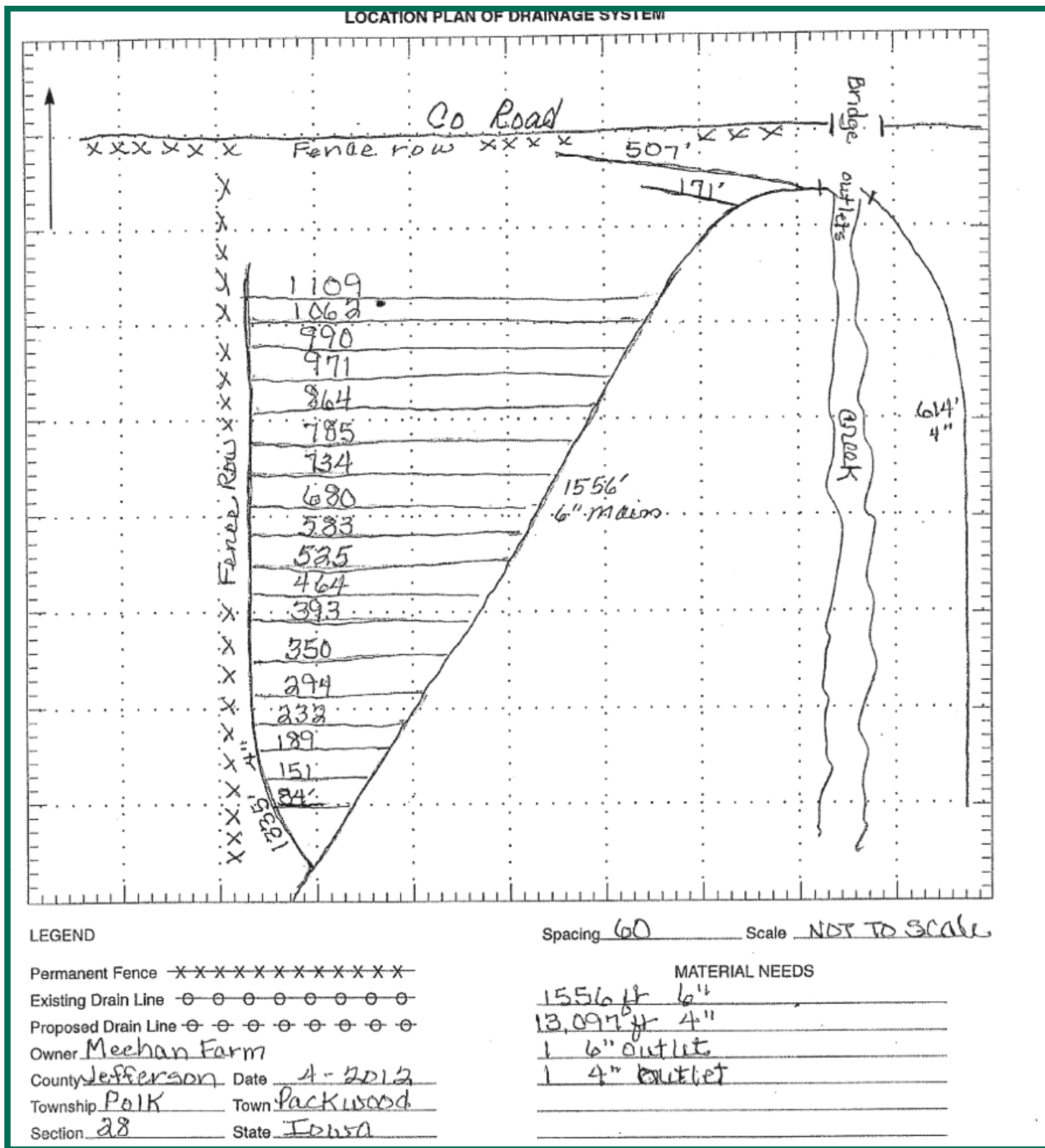


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Tile Map



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