



84.64 Acres m/l, Lee County, IA Bryn Ayr Farm, Ltd.

56.2 CSR2 - Located southeast of Wever, Iowa

Property Information

Location

From Wever: From the Intersection of Hwy 61 and Green Bay Road - 4 miles east on Green Bay Road.

Legal Description

Auditor's Parcel 'D' being a part of SW ¼ of Section 14, Township 68 North, Range 3 West of the 5th P.M., Lee County, Iowa. (Abbreviated legal).

Price & Terms

Price Reduced!

- ~~\$440,128~~ — \$414,736
- ~~\$5,200/acre~~ — \$4,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2017 Lease.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017: \$1,470.00*
Net Taxable Acres: 80.76
Tax per Net Taxable Acre: \$18.20
**Taxes are estimated based on survey. County Assessor will determine final taxes.*

FSA Data

Part of Farm Number 1895, Tract 2175
Crop Acres: 80.76*
Corn Base: 41.1*
Corn PLC Yield: 128 Bu.
Bean Base: 39.6*
Bean PLC Yield: 26 Bu.
**This farm is part of a larger FSA farm. Acres and Bases are estimated. Local FSA office will determine final Acres and Bases.*

Soil Types/Productivity

Primary soils are Sparta, Watkins and Vesser. See soil map for detail.
• **CSR2:** 56.2 per 2017 AgriData, Inc., based on FSA crop acres.
• **CSR:** 57.3 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Level.

Buildings/Improvements

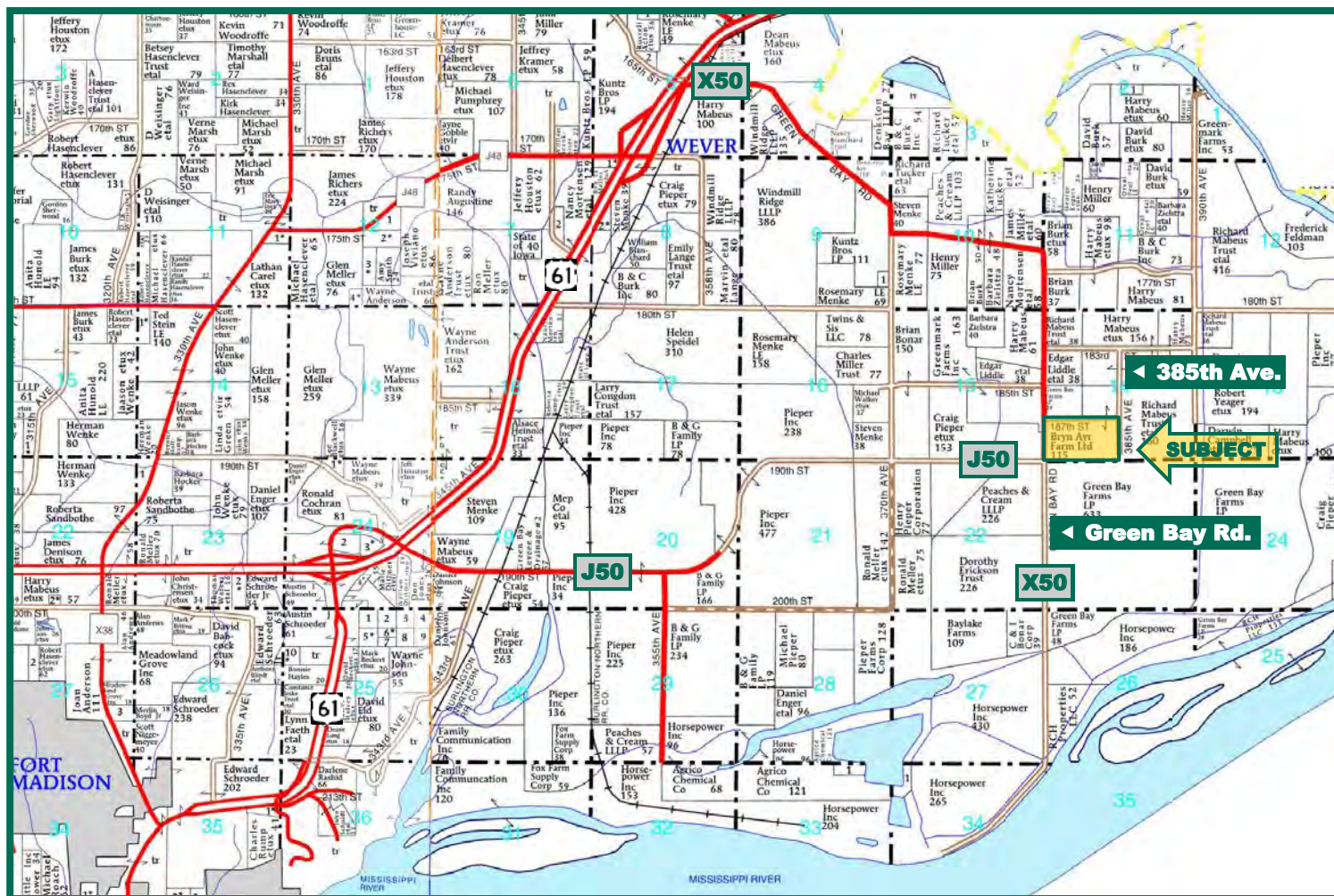
None.

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

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Plat Map



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Drainage & Assessments

Natural drainage; the farm is located in the Green Bay Levee and Drainage District No. 2.

There is a Special Drainage Bond on this farm. The amount payable in 2017 is \$375.00*. This bond will be paid in full in 2025. Drainage Assessment amount payable in 2017 is \$680.00*.

*All amounts are estimated based on survey. The county will determine final payable amounts.

Water & Well Information

None.

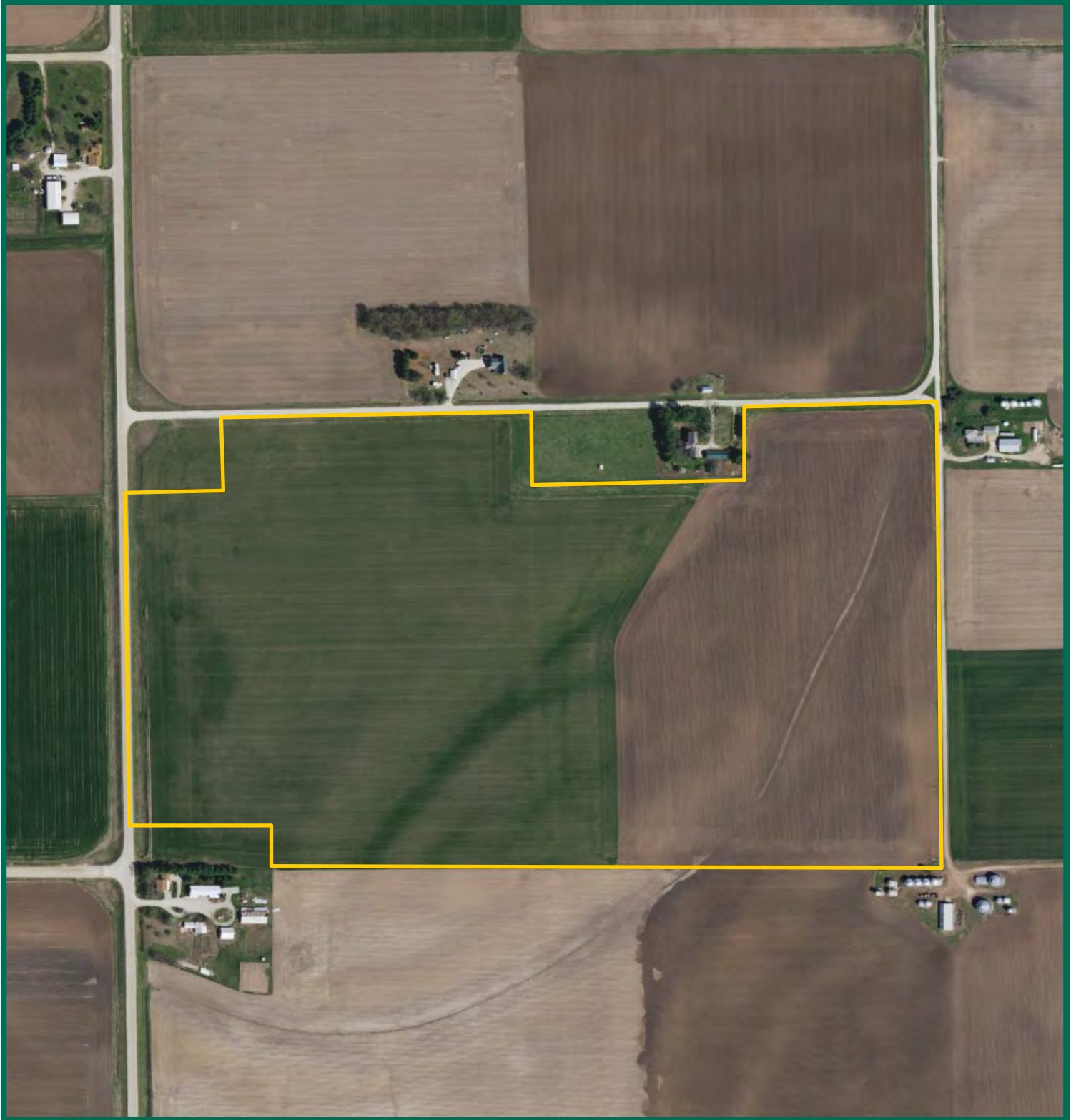
Comments

A nice tillable and good laying farm.

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Aerial Photo



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Soil Map



State: Iowa
 County: Lee
 Location: 14-68N-3W
 Township: Green Bay
 Acres: 80.76
 Date: 7/12/2017



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA111, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
140	Sparta loamy sand, thick surface, 0 to 2 percent slopes	21.77	27.0%		IVs	Ile	42	43
41B	Sparta loamy sand, 2 to 7 percent slopes	12.57	15.6%		IVs	Ile	33	40
687	Watkins silt loam, 1 to 3 percent slopes	12.37	15.3%		I		90	85
51	Vesser silt loam, 0 to 2 percent slopes	11.53	14.3%		IIw		74	70
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	9.04	11.2%		IIIe		50	55
177	Saude loam, 0 to 2 percent slopes	6.94	8.6%		IIs		60	63
175	Dickinson fine sandy loam, 0 to 2 percent slopes	5.78	7.2%		IIIs		56	60
587	Chequest silty clay loam, 0 to 2 percent slopes	0.76	0.9%		IIw		66	65
Weighted Average							56.2	57.3

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Google Earth Photos: 84.64 Acres m/l, Lee County, IA



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