



189.68 Acres, m/l, Franklin County, IA

Attractive mixture of farmland and wildlife habitat 4 miles northwest of Aredale, IA

Property Information

Location

From Aredale: 2 miles west on C23, then north 2 miles on Yarrow Ave. Property is on the northeast corner of the intersection of Yarrow Avenue and 230th Street.

Legal Description

Parcel B located W of the creek, S1/2, Section 13, T93N, R19W of the 5th P.M., West Fork Township. Exact legal per Abstract of Title.

Price & Terms

- \$934,174
- \$4,925/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at closing subject to the current tenant's rights.

Real Estate Tax

Taxes Payable 2017 - 2018: \$3,344.00
Net Taxable Acres: 189.68
Tax per Net Taxable Acre: \$17.63

FSA Data

Farm Number 6283, Tract 6521
Crop Acres: 172.53
Corn Base: 86.9
Corn PLC Yield: 131 Bu.
Bean Base: 85.6
Bean PLC Yield: 36 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Marshan, Sparta, Hoopston and Lawler. See soil map for detail.

- **CSR2:** 54.5 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Natural drainage.

Water & Well Information

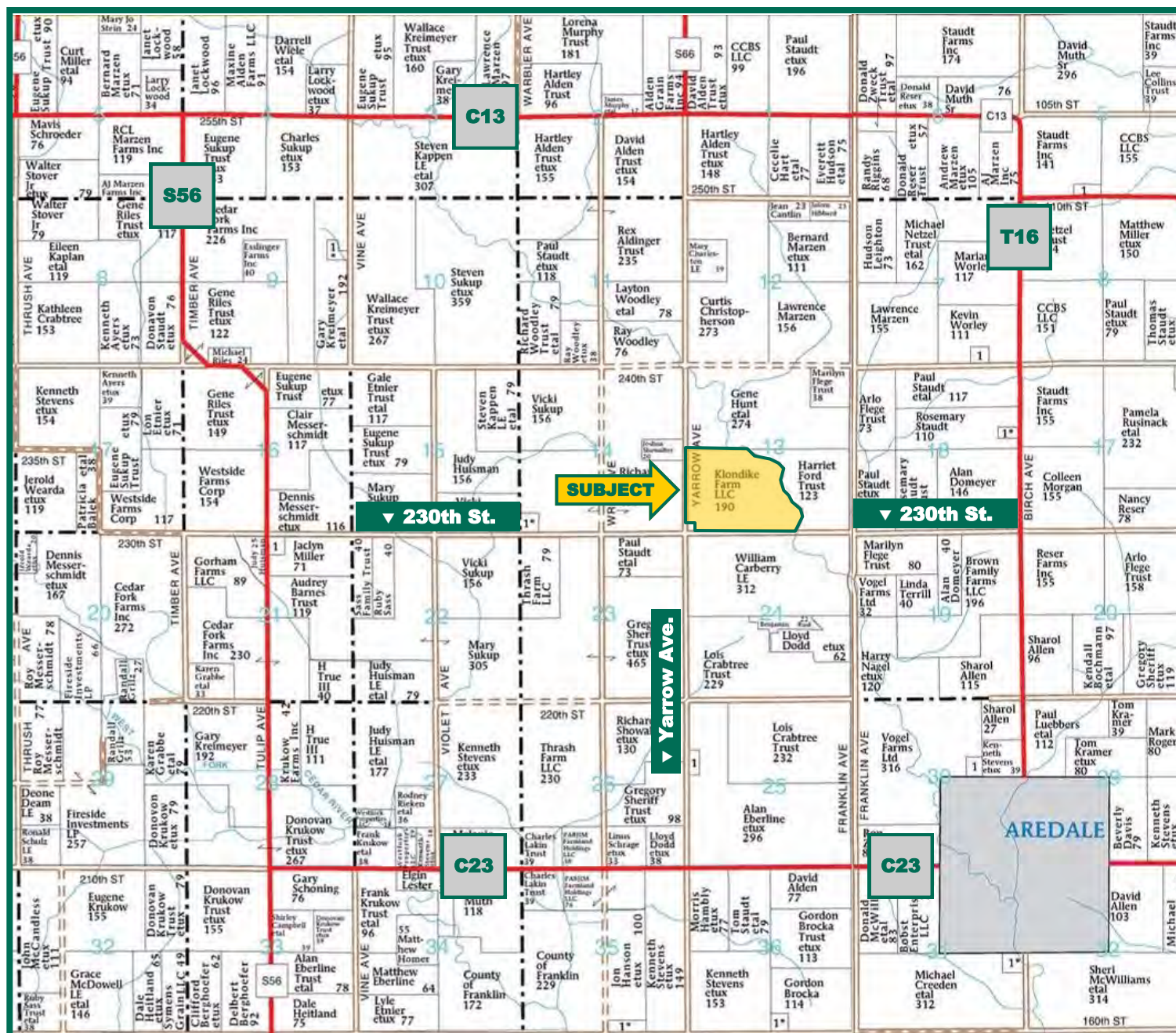
None known.

Comments

Attractive mixture of farmland and wildlife habitat.

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.

Plat Map

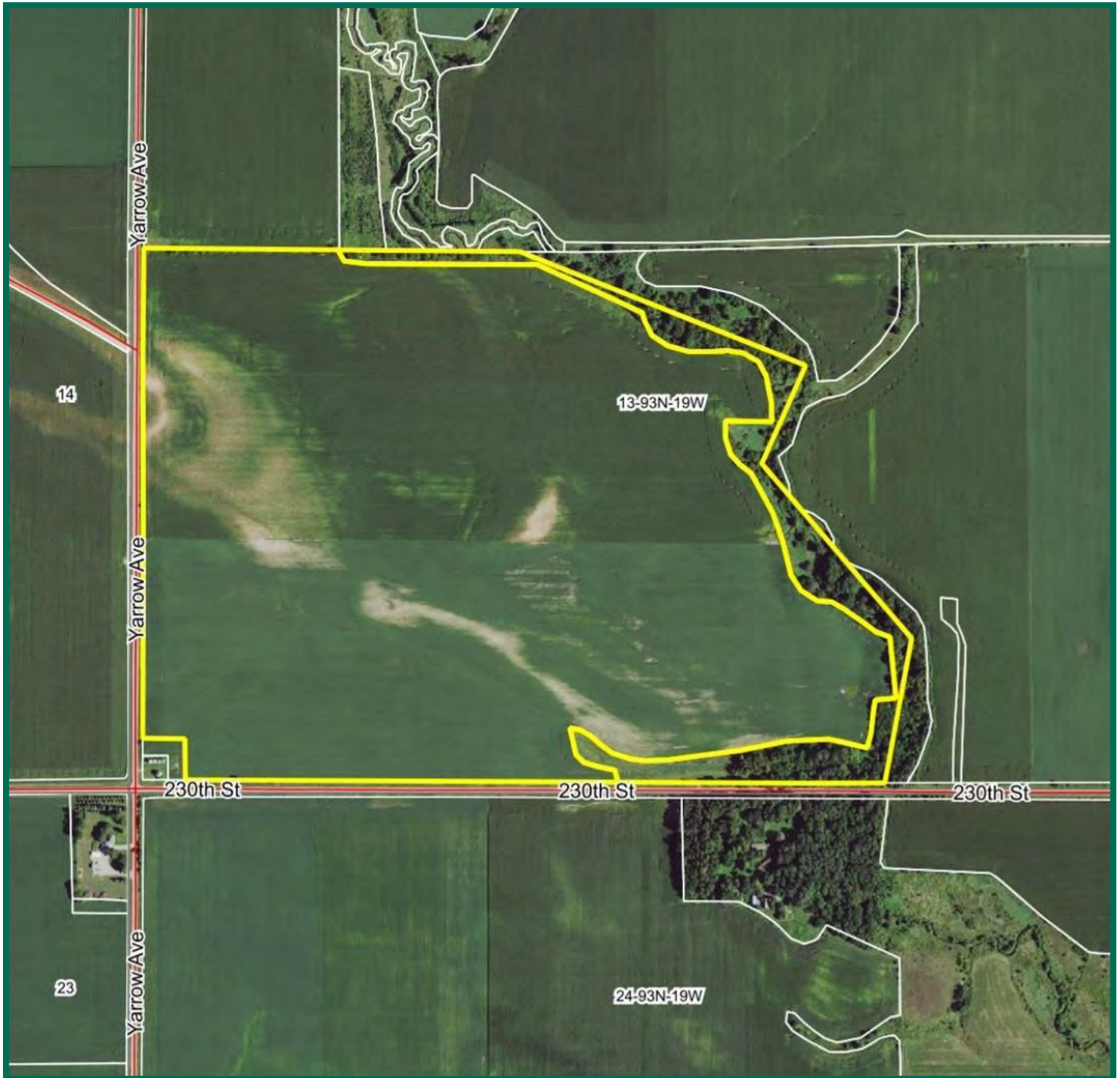


Map reproduced with permission of Farm & Home Publishers, Ltd.

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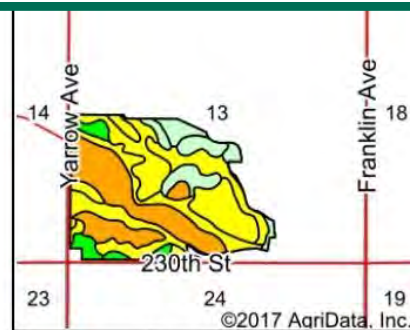
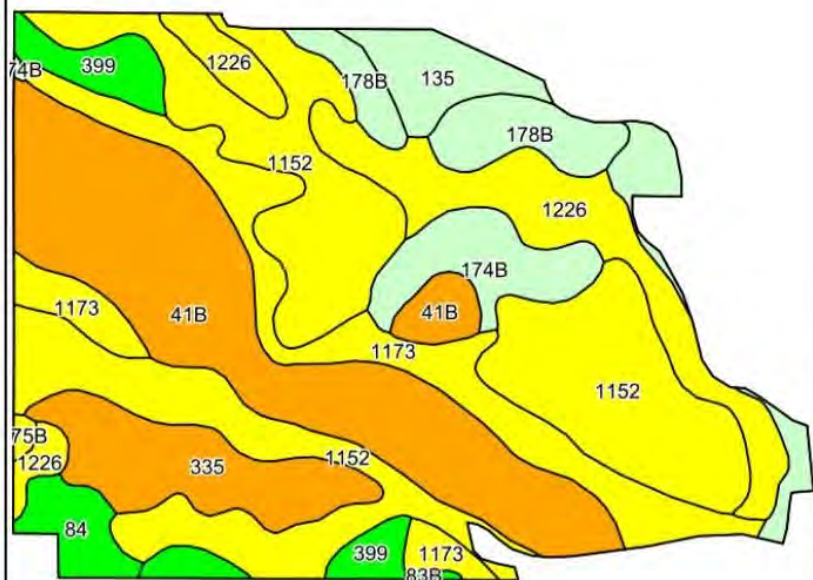
Aerial Photo



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Soil Map



State: Iowa
County: Franklin
Location: 13-93N-19W
Township: West Fork
Acres: 172.53
Date: 10/12/2017



Soils data provided by USDA and NRCS.

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Area Symbol: IA069, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	51.75	30.0%		IIw		54	68
41B	Sparta loamy fine sand, 2 to 5 percent slopes	37.44	21.7%		IVs	IIe	39	36
1173	Hoopeston variant sandy loam, 1 to 3 percent slopes	19.95	11.6%		IIw		56	65
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	17.86	10.4%		IIs		59	72
335	Harcot loam, 0 to 2 percent slopes	11.22	6.5%		IIw		38	50
135	Coland clay loam, 0 to 2 percent slopes	8.99	5.2%		IIw		74	80
178B	Waukee loam, 2 to 5 percent slopes	7.60	4.4%		IIs		64	74
174B	Bolan loam, 2 to 5 percent slopes	7.12	4.1%		IIs		64	62
399	Readlyn loam, 1 to 3 percent slopes	6.39	3.7%		Iw		91	90
84	Clyde silty clay loam, 0 to 3 percent slopes	3.60	2.1%		IIw		88	75
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.40	0.2%		IIIe		51	55
83B	Kenyon loam, 2 to 5 percent slopes	0.21	0.1%		IIe		90	85
Weighted Average							54.5	61.5

**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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Photos



Looking northeast from near the southwest corner of the farm.

Looking east from the northwest corner of the farm.

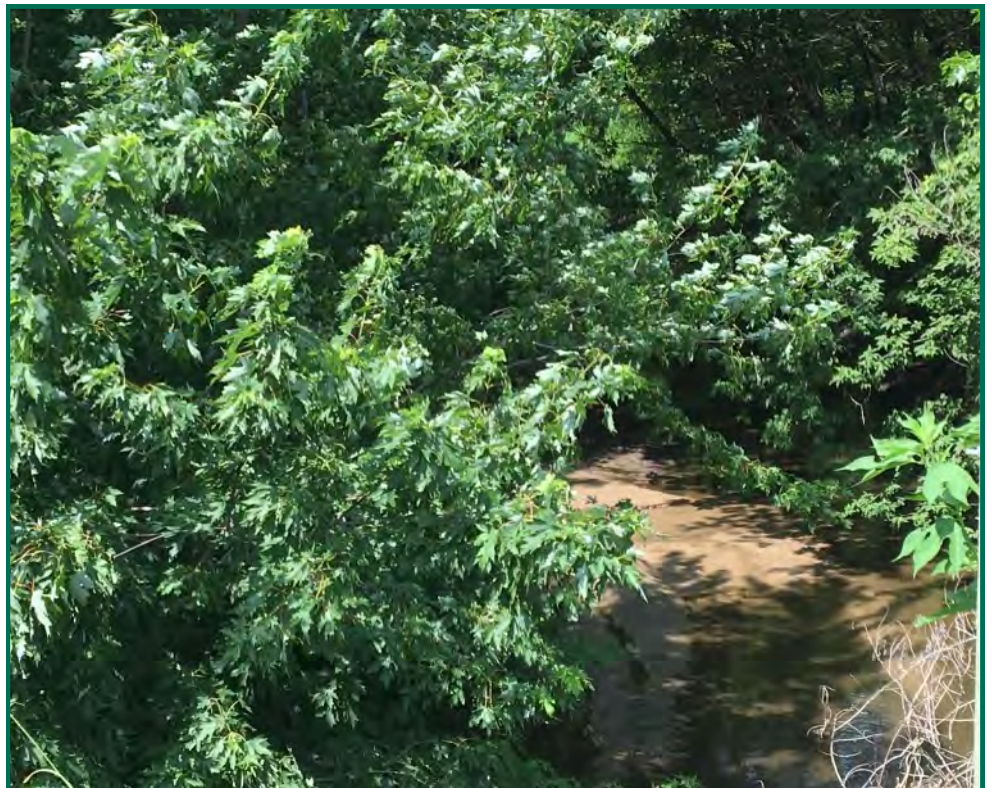


Photos



Looking north northeast from the south side of the farm.

Creek and trees at the southeast corner of the farm.



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