



200 Acres, m/l, Floyd County, IA

Attractive mixture of farmland, CRP and timber 7 miles northeast of Floyd, IA

Property Information

Location

From B33 east of Floyd: 2.5 miles north on Rustic Ave., 0.25 miles east on 130th Street, 1.5 miles north on Shadow Ave. Property driveway is on the west side of Shadow Ave. From Hwy 218 north of Floyd: 3 miles east on 110th Street, 0.25 miles south on Shadow Ave. From T64 northwest of Colwell: 2 miles west on 110th Street, 0.25 miles south on Shadow Ave.

Legal Description

E1/2 SW1/4; S1/2 NE1/4; SE1/4 NW1/4; Section 25, T97N, R16W of the 5th P.M.

Price & Terms

- \$1,025,000
- \$5,125/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to the existing cash rent lease that expires 2/28/2018.

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,490
Net Taxable Acres: 115.64
Tax per Net Taxable Acre: \$21.53

FSA Data

Farm Number 51, Tract 1342
Crop Acres: 55.21
Corn Base: 55.21
Corn PLC Yield: 122 Bu.
Bean Base: -0-
Bean PLC Yield: -0- Bu.

CRP Contracts

There are 20.6 acres of CRP enrolled at \$230.40 per acre for a total annual payment of \$4,746. This contract expires 9/30/2022.

There are 33.76 acres of CRP enrolled at \$300.00 per acre for a total annual payment of \$10,128. This contract expires 9/30/2032.

Soil Types/Productivity

Primary soils are Floyd, Wapsie and Bassett loam. See soil map for detail.

- **CSR2:** 77.7 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 64.45 per County Assessor, based on net taxable acres. (Entire property)

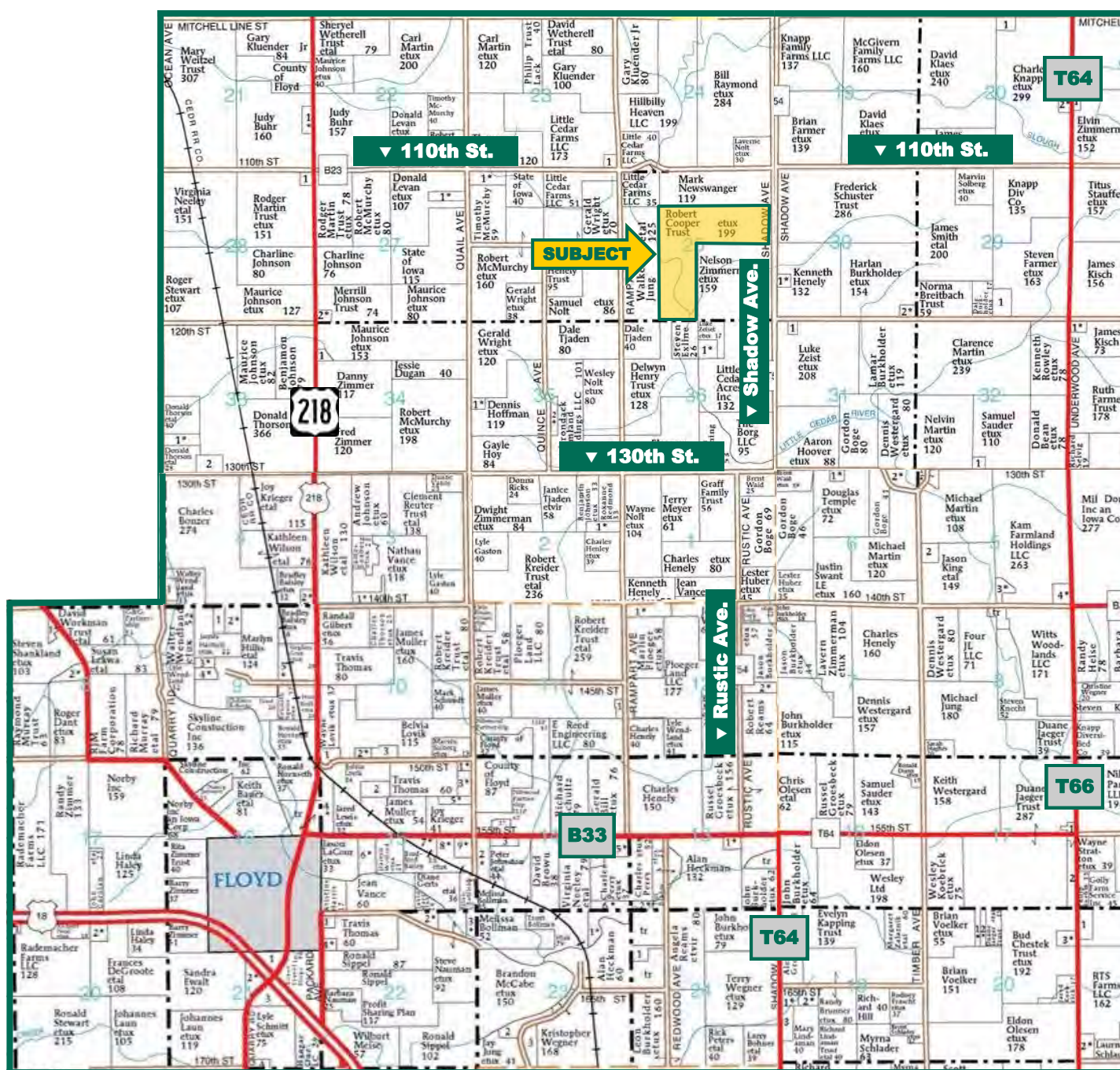
Land Description

Level to gently rolling.

Drainage

Tiled. Tile maps available upon request.

Plat Map



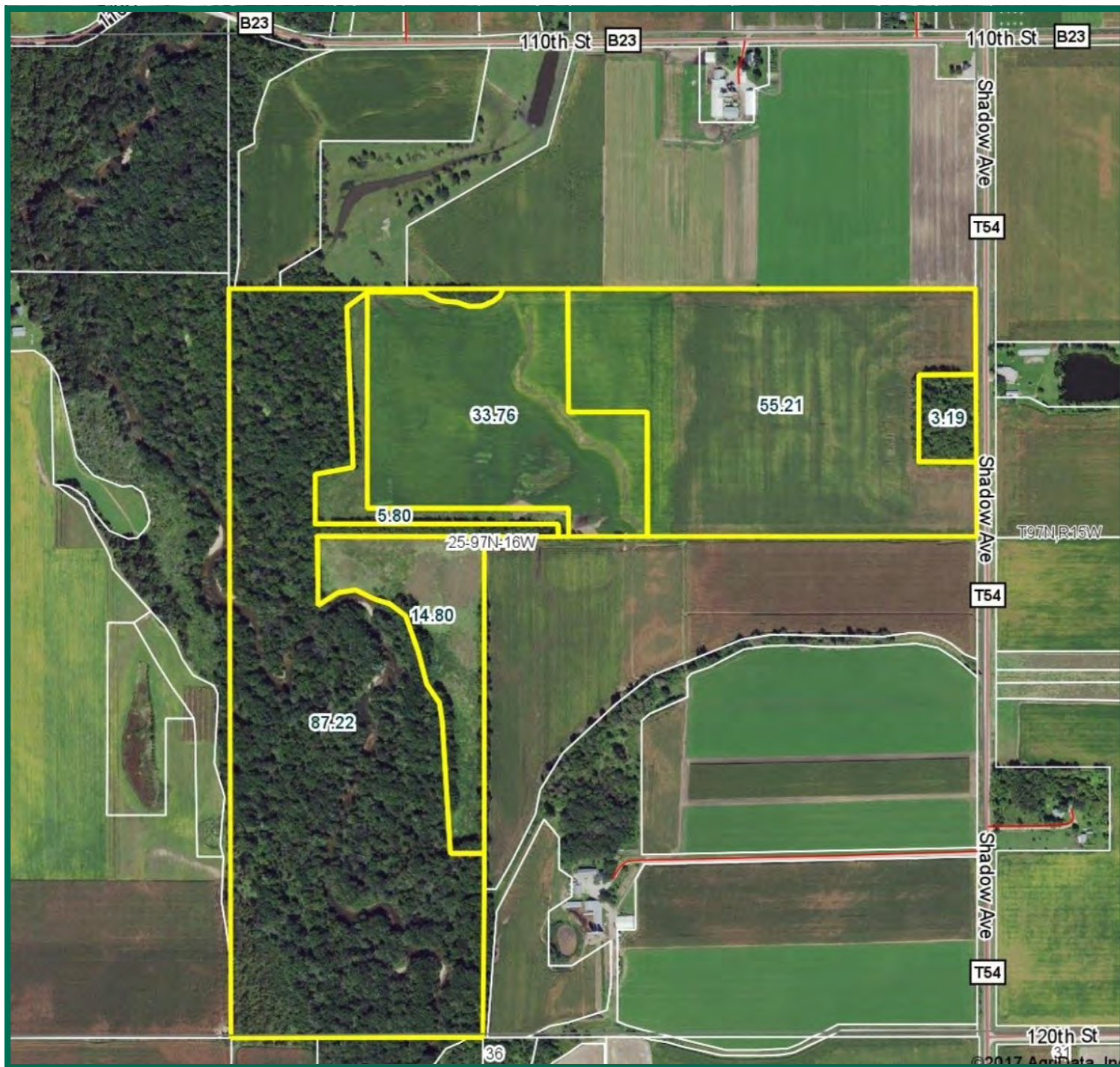
Map reproduced with permission of Farm & Home Publishers, Ltd.

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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Aerial Photo



Water & Well Information

None known.

hunting with abundant cover and water provided by the Little Cedar River.

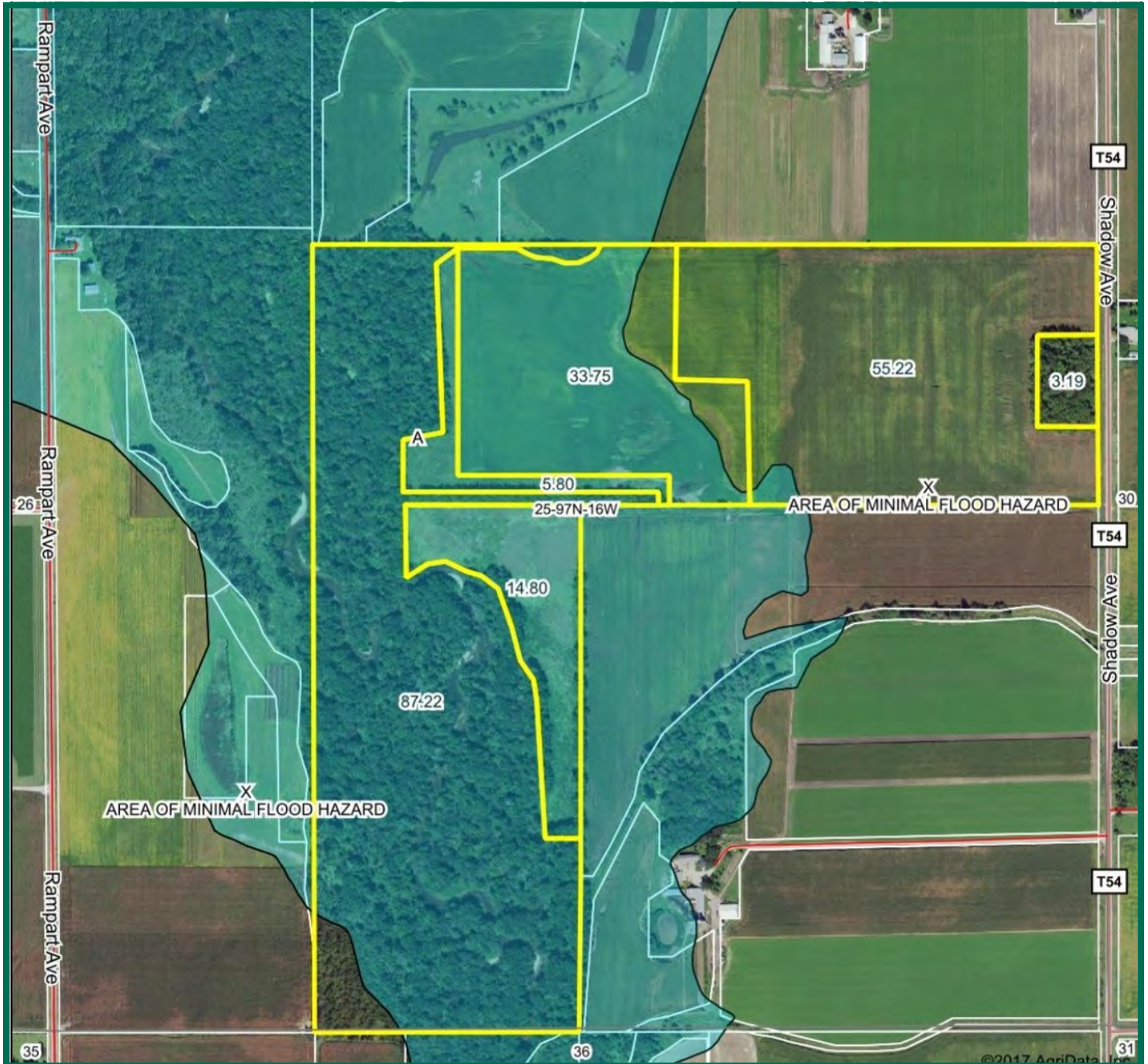
Comments

Productive farmland plus timber with potential for future lumber and hardwood log income. Excellent habitat for wildlife

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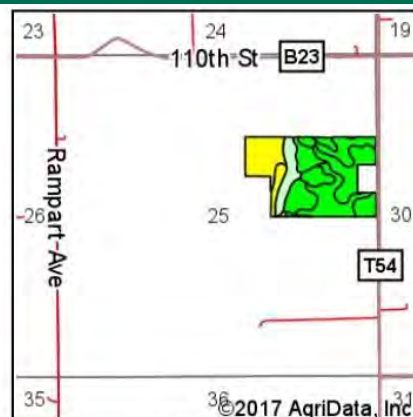
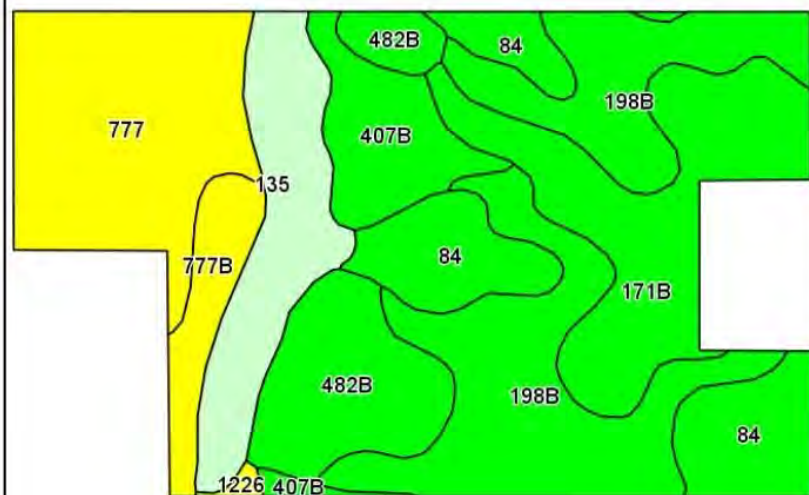
FEMA Map



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Soil Map



State: Iowa
 County: Floyd
 Location: 25-97N-16W
 Township: Cedar
 Acres: 55.21
 Date: 7/28/2017



Area Symbol: IA067. Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
198B	Floyd loam, 1 to 4 percent slopes	13.76	24.9%		IIw	89	74
777	Wapsie loam, 0 to 2 percent slopes	9.09	16.5%		IIs	51	58
171B	Bassett loam, 2 to 5 percent slopes	8.45	15.3%		Ile	85	79
84	Clyde silty clay loam, 0 to 3 percent slopes	6.63	12.0%		IIw	88	77
482B	Racine loam, 2 to 5 percent slopes	5.63	10.2%		Ile	84	79
135	Coland clay loam, 0 to 2 percent slopes	5.56	10.1%		IIw	74	80
407B	Schley silt loam, 1 to 4 percent slopes	3.63	6.6%		IIw	81	69
777B	Wapsie loam, 2 to 5 percent slopes	2.29	4.1%		Ile	48	53
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.17	0.3%		IIs	59	71
Weighted Average						77.7	72.4

**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: 200 Acres, m/l, Floyd County, IA



Looking northwest from the southeast corner of the S1/2 NE 1/4, Section 25.



Looking east from near the west side at current CRP, future CRP (planted to soybeans this year) and timber.



Looking southeast from near the west side at CRP, timber and the river.

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Looking south from east of the northwest corner of the E 1/2 SW 1/4, Section 25.



Looking north from south of the south side of the E 1/2 SW 1/4, Section 25.

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