



80 Acres, Buchanan County, IA

Carson Family Trust Farm

68.8 CSR2 - Located 2 miles northeast of Walker, IA

Property Information

Location

From Walker: Two miles east on Walker Road (D62) and two miles north on Fairchild Road (Fairchild Road turns into Ringold Avenue after entering into Buchanan County).

Legal Description

The N ½ of the NW ¼ of Section 35, Township 87 North, Range 8 West of the 5th P.M., Buchanan County, Iowa.

Price & Terms

Price Reduced!

- ~~\$478,000~~ \$444,000
- ~~\$5,975/acre~~ \$5,550/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Seller

Carson Family Trust

Possession

At closing, subject to the 2017 Cash Rent Lease.

Real Estate Tax

Taxes Payable in 2017 - 2018: \$1,874.00
Net Taxable Acres: 76.62 Acres
Tax per Net. Tax. Ac.: \$24.46

FSA Data

Farm Number: 7095
Tract Number: 182
Crop Acres: 68.4
Corn Base: 57.60
Corn PLC Yield: 113 Bu.
Bean Base: .40 Acres
Bean PLC Yield: 32 Bu.

Soil Types / Productivity

Primary soils are Schley, Clyde-Floyd and Marshan. See soil map for detail.

- **CSR2:** 68.8 per AgriData Inc. 2017, based on FSA crop acres.

Land Description

This property is considered as gently rolling.

Comments

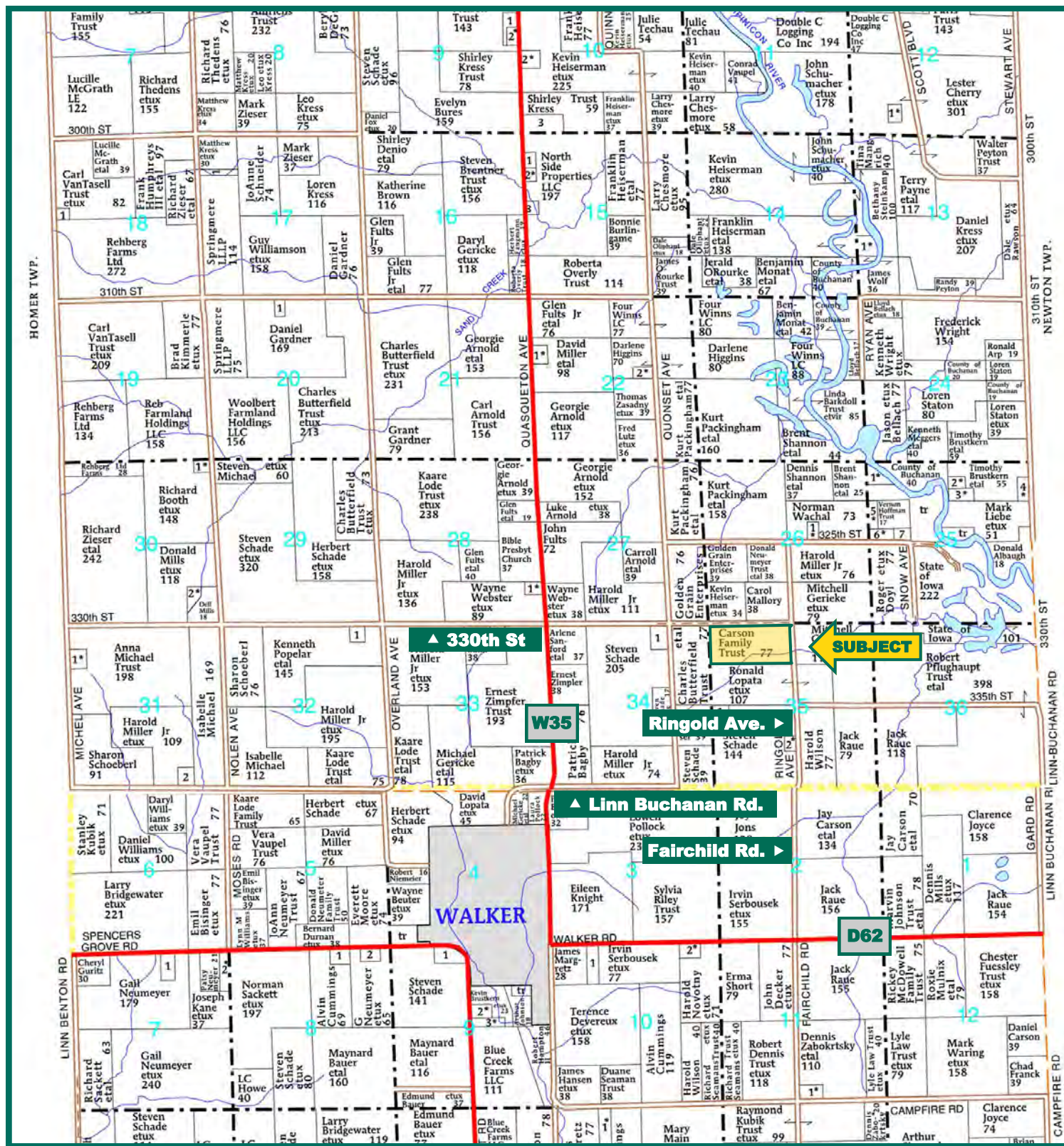
This is a nice Buchanan County farm located in a strong area!

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: Cono Township, Buchanan County, IA



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Aerial Photo



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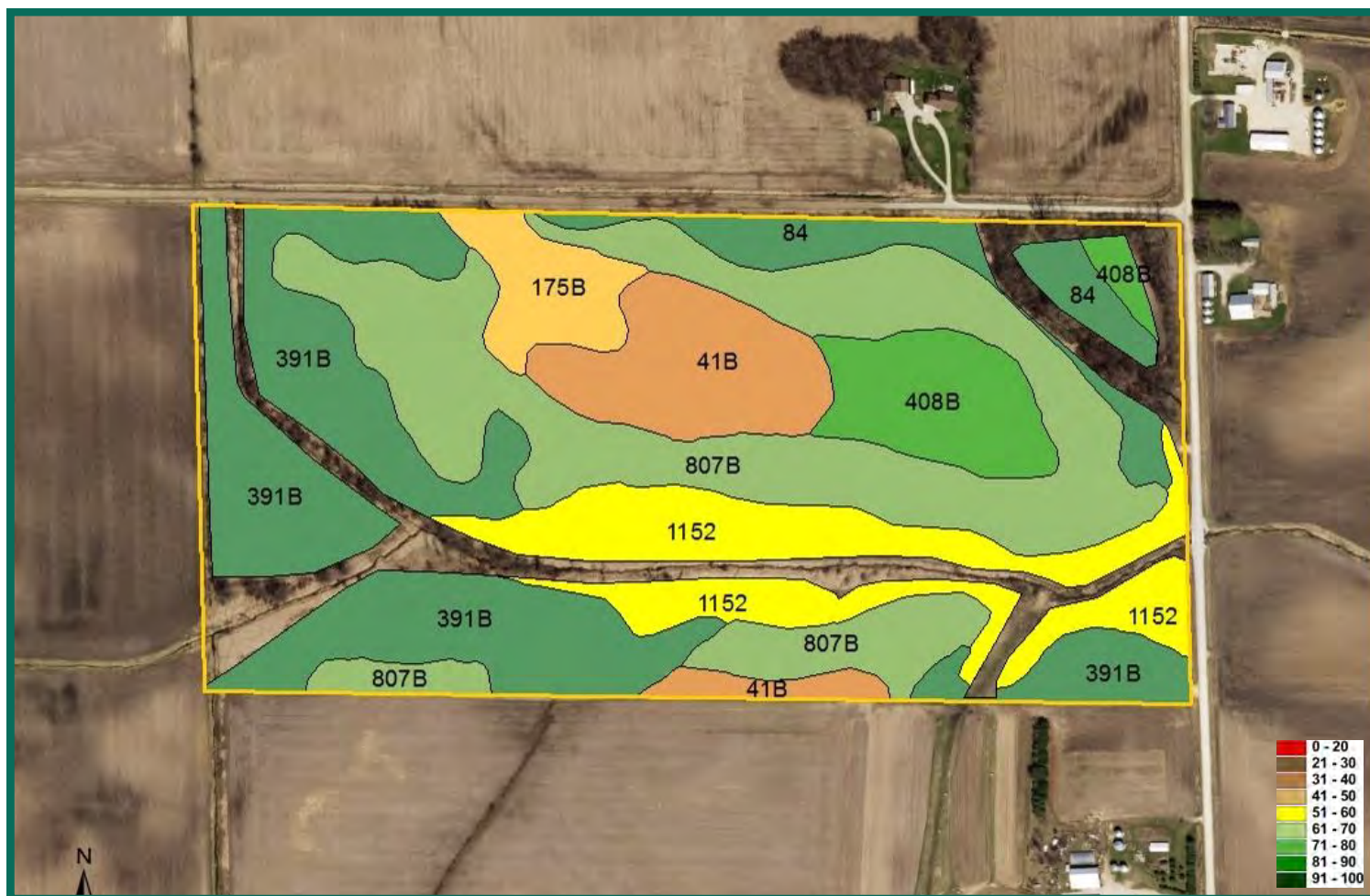


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Soil Map



Measured Tillable Acres		68.4	Avg. CSR		61.9	Avg. CSR2		68.8
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
807B	Schley variant sandy loam, 1 to 4	50	66	31.3%	llw	21.37		
391B	Clyde-Floyd complex, 1 to 4 percent	76	87	27.8%	llw	18.99		
1152	Marshan clay loam, 0 to 2 percent	68	55	14.3%	llw	9.80		
41B	Sparta loamy fine sand, 2 to 5	40	37	9.3%	IVs	6.37		
408B	Olin fine sandy loam, 2 to 5 percent	67	74	7.0%	lle	4.80		
84	Clyde clay loam, 0 to 3 percent	76	88	6.1%	llw	4.19		

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Assessor's Aerial & Photo



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