



Property Information Parcel 1 - 160 Acres, m/l

Location

From Grafton, IA: 1 mile south on S62, 2 miles west on 380th St.

From Mason City, IA: From intersection of Hwy 122 and S56 east of NIACC, 12 miles north on S56 and a half mile east on 380th St.

Legal Description

Part N 1/2, Section 17, Township 98 North, Range 19 West of the 5th P.M., Worth County, Iowa.

Price & Terms

- \$1,610,000
- \$10,063/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,536.00

Net Taxable Acres: 159.50

Tax per Net Taxable Acre: \$28.44

FSA Data

Part of Farm Number 6664, Tract #8579

Crop Acres: 160.59

Corn Base: 94.62 Ac.

Corn PLC Yield: 161 Bu.

Bean Base: 62.97 Ac.

Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Maxfield, Kenyon, and Clyde. See soil map for detail.

- **CSR2:** 90.8 per 2017 AgriData, Inc., based on FSA crop acres.

Yield History (Bu./Ac.)

Year	Corn	Beans
2015	-	59
2016	203	-
2017	-	60

Yield information is reported by owner & crop insurance.

Land Description

Level to slightly sloping.

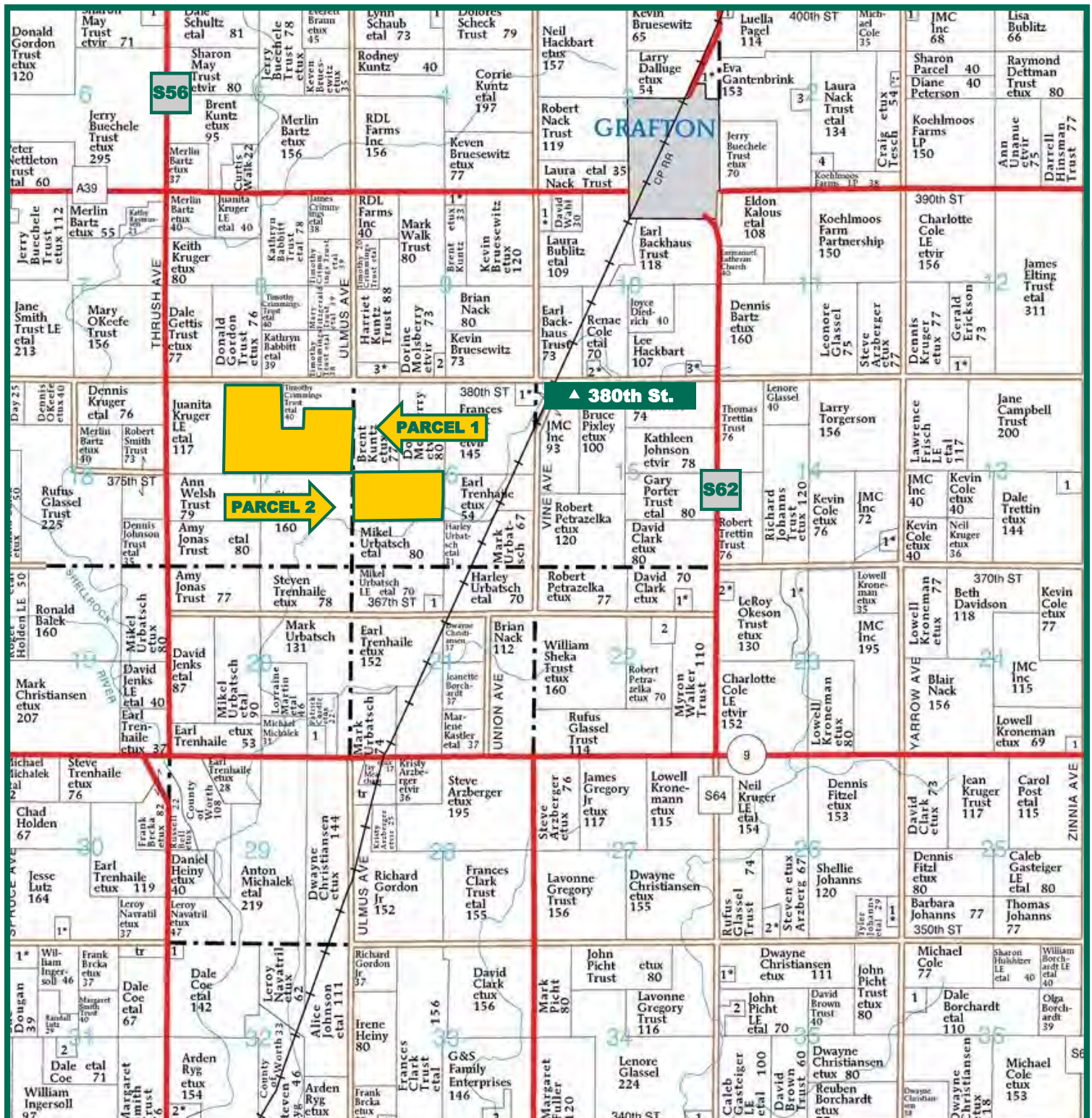
Drainage

Pattern tiled on 35' and 70' centers. Tile maps available upon request.

Seller Leaseback Option

Seller is willing to custom operate or has offered to cash rent the property for up to three years at a 3% return after Real Estate Taxes. Buyer to reimburse Seller \$12,714.90 at closing for plow-down fertilizer if there is not a leaseback.

Plat Map: Worth County



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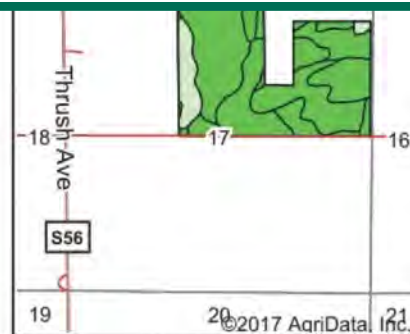
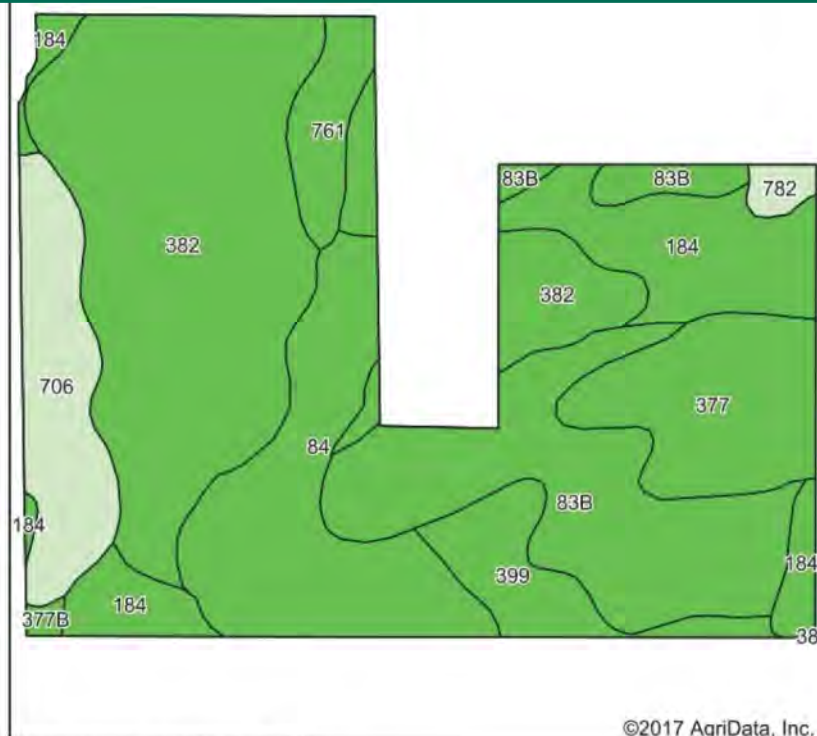
Aerial Photo: Parcel 1



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Soil Map: Parcel 1



State: **Iowa**
 County: **Worth**
 Location: **17-98N-19W**
 Township: **Union**
 Acres: **160.59**
 Date: **12/1/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
382	Maxfield silty clay loam, 0 to 2 percent slopes	52.37	32.6%		IIw	94	86
83B	Kenyon loam, 2 to 5 percent slopes	27.98	17.4%		Ile	90	83
84	Clyde silty clay loam, 0 to 3 percent slopes	21.57	13.4%		IIw	88	80
184	Klinger silty clay loam, 1 to 4 percent slopes	18.44	11.5%		Iw	95	93
377	Dinsdale silt loam, 0 to 2 percent slopes	13.96	8.7%		I	100	93
706	Cerlin silt loam, 0 to 2 percent slopes	12.40	7.7%		IIw	72	67
399	Readlyn loam, 1 to 3 percent slopes	7.26	4.5%		Iw	91	88
761	Franklin silt loam, 1 to 3 percent slopes	4.85	3.0%		Iw	85	90
782	Donnan silt loam, 0 to 2 percent slopes	1.27	0.8%		IIw	67	55
377B	Dinsdale silt loam, 2 to 5 percent slopes	0.49	0.3%		Ile	95	88
Weighted Average						90.8	84.6

**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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Property Information Parcel 2 - 80 Acres, m/l

Location

From Grafton, IA: 1 mile south on S62, 2 miles west on 380th St.

From Mason City, IA: From intersection of Hwy 122 and S56 east of NIACC, 12 miles north on S56 and a half mile east on 380th St.

Legal Description

N 1/2 SW1/4, Section 16, Township 98 North, Range 19 West of the 5th P.M. Worth County, Iowa.

Price & Terms

- \$620,000
- \$7,750 / acre
- 10% down upon acceptance of offer; balance due in case at closing

Possession

At closing.

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,706
Net Taxable Acres: 71.03
Tax per Net Taxable Acre: \$24.01
Tax Exempt Acres: 8.97

FSA Data

Part of Farm Number 6664 Tract #8579
Crop Acres: 71.16
Corn Base: 41.93 Ac.
Corn PLC Yield: 161 Bu.
Bean Base: 27.91 Ac.
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Clyde, Kensett, Canisteo. See soil map for detail.
• **CSR2:** 77.9 per 2017 AgriData, Inc., based on FSA crop acres.

Yield History (Bu./Ac.)

Year	Corn	Beans
2015	-	59
2016	198	-
2017		55

Yield information is reported by owner & crop insurance.

Land Description

Level to slightly sloping.

Drainage

Pattern tiled on 20', 35', and 70' centers. Tile Maps available upon request.

Access Easements

There are two easements in place to provide access either from Parcel 1 or from 380th St.

Seller Leaseback Option

Seller is willing to custom operate or has offered to cash rent the property for up to three years at a 3% return after Real Estate Taxes. Buyer to reimburse Seller \$5,712.49 for plow-down fertilizer if there is not a leaseback.

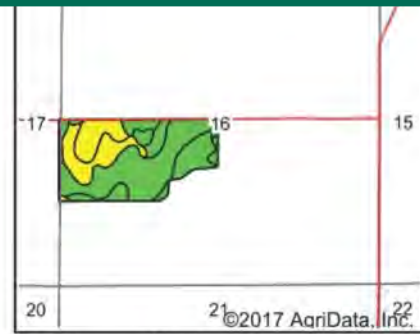
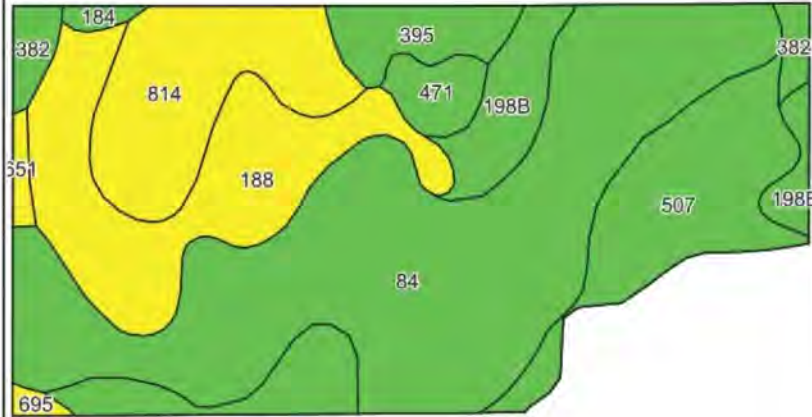
Aerial Photo: Parcel 2



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Soil Map: Parcel 2



State: Iowa
 County: Worth
 Location: 16-98N-19W
 Township: Union
 Acres: 71.16
 Date: 12/1/2017



Area Symbol: IA195, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
84	Clyde silty clay loam, 0 to 3 percent slopes	29.56	41.5%		IIw	88	80
188	Kensett silt loam, 0 to 2 percent slopes, rarely flooded	11.57	16.3%		IIIs	58	63
507	Canisteo clay loam, 0 to 2 percent slopes	11.10	15.6%		IIw	84	78
814	Rockton loam, 0 to 2 percent slopes	8.16	11.5%		IIIs	49	
198B	Floyd loam, 1 to 4 percent slopes	3.90	5.5%		IIw	89	
395	Marquis loam, 0 to 3 percent slope	2.53	3.6%		IIe	96	
471	Oran loam, 1 to 3 percent slopes	1.59	2.2%		Iw	81	83
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.57	2.2%		IIw	94	86
651	Faxon silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.48	0.7%		IIIw	47	57
184	Klinger silty clay loam, 1 to 4 percent slopes	0.39	0.5%		Iw	95	93
695	Tilfer silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.31	0.4%		IIIw	47	52
Weighted Average						77.9	*-

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Photo: Combined Parcels



Property Information Combined Parcels - 240 Acres, m/I

Location

From Grafton, IA: 1 mile south on S62,
2 miles west on 380th St.

From Mason City, IA: From intersection
of Hwy 122 and S56 east of NIACC, 12
miles north on S56 and a half mile east on
380th St.

Legal Description

N 1/2 SW1/4, Section 16; and Part N 1/2,
Section 17, all in Township 98 North,
Range 19 West of the 5th P.M. Worth
County, Iowa.

Price & Terms

- \$2,230,000.00
- \$9,291.67 /acre
- 10% down upon acceptance of offer;
balance due in case at closing

Possession

At closing.

Real Estate Tax

Taxes Payable 2017 - 2018: \$6242.00
Net Taxable Acres: 230.53
Tax per Net Taxable Acre: \$27.08
Tax Exempt Acres: 8.97

FSA Data

Farm Number 6664 Tract #8579
Crop Acres: 231.75
Corn Base: 136.55 Ac.
Corn PLC Yield: 161 Bu.
Bean Base: 90.88 Ac.
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Clyde, Kensett, Can-
isteo, Kenyon, Maxfield. See soil map
for detail.

- **CSR2:** 86.8 per 2017 AgriData, Inc.,
based on FSA crop acres.

Yield History (Bu./Ac.)

Year	Corn	Beans
2015	-	59
2016	201	-
2017		58

Yield information is reported by
owner & crop insurance.

Land Description

Level to slightly sloping.

Drainage

Pattern tiled on 20', 35', and 70' cen-
ters. Tile Maps available upon re-
quest.

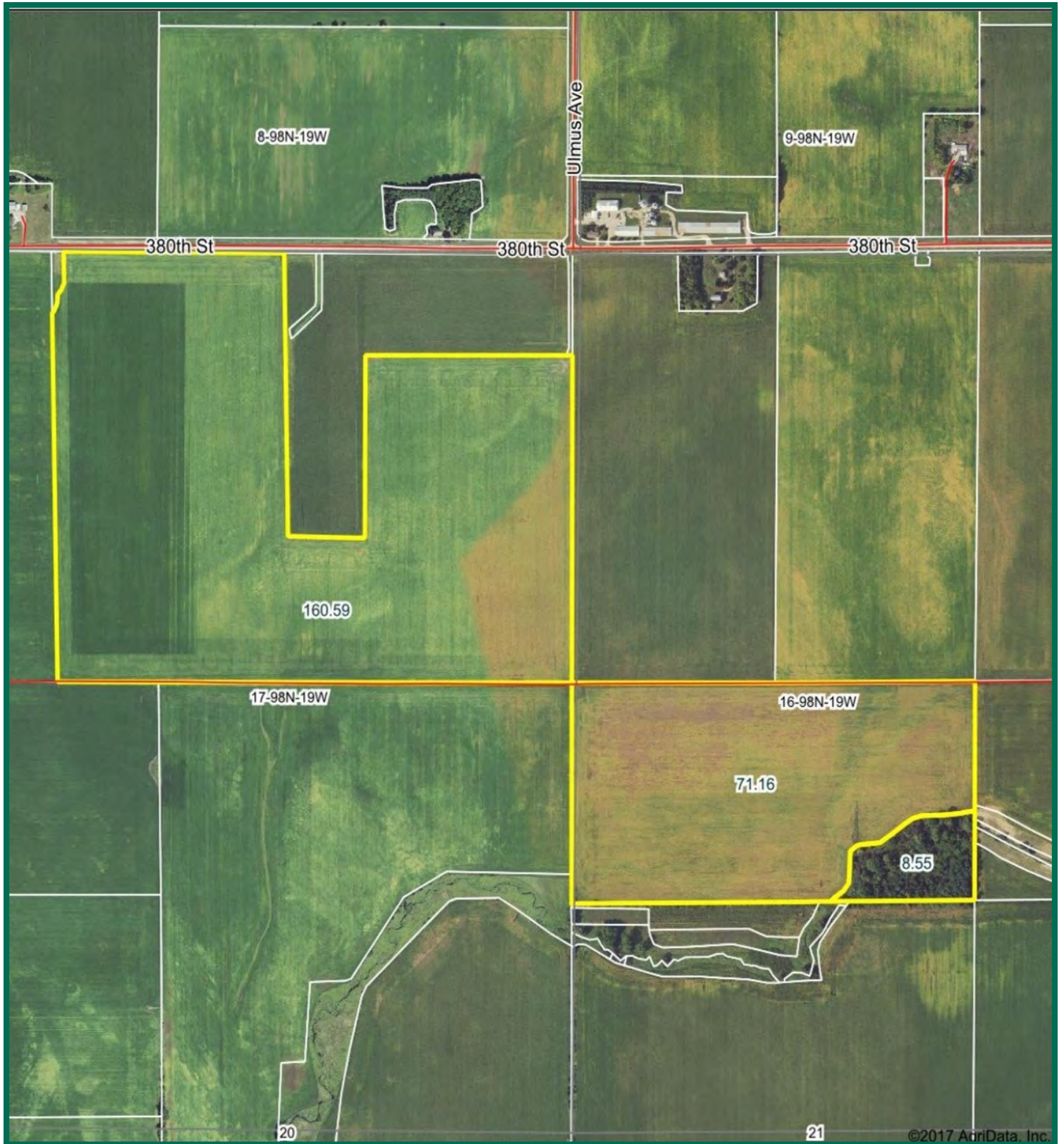
Seller Leaseback Option

Seller is willing to custom operate or
has offered to cash rent the property
for up to three years at a 3% return
after Real Estate Taxes. Buyer to
reimburse Seller \$18,427.39 for plow
-down fertilizer if there is not a
leaseback.

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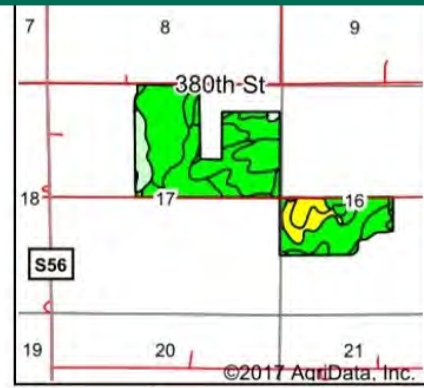
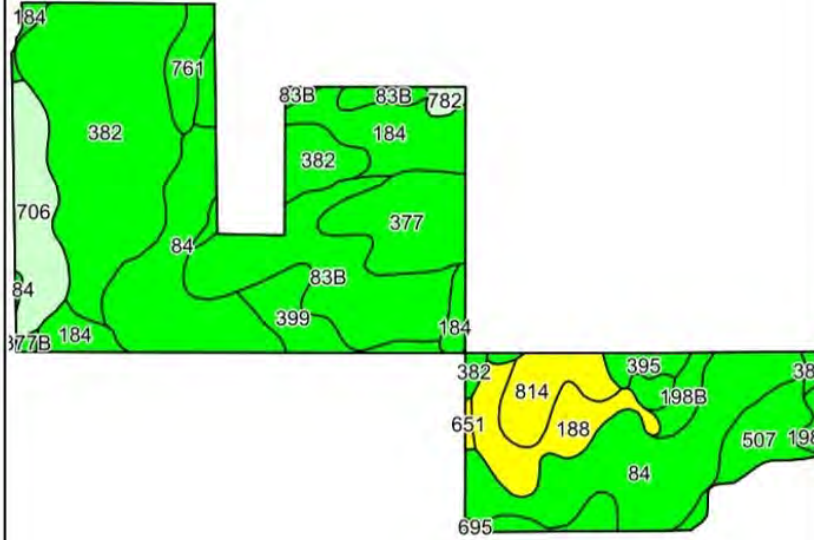
Aerial Photo: Combined Parcels



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Soil Map: Combined Parcels



State: Iowa
 County: Worth
 Location: 17-98N-19W
 Township: Union
 Acres: 231.75
 Date: 1/10/2018



Area Symbol: IA195, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
382	Maxfield silty clay loam, 0 to 2 percent slopes	53.94	23.3%		IIw	94	86
84	Clyde silty clay loam, 0 to 3 percent slopes	51.13	22.1%		IIw	88	80
83B	Kenyon loam, 2 to 5 percent slopes	27.98	12.1%		IIe	90	83
184	Klinger silty clay loam, 1 to 4 percent slopes	18.83	8.1%		Iw	95	93
377	Dinsdale silt loam, 0 to 2 percent slopes	13.96	6.0%		I	100	93
706	Cerlin silt loam, 0 to 2 percent slopes	12.40	5.4%		IIw	72	67
188	Kensett silt loam, 0 to 2 percent slopes, rarely flooded	11.57	5.0%		IIIs	58	63
507	Canisteo clay loam, 0 to 2 percent slopes	11.10	4.8%		IIw	84	78
814	Rockton loam, 0 to 2 percent slopes	8.16	3.5%		IIIs	49	
399	Readlyn loam, 1 to 3 percent slopes	7.26	3.1%		Iw	91	88
761	Franklin silt loam, 1 to 3 percent slopes	4.85	2.1%		Iw	85	90
198B	Floyd loam, 1 to 4 percent slopes	3.90	1.7%		IIw	89	
395	Marquis loam, 0 to 3 percent slope	2.53	1.1%		IIe	96	
471	Oran loam, 1 to 3 percent slopes	1.59	0.7%		Iw	81	83
782	Donnan silt loam, 0 to 2 percent slopes	1.27	0.5%		IIw	67	55
377B	Dinsdale silt loam, 2 to 5 percent slopes	0.49	0.2%		IIe	95	88
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695	Tilfer silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.31	0.1%		IIIw	47	52
Weighted Average						86.9	*.

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Photos



Parcel 1 -Looking NE from SW corner



Parcel 1– Looking South



Parcel 2-Looking West

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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