



160 Acres, m/l, Ringgold County, IA

Property Information

Location

From Redding: Go 1¼ miles north on Co. Rd. P27, then west 3½ miles to 280th St. Property lies on the SE corner of the 110th Ave. at 280th St. intersection.

Legal Description

NW¼ Sec.5, Township 67 North, Range 31 West of the 5th p.m. (Clinton Twp.)

Price & Terms

Price Reduced!

- ~~\$924,000~~ \$897,500
- ~~\$5,775/acre~~ \$5,609.38/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to lease.

Real Estate Tax

Taxes Payable 2017-2018: \$2,856

Net Taxable Acres: 156

Tax per Net Taxable Acre: \$18.31

FSA Data

Farm Number 1501, Tract 5310

Crop Acres: 152.29

Corn Base: 68.2 Ac.

Corn PLC Yield: 93 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Nira, Clarinda, Macksburg & Sharpsburg. See soil map for detail.

- **CSR2:** 64.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 59.3 per 2017 AgriData, Inc., based on FSA crop acres.

- **CSR:** 65.53 per County Assessor, based on net taxable acres.

Land Description

Sloping to moderately sloping

Buildings/Improvements

None

Drainage

Natural, plus tile. Maps not available.

Water & Well Information

None known

Comments

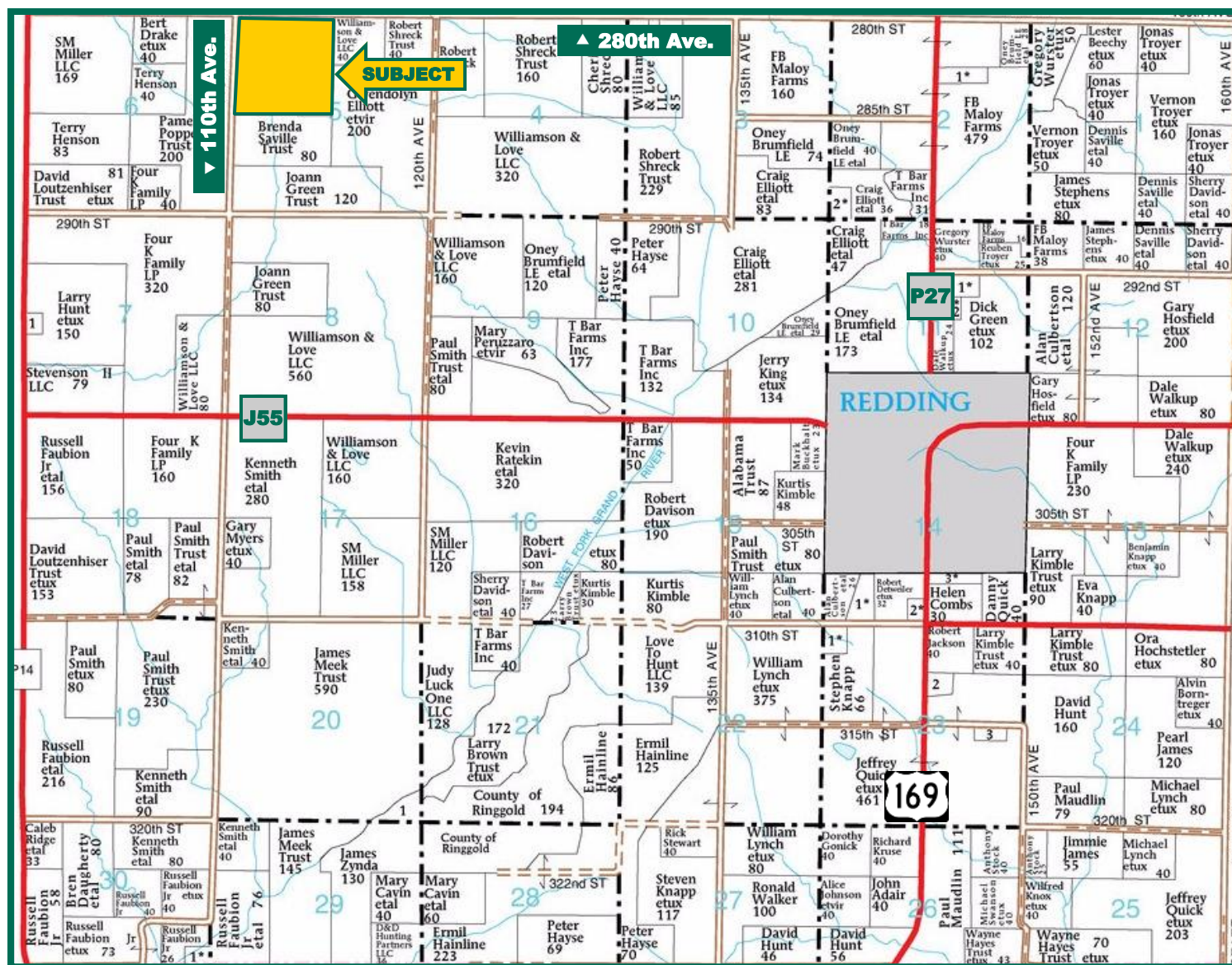
Good productive farm with high quality soils. 70% of farm averages 76.8 CSR2.

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



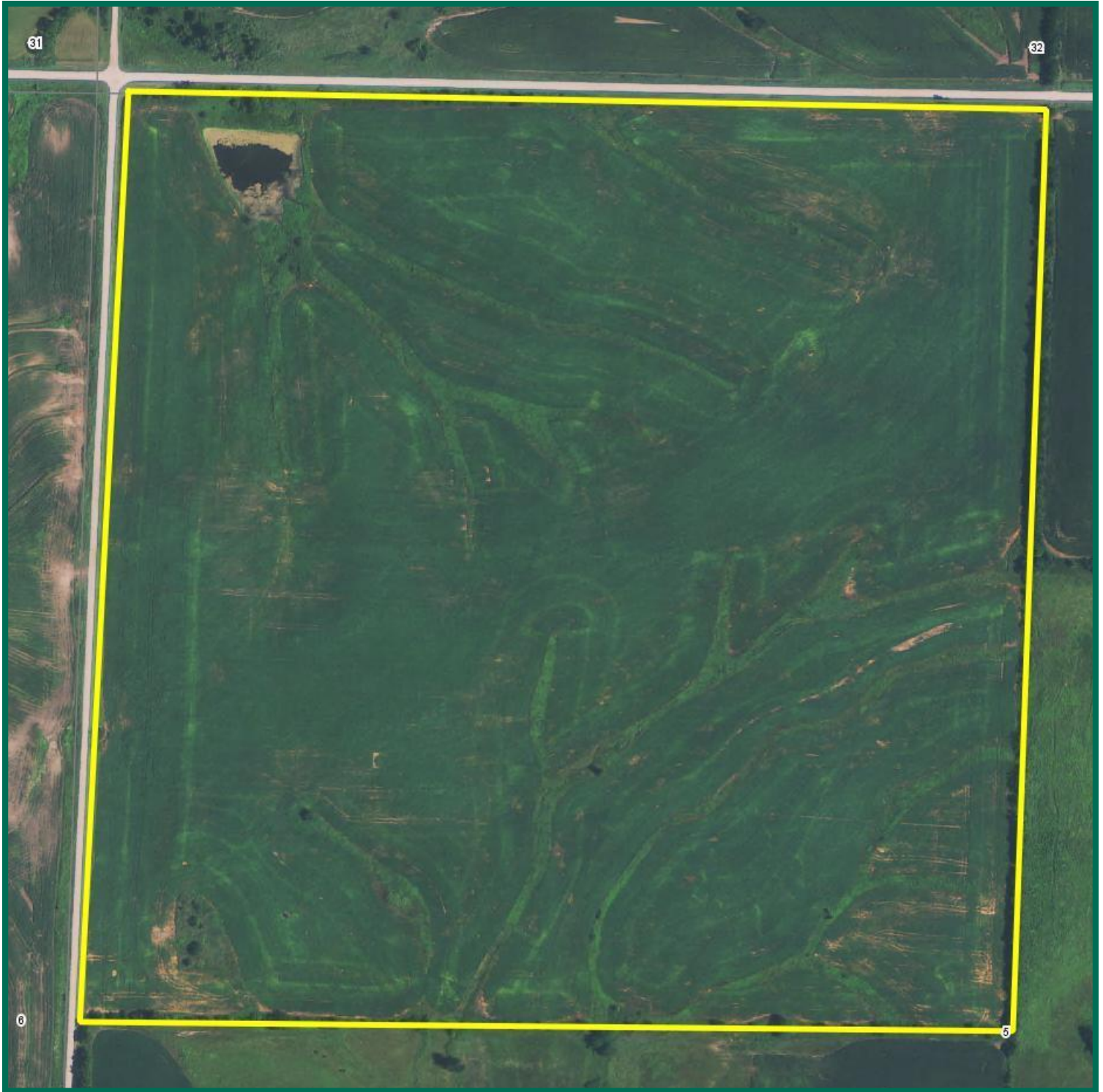
Map reproduced with permission of Farm & Home Publishers, Ltd.



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Aerial Photo

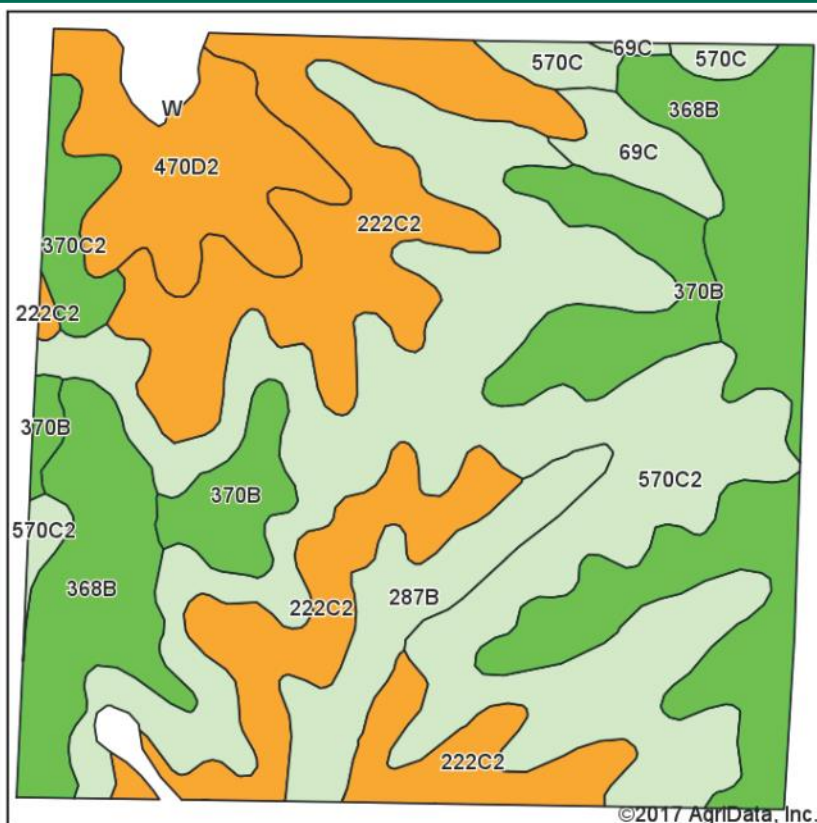


FSA Photo 2011

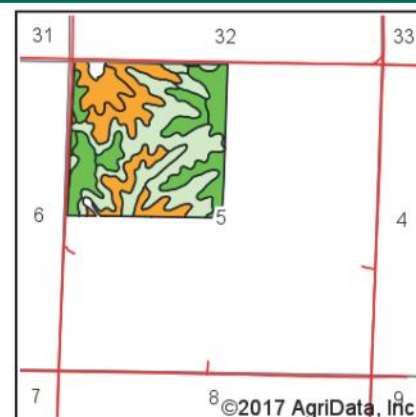
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Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Ringgold**
 Location: **5-67N-31W**
 Township: **Clinton**
 Acres: **152.29**
 Date: **8/16/2017**



Area Symbol: IA159, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	51.35	33.7%		IIIe	68	64
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	33.15	21.8%		IVw	34	25
368B	Macksburg silty clay loam, 1 to 5 percent slopes	29.82	19.6%		Ile	88	90
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	11.40	7.5%		Ile	90	87
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	10.94	7.2%		IVe	34	27
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	7.35	4.8%		IIw	75	60
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	3.09	2.0%		IIIe	80	67
69C	Clearfield silty clay loam, 5 to 9 percent slopes	3.03	2.0%		IIIw	72	50
570C	Nira silty clay loam, 5 to 9 percent slopes	2.16	1.4%		IIIe	72	69
Weighted Average						64.4	59.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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