

Land For Sale

ACREAGE:

240.2 Acres, m/l

LOCATION:

Montgomery County, IA

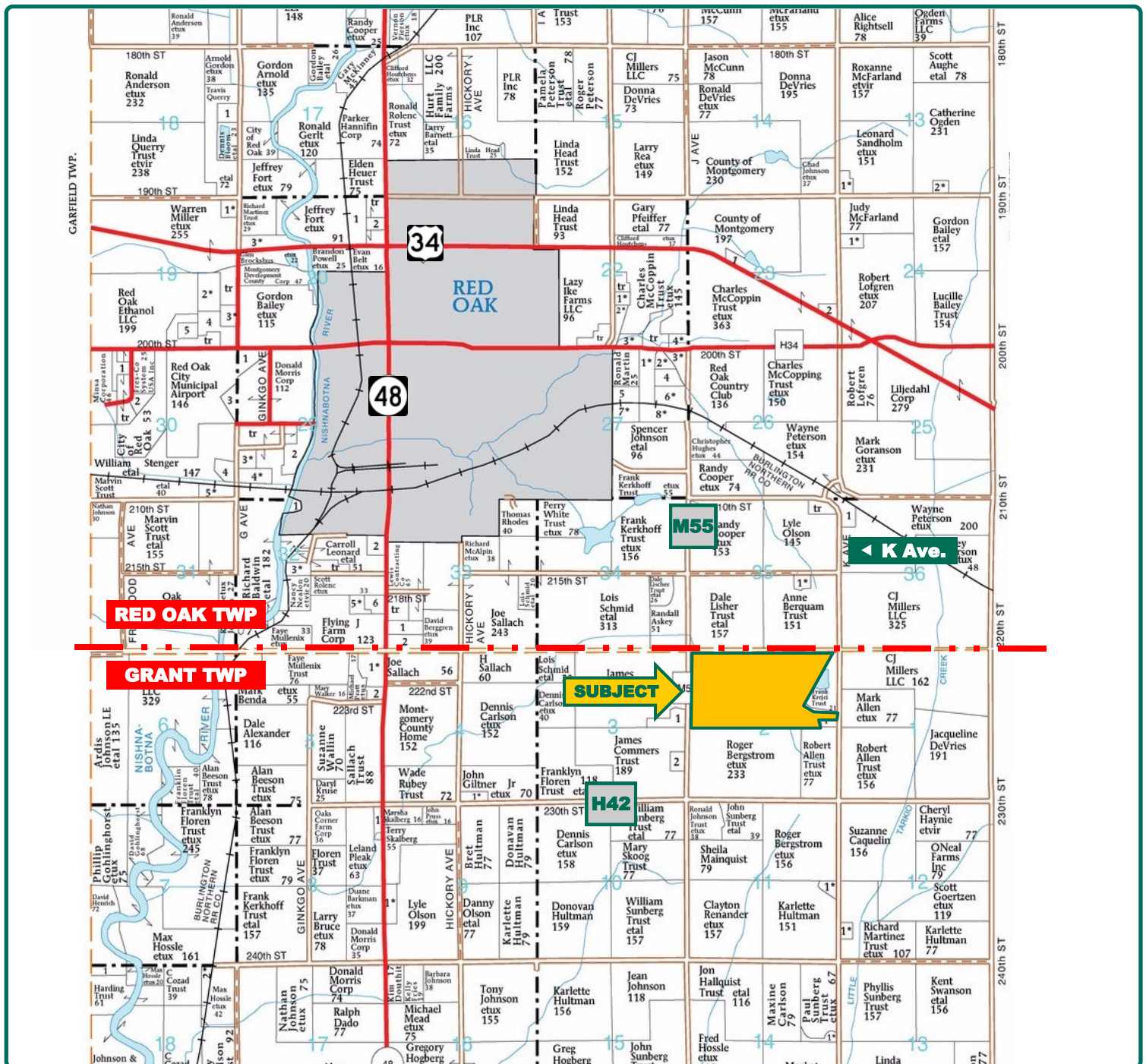


Property *Key Features*

- Improved property with terraces throughout
- Located between SIRE and POET ethanol plants
- Minutes from Red Oak

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Total Acres:	240.20
Crop Acres:	219.71
Corn Base Acres:	21.50
Oat Base Acres:	11.70
Soil Productivity:	54.1 CSR2

Parcel 1 Property Information 240.2 Acres, m/l

Location

From Red Oak, on Highway 48 go approximately 2 miles south to H42, turn east for 2 miles to M55, turn north .5 of a mile. Subject tract is on east side of M55.

Legal Description

NW 1/4, NW 1/4 NE 1/4, SW 1/4 NE 1/4, NE 1/4 NE 1/4 ex PCL A and SE 1/4 NE 1/4 ex PCL A & ex E 834' S710', all in Section 2, Township 71 North, Range 38 West of the 5th P.M. (Grant Township)

Price & Terms

- \$1,265,000.00
- \$5,266.44/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to the 2018 Lease. Farm is under lease for 2018.

Real Estate Tax

Taxes Payable 2018 - 2019: \$5,646.00
Net Taxable Acres: 240.2
Tax per Net Taxable Acre: \$23.50

CRP Contracts

None

FSA Data

Farm Number 4032, Tract 3526
Crop Acres: 219.71
Corn Base Acres: 21.50
Corn PLC Yield: 115 Bu.
Oat Base Acres: 11.70
Oat PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Ackmore-Colo-Judson complex, Lamoni, Shelby, Marshall and Clarinda soil series. CSR2 on the FSA crop acres is 54 per 2018 AgriData, Inc. See soil map for detail.

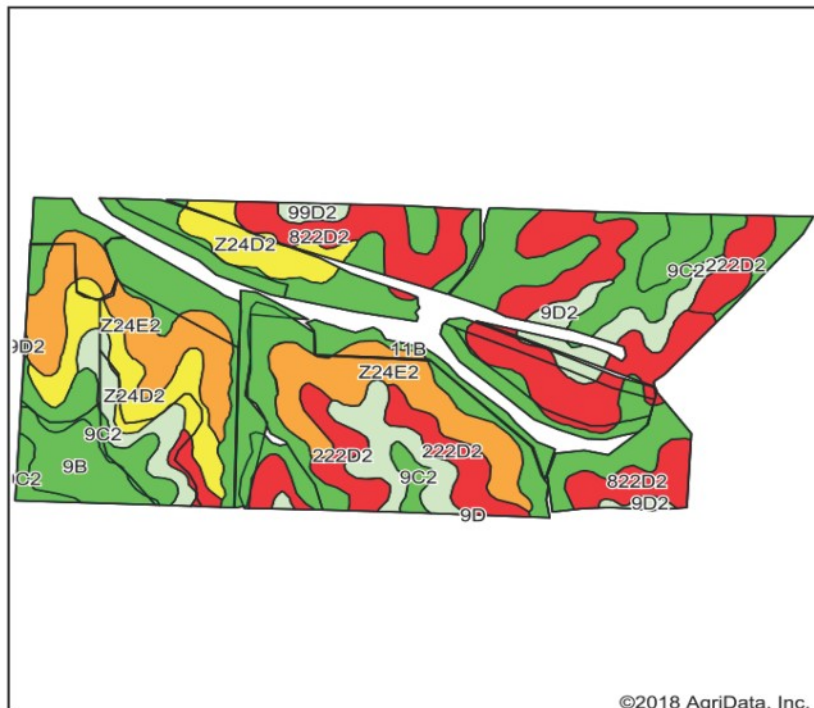
Land Description

Gently sloping with rolling hills.

Buildings/Improvements

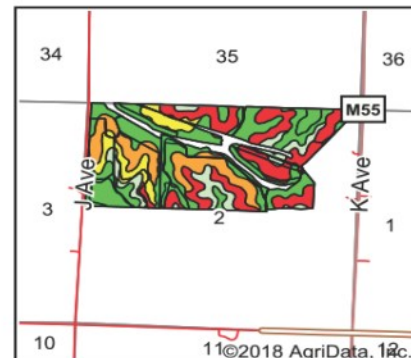
None

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Montgomery**
Location: **2-71N-38W**
Township: **Grant**
Acres: **219.71**
Date: **4/13/2018**



Maps Provided By:



Area Symbol: IA137, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	63.28	28.8%		IIw	79	68
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	35.33	16.1%		IVe	10	15
Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	31.21	14.2%		IVe	38	
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	21.68	9.9%		IIIe	61	58
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	19.02	8.7%		IIIe	52	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	18.41	8.4%		IIIe	87	68
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	18.36	8.4%		IVe	17	10
9B	Marshall silty clay loam, 2 to 5 percent slopes	11.01	5.0%		Ile	95	85
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	1.41	0.6%		IIIe	61	55
Weighted Average						54.1	54.1

**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.

Drainage

Terraced throughout the farm.

Water & Well Information

None known.

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. All property boundaries are approximate.

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