

Land For Sale

ACREAGE:

240.0 Acres, m/l

LOCATION:

Franklin County, IA

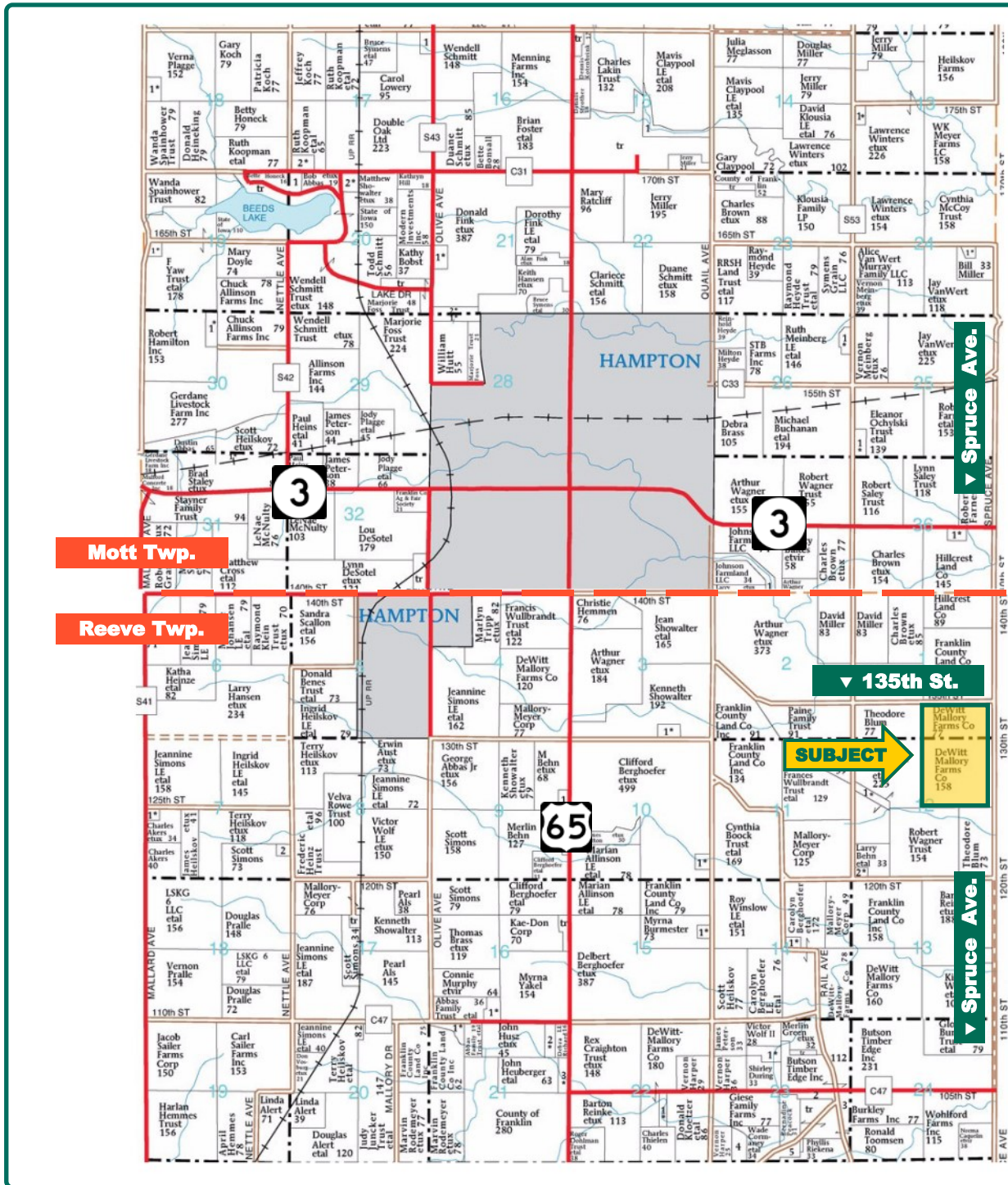


Property *Key Features*

- High-yielding farm with 87.9 CSR2
- Topsoil conserved with long-term conservation measures
- 238 bu. 4-year corn yield average, 61 bu. 4-year bean yield average

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Total Acres:	240.00
Crop Acres:	223.14
Corn Base Acres:	115.30
Bean Base Acres:	107.80
Soil Productivity:	87.9 CSR2

Property Information

240 Acres, m/l

Location

From Hampton: 2 miles east on Hwy 3 and 2 miles south on Spruce Ave. Property is on the west side of Spruce Ave.

Legal Description

S2SE4, Section 1 and NE4, Section 12, T91N, R20W of the 5th p.m., Reeve Township, Franklin Co., IA. Exact legal as per Abstract of Title.

Price & Terms

- \$2,000,000.00
- \$8,333.33/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Real Estate Tax

Taxes Payable 2018 - 2019: \$8,036
Net Taxable Acres: 235.00
Tax per Net Taxable Acre: \$34.20

FSA Data

Farm Number 5825, Tract 2462
Crop Acres: 223.14
Corn Base Acres: 115.3
Corn PLC Yield: 164 Bu.
Bean Base Acres: 107.8
Bean PLC Yield: 46.0 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Dinsdale silty clay loam and Colo-Ely complex. CSR2 on the FSA crop acres is 87.9 per 2018 AgriData, Inc. See soil map for detail.

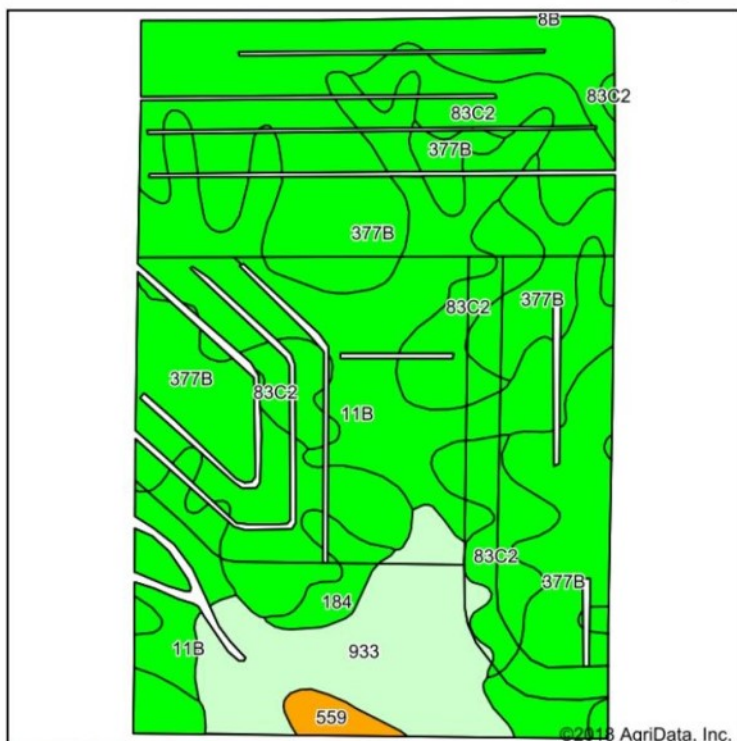
Yield History (Bu./Ac.)

Year	Corn	Beans
2018	265.5	61.0
2017	232.8	55.4
2016	227.9	67.6
2015	227.5	59.0

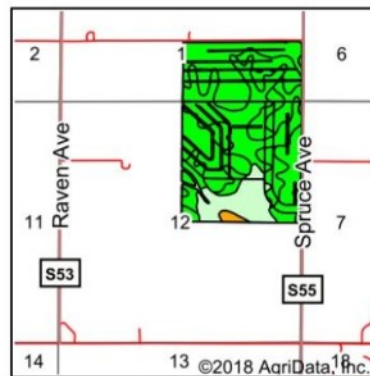
Yield information is from scale tickets.

Land Description

Gently to moderately rolling. Terraces have preserved top soil for maximum production.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Franklin**
Location: **12-91N-20W**
Township: **Reeve**
Acres: **223.14**
Date: **11/13/2018**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA069, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	100.58	45.1%		Ile	94	90	76
11B	Colo-Ely complex, 0 to 5 percent slopes	56.62	25.4%		Ilw	86	68	74
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	32.41	14.5%		IIle	84	68	60
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	27.22	12.2%		Ilw	78	80	71
184	Klinger silty clay loam, 1 to 4 percent slopes	3.89	1.7%		Iw	95	95	81
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.42	1.1%		Ilw	34	67	51
Weighted Average						87.9	79.8	*n 72.4

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

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Drainage

Considered well-drained. Southwest field was pattern tiled in 2015.

Additional Land Available

Please contact the listing agent for information on additional 560 ac. of land for sale in Franklin County by the same Seller.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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