

Holden Family Farm LLC



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40.00 Acres, m/l
Washington County, IA

FSA/Eff. Crop Acres: 36.96 | Soil Productivity: 83.80 CSR2



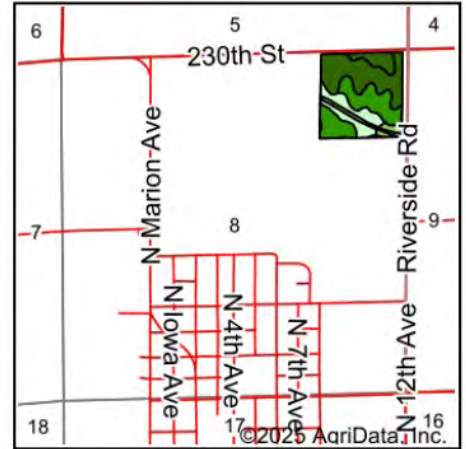
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State: Iowa
County: Washington
Location: 8-75N-7W
Township: Washington
Acres: 36.96
Date: 5/23/2025



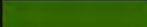




Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA183, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
281B	Otley silty clay loam, 2 to 5 percent slopes	14.02	37.9%		Ile	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	12.04	32.6%		IIIle	82
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	6.51	17.6%		IIw	68
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.09	8.4%		Iw	94
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	1.30	3.5%		IIw	78
Weighted Average					2.24	83.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Washington: Go north on N 12th Ave. / Riverside Rd. for 1½ miles. Property is located on the west side of the road.

Simple Legal

NE¼ NE¼ of Section 8, Township 75 North, Range 7 West of the 5th P.M., Washington Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$664,000
- \$16,600/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to terms of existing lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,636.00
Gross Acres: 40.00
Net Taxable Acres: 37.21
Tax per Net Taxable Acre: \$43.97

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 7113, Tract 1190
FSA/Eff. Crop Acres: 36.96
Corn Base Acres: 26.10
Corn PLC Yield: 157 Bu.
Bean Base Acres: 10.86
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Otley. CSR2 on the FSA/ Eff. crop acres is 83.80. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Investment-quality farm along a hard-surfaced road.



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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Looking Southeast



Looking Northwest











United States
Department of
Agriculture





Washington County, Iowa



Legend

 Non-Cropland	 CRP	 Iowa PLSS
 Cropland	 Tract Boundary	 Iowa Roads

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

Tract Cropland Total: 36.96 acres

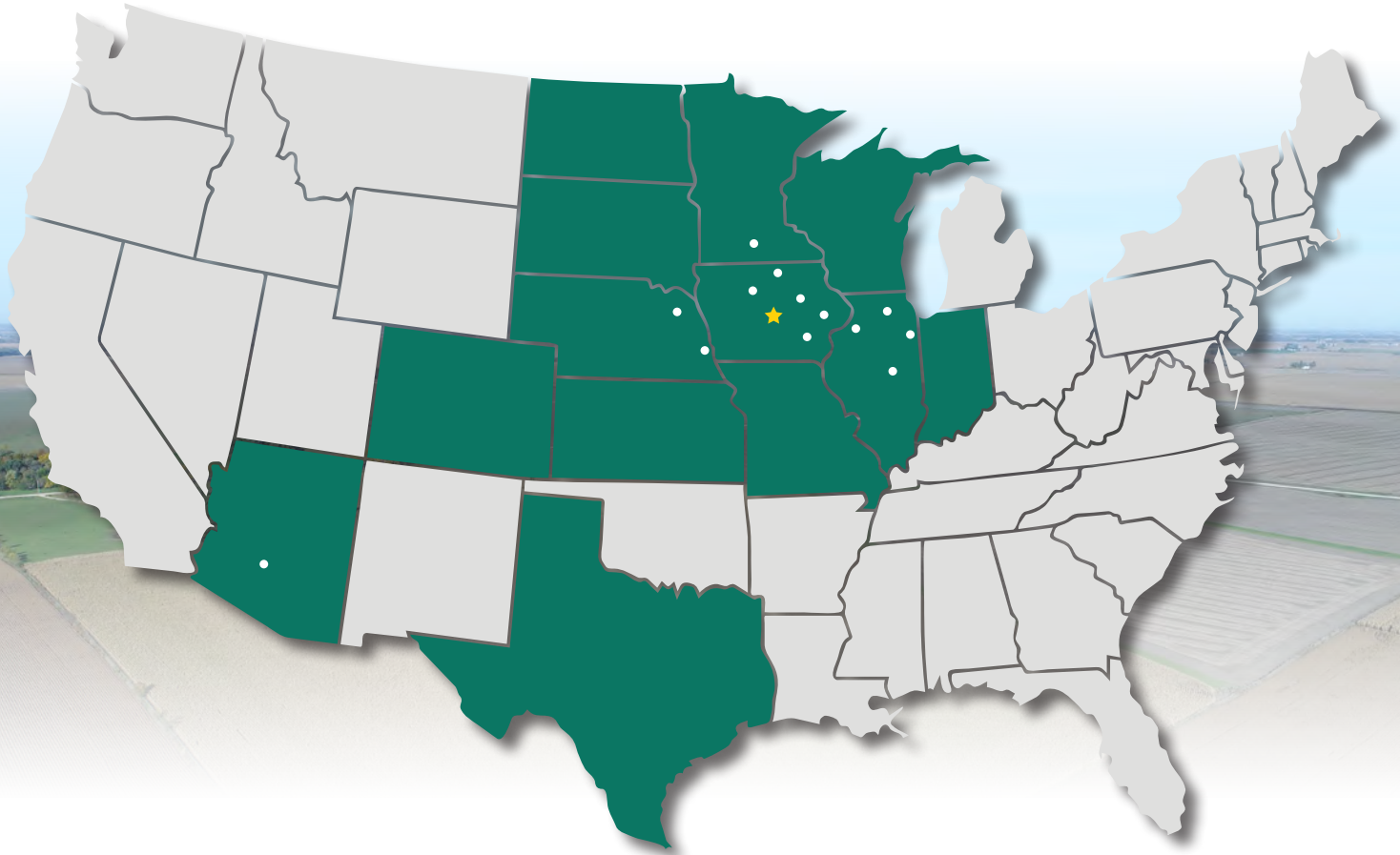
2025 Program Year

Map Created February 13, 2025

Farm 7113

Tract 1190

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Professional Farm Management

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