



188 Acres, m/l, Monroe County, IA

Property Information

Location

From Eddyville - go 2 miles west on Hwy. 137. Farm is located on the north side of the road.

Legal Description

W½ NW¼ SW¼ Except that part lying south and east of Hwy. 137 in Section 11; and the N½ SE¼ Section 10; and commencing at the SW corner of the SW¼ NE¼, thence east 26 and 2/3 rods; thence north 60 rods, thence west 26 and 2/3 rods, thence south to the place of beginning; and the east 25 acres of the SE¼ NW¼ and the S½ NE¼ NW¼ and the NE¼ SW¼ all in Section 10; all in Township 73 North, Range 16 West of the 5th p.m. (Pleasant Twp.)

Price & Terms - Price Reduced!

- ~~\$900,520~~ \$837,000
- ~~\$4,790/acre~~ \$4,452/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, with full possession for 2015 crop year.

Real Estate Tax

Taxes Payable in 2014-2015: \$1,022
Net Taxable Acres: 188
Tax per Net. Tax. Ac.: \$5.44

FSA Data

Farm Number 3662, Tract 1458
Crop Acres: 105.75 HEL
Corn Base: 11.9 Ac.
Corn Direct/CC Yields: 89/89 Bu.
Bean Base: 51.4 Ac.
Bean Direct/CC Yields: 23/27 Bu.

CRP Contracts

None

Soil Types / Productivity

Primary soils are Ladoga, Munterville and Clinton. See soil map for detail.

- **CSR2:** 66.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 62.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** per County Assessor could not be calculated based on information available.

Land Description

Gently rolling to steep. Combination of tillable acres and timber.

Drainage

Significant tiling and terraces. No maps available.

Chris Smith, ALC

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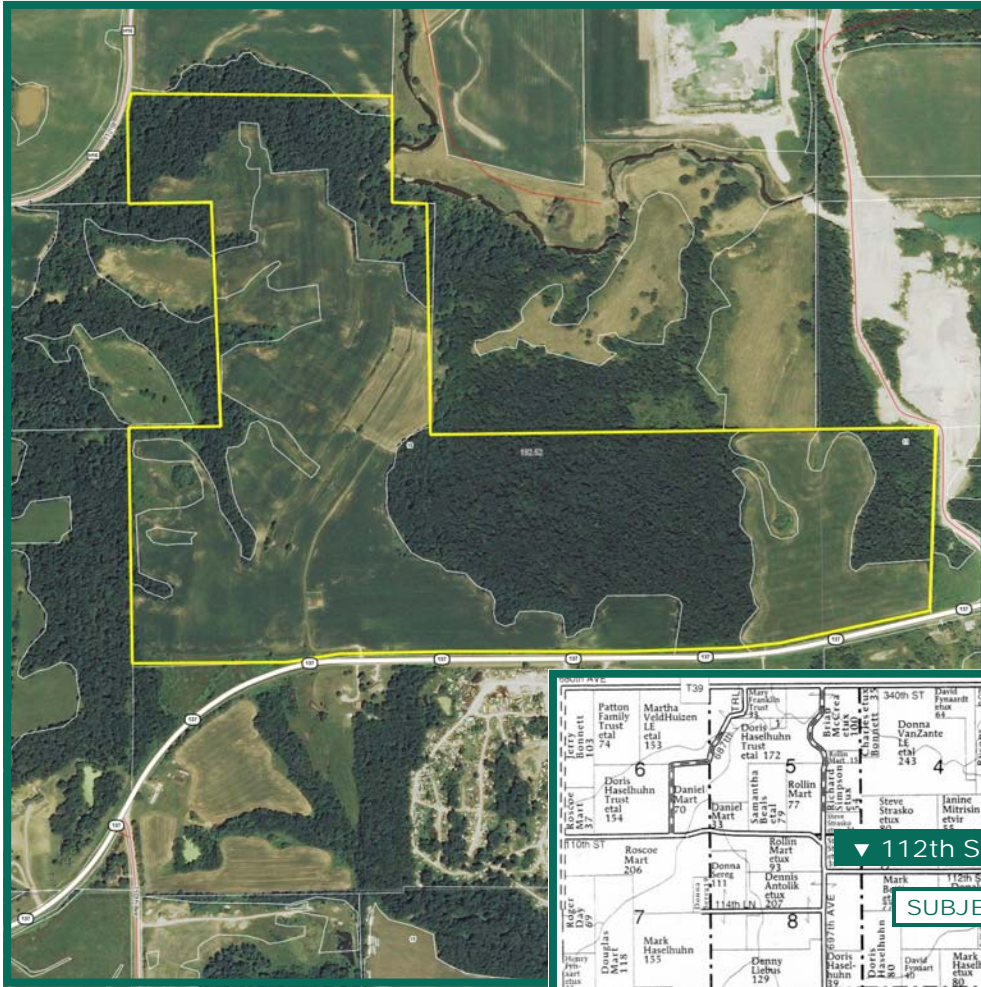
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800-593-5263

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Aerial Photo and Map



Water & Well Information

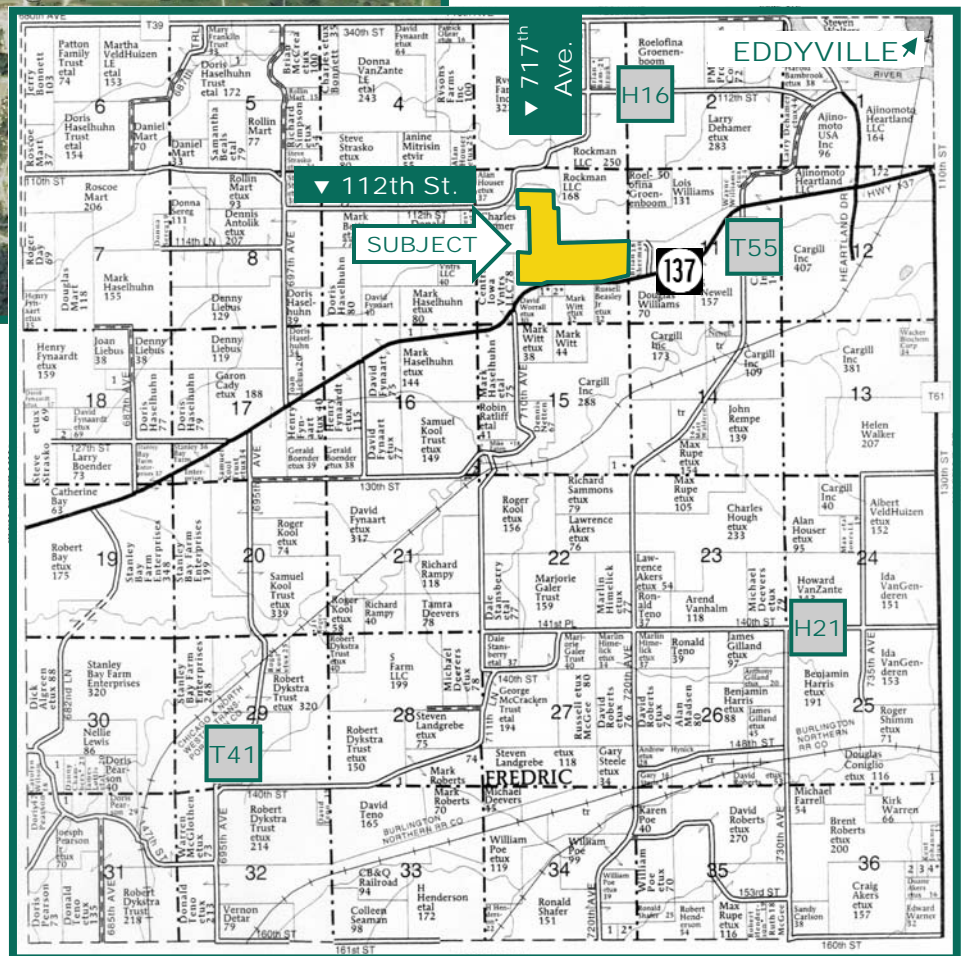
Rural water

Buildings/Improvements

30' x 40' Modern hunter's cabin on property. 1 BR, 1 BA, tiled kitchen, large great room with wood burning stove and garage.

Comments

Highly productive farm on hard surface road just minutes from Cargill plant. Nice combination of crop acres and timber. Open lease for 2015 crop season.



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.

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

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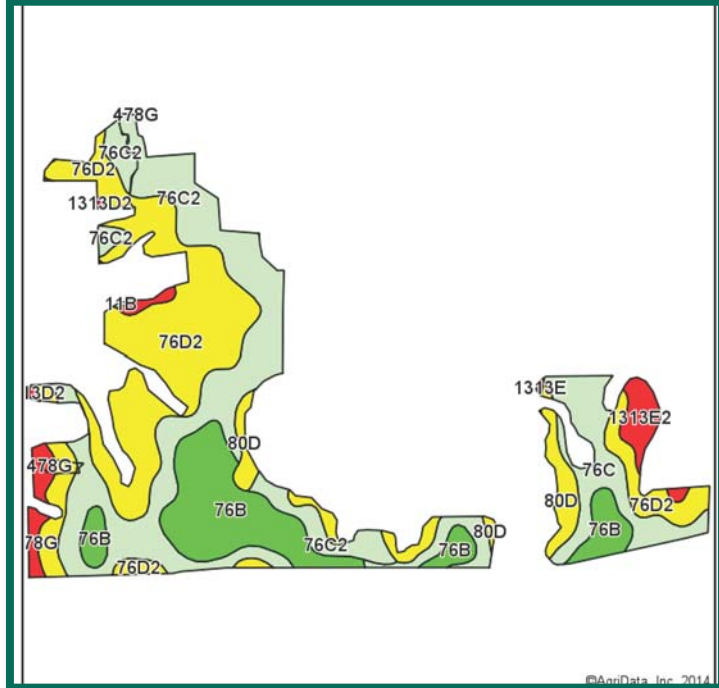
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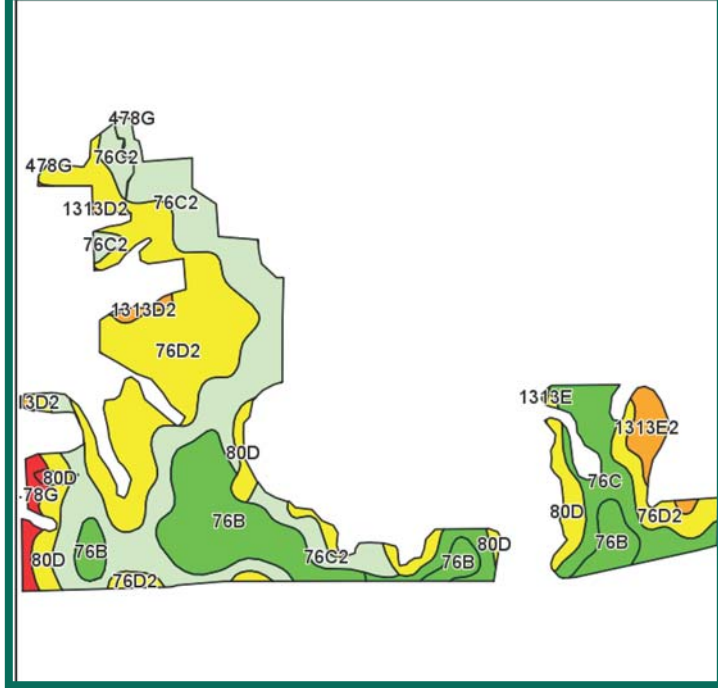
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Soil Map

CSR - 105.75 FSA Crop Acres



CSR2 - 105.75 FSA Crop Acres



Area Symbol: IA135. Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	32.49	30.7%		IIIe	52	55
76C2	Ladoga silt loam, 5 to 9 percent slopes, moderately eroded	31.54	29.8%		IIIe	78	65
76B	Ladoga silt loam, 2 to 5 percent slopes	18.35	17.4%		Ile	86	85
76C	Ladoga silt loam, 5 to 9 percent slopes	10.88	10.3%		IIIe	81	70
80D	Clinton silt loam, 9 to 14 percent slopes	7.12	6.7%		IIIe	48	55
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	2.60	2.5%		VIIe	22	5
478G	Munterville-Rock outcrop complex, 14 to 40 percent slopes	1.92	1.8%		VIIe	5	5
1313D2	Munterville silt loam, 9 to 14 percent slopes, moderately eroded	0.77	0.7%		VIe	32	10
1313E	Munterville silt loam, 14 to 18 percent slopes	0.08	0.1%		VIIe	25	10
Weighted Average						66.6	62.2

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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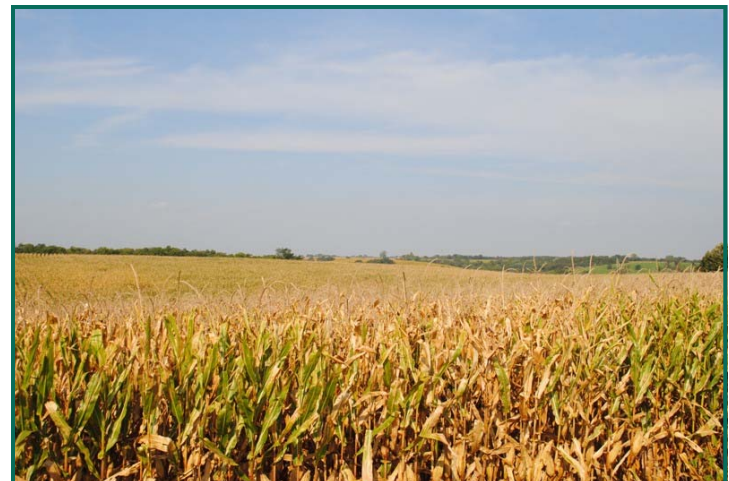
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Photos



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