



75 Acres, m/l, Wayne County, IA

Property Information

Location

Located on the NE edge of Clio on the NW corner of the 70th St. and Co. Rd. J54 intersection.

Legal Description

The NE $\frac{1}{4}$ SE $\frac{1}{4}$, Except RR ROW, and SE $\frac{1}{4}$ SE $\frac{1}{4}$, Except 3 tracts, as outlined on aerial in the S $\frac{1}{2}$ SE $\frac{1}{4}$, all in Section 36, Township 68 North, Range 23 West of the 5th p.m. (Jefferson Twp.) *Exact Legal Description to come from Final Abstract.*

Price & Terms

Price Reduced!

- ~~\$423,750~~ \$412,500
- ~~\$5,650/acre~~ \$5,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to existing lease.

Real Estate Tax

Taxes Payable 2017 - 2018: \$932.00
Net Taxable Acres: 74.6
Tax per Net Taxable Acre: \$12.49

FSA Data

Farm Number 5081, Tract 4249
Crop Acres: 71.05
Corn Base: 19.10 Ac.
Corn PLC Yield: 101 Bu.
Bean Base: 11.7 Ac.
Bean PLC Yield: 41 Bu.
Farm enrolled in ARC-CO

CRP Contracts

None

Soil Types/Productivity

Primary soils are Seymour, Edina & Clarinda. See soil map for detail.

- **CSR2:** 57.3 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 46.1 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 57.0 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping.

Buildings/Improvements

None

Drainage

Natural, plus tiled terraces. No maps available.

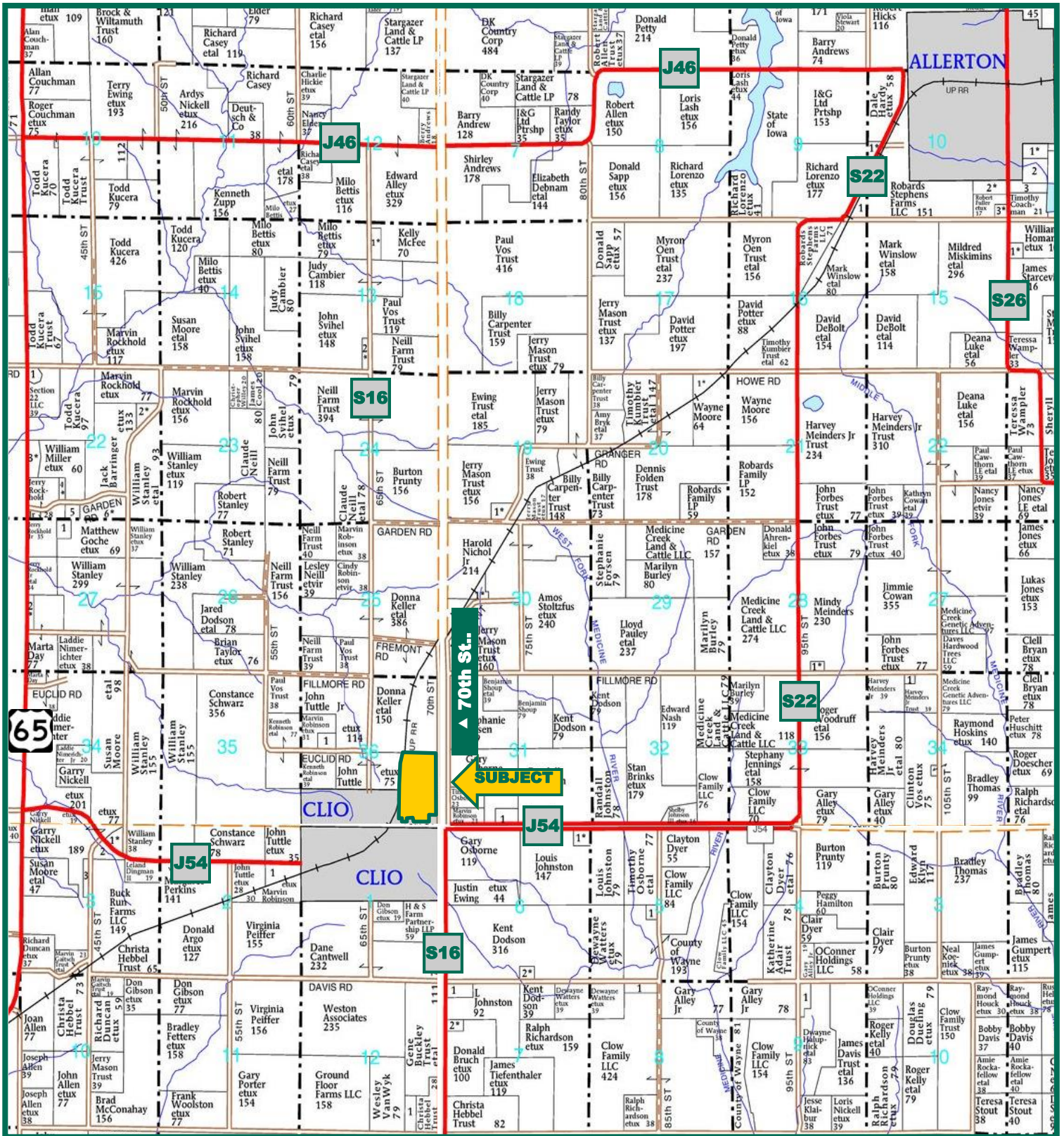
Water & Well Information

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Plat Map



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

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Aerial Photo



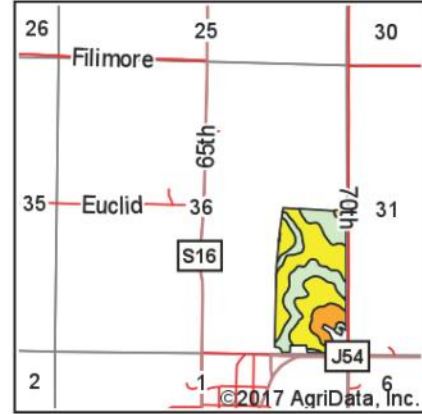
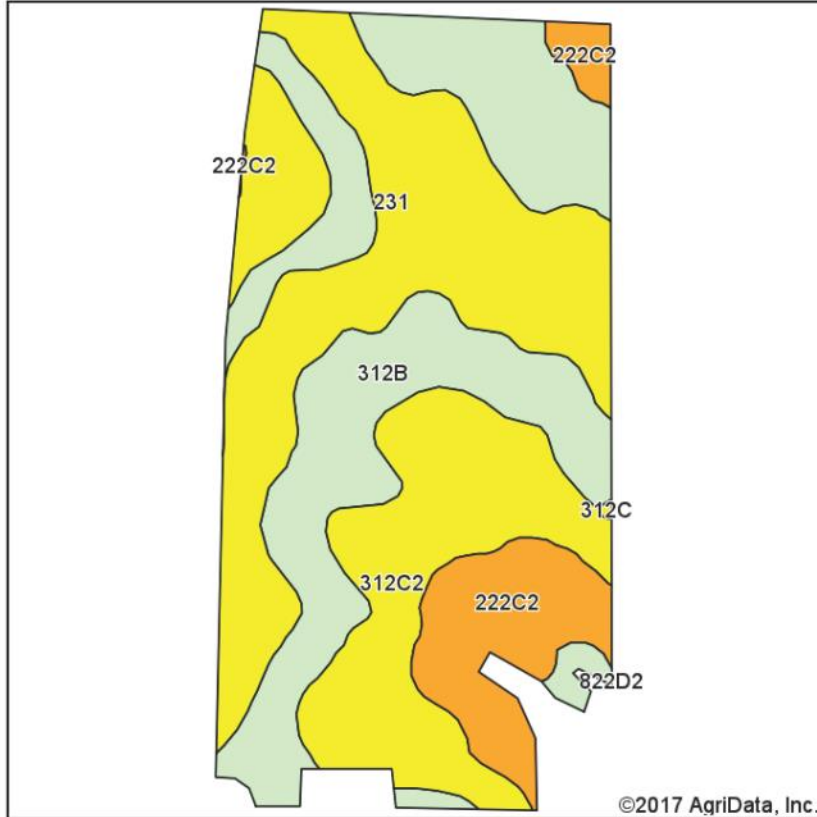
Well has been capped

Comments

Great quality soils on this highly tillable Wayne County farm.

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.

Soil Map



State: **Iowa**
 County: **Wayne**
 Location: **36-68N-23W**
 Township: **Jefferson**
 Acres: **71.05**
 Date: **8/24/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IA185, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
312B	Seymour silt loam, 2 to 5 percent slopes	24.57	34.6%		IIIe	64
231	Edina silt loam, 0 to 2 percent slopes	20.53	28.9%		IIlw	59
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	17.28	24.3%		IIIe	56
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.02	11.3%		IVw	34
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	0.65	0.9%		IIlw	68
Weighted Average						57.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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