



38 Acres m/l, Linn County, IA Munier Farm

89.1 CSR2 - This farm is located 5 miles east of Marion, Iowa

Property Information

Location

From Springville: 2 ½ miles south on Springville Road (X20).

From Marion: Intersection of Highway 13 and Secrist Road, 5 ½ miles east on Secrist Road.

Legal Description

The SE ¼ of the NE ¼ of Section 8, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

Price Reduced!

- ~~\$456,000~~ \$435,100
- ~~\$12,000/acre~~ \$11,450/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing, subject to the 2015 Cash Rent Lease.

Seller

Gene F. & Marilyn K. Munier.

Real Estate Tax

Taxes Payable 2015 - 2016: \$1,010.00

Net Taxable Acres: 37.06 Acres

Tax per Net Taxable Acre: \$27.25

FSA Data

Farm Number: 1112, Tract Number: 2988

Crop Acres: 35.99 Acres

Corn Base: 31 Acres

Corn PLC Yield: 139 Bu./Ac.

Soil Types/Productivity

Primary soils are Ostrander, Dinsdale and Clyde-Floyd. See soil maps for detail.

- **CSR2:** 89.1 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 80.5 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 88.3 per County Assessor, based on net taxable acres.

Drainage

Natural drainage.

Land Description

This farm is considered gently rolling and lays nice with good eye appeal.

Comments

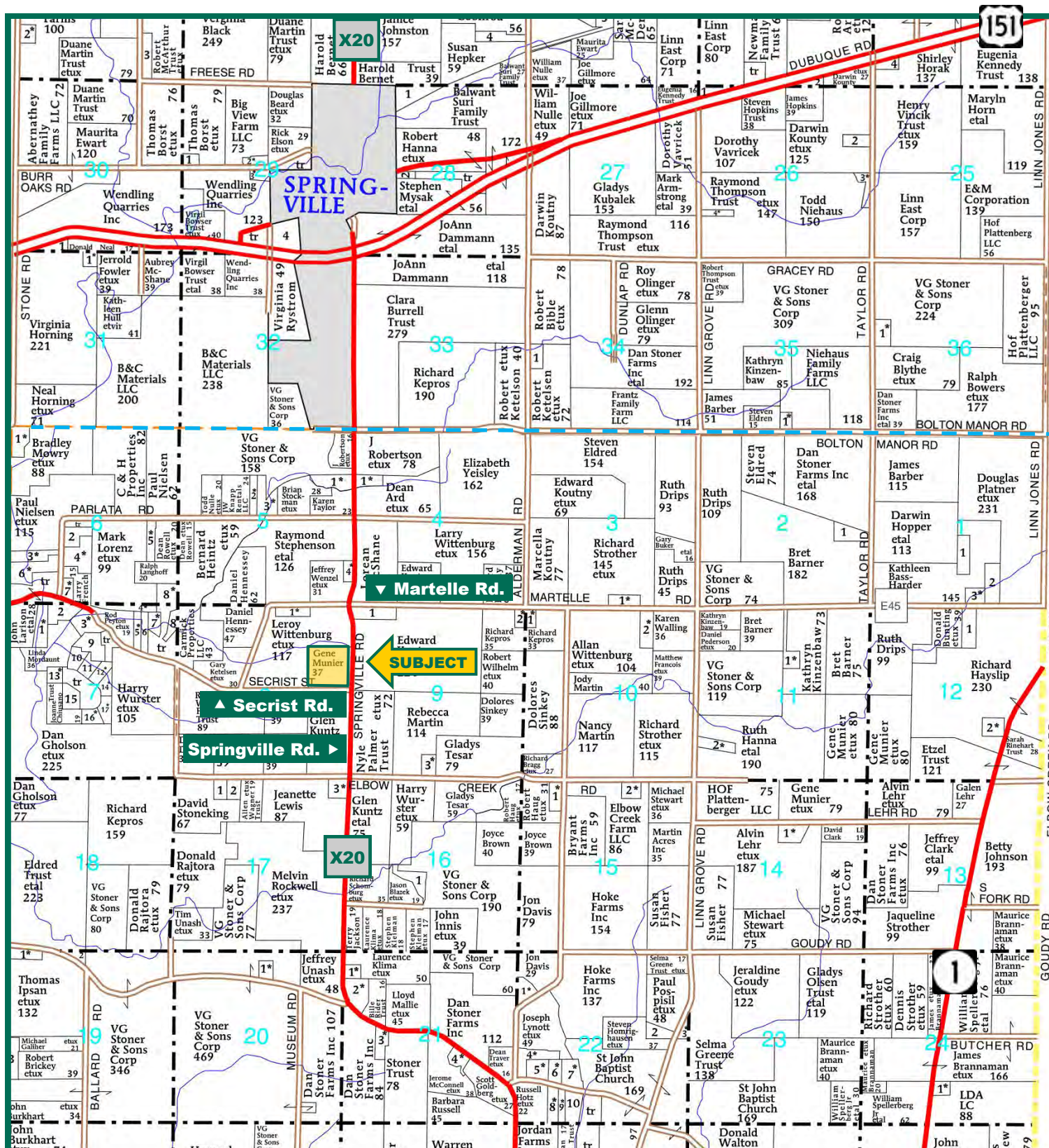
This is an excellent quality Linn County farm located at the intersection of Secrist Road and Springville Road. This would make an ideal building site in rural Linn County on a hard surface road!

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.

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Plat Map

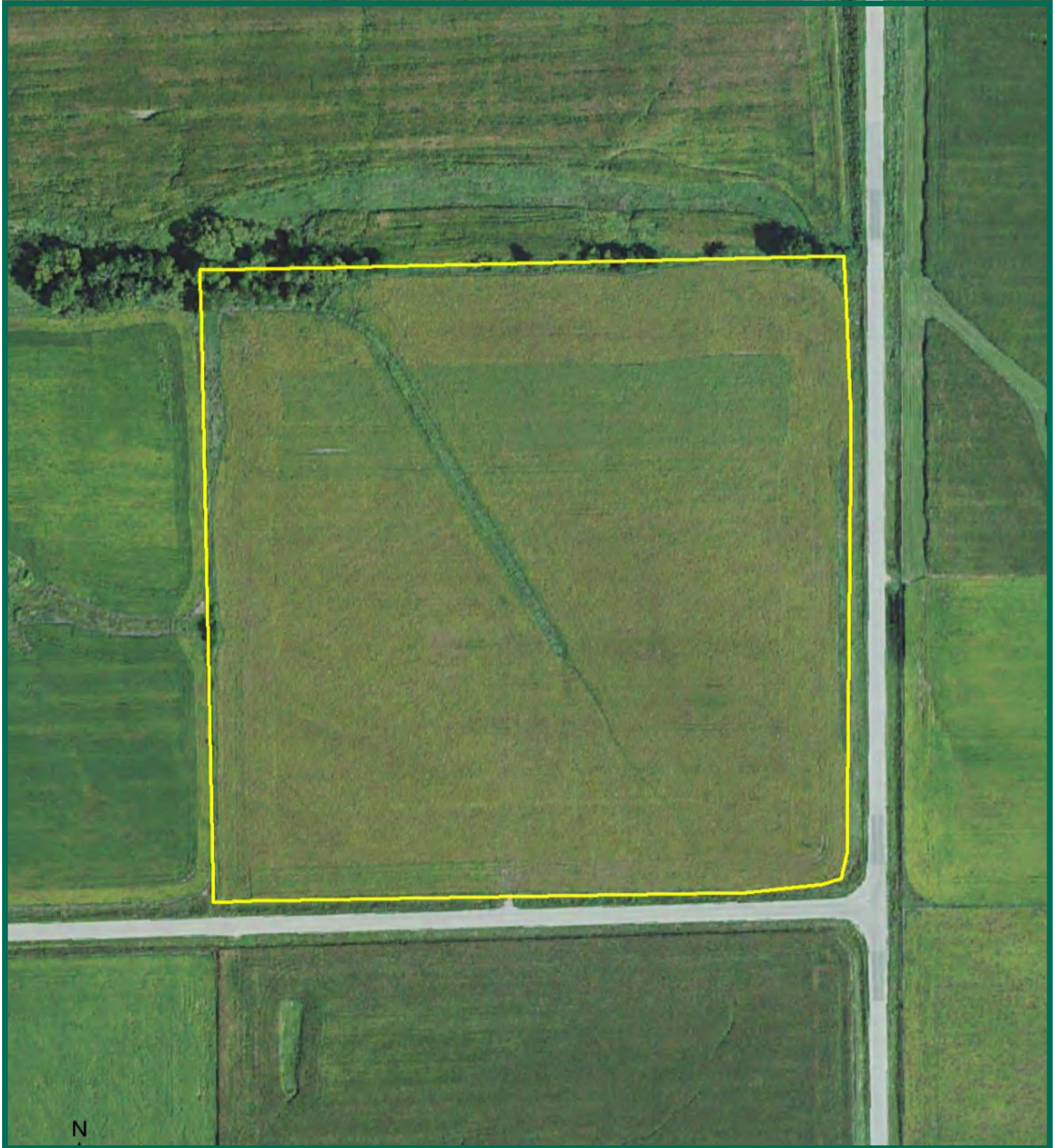


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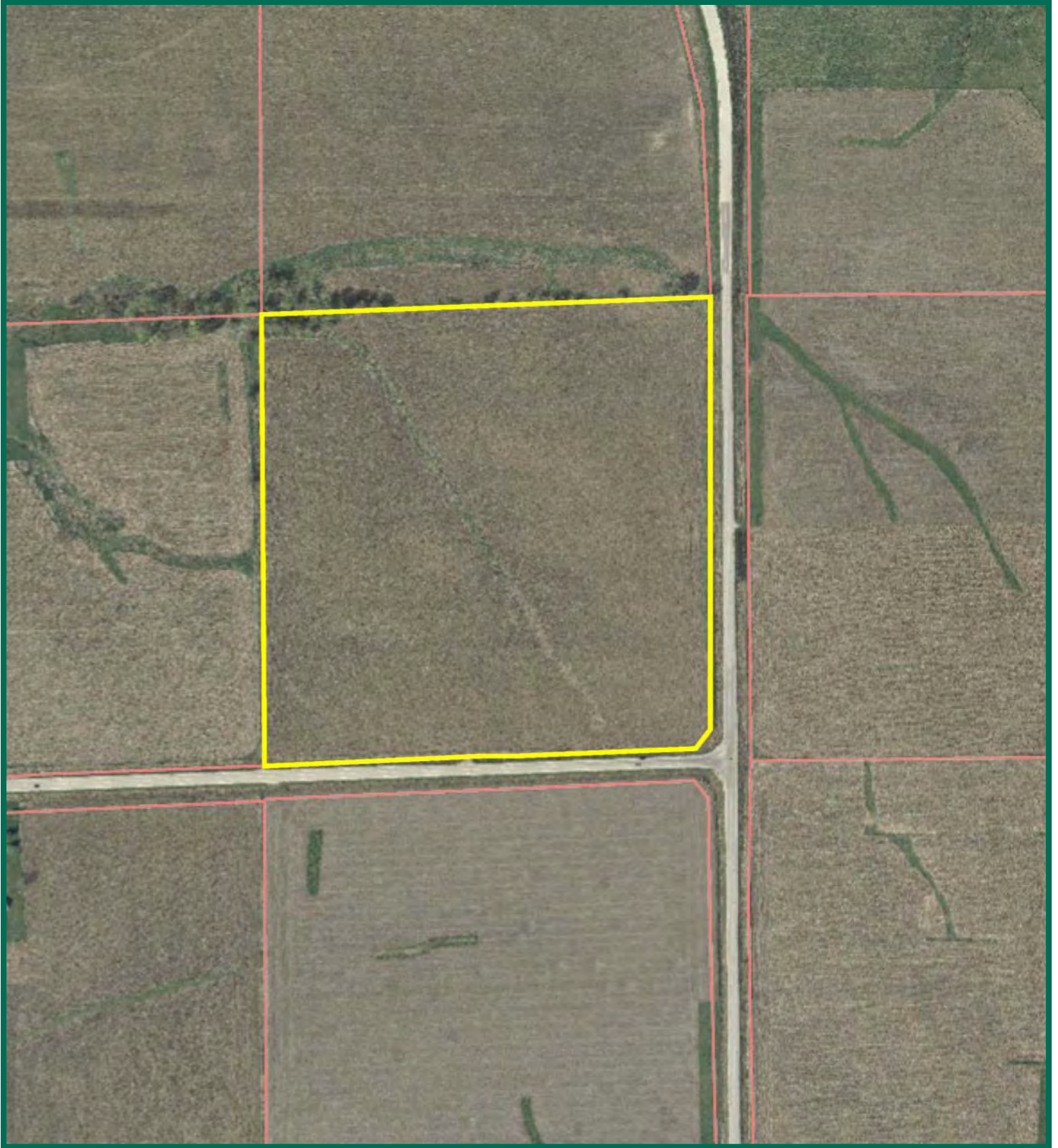
Aerial Photo



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Assessor Aerial



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Soil Maps

CSR: 80.5 based on 36.0 FSA Crop Acres



CSR2: 89.1 based on 36.0 FSA Crop Acres



Measured Tillable Acres		Avg. CSR		Avg. CSR2*			
36.0		80.5		89.1			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
11B	Colo-Ely complex, 2 to 5 percent	68	75	6.1%	Ile	2.20	
377B	Dinsdale silty clay loam, 2 to 5	90	94	24.6%	Ile	8.87	
377C	Dinsdale silty clay loam, 5 to 9	75	89	4.1%	IIle	1.49	
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	23.0%	IIw	8.26	
426B/394B	Aredale loam, Ostrander loam, 2 to 5	85	91	31.3%	Ile	11.28	
426C/394C	Aredale loam, Ostrander loam, 5 to 9	70	86	2.8%	IIle	1.00	
83C	Kenyon loam, 5 to 9 percent slopes	72	85	8.0%	IIle	2.89	

**CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 80.5.*

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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