



Property Information

Location

Located 4 miles south of Nevada or 2½ miles NE of Cambridge. FROM NEVADA: Go 4 miles south on S-14 (620th Ave.); 1 mile west on 280th St., then 1 mile south on 610th Ave. Property lies on the east side of the road.

Legal Description

Parcel "D" in the NW¼ Section 12, Township 82 North, Range 23 West of the 5th p.m. (Union Twp.)

Price & Terms

- \$650,000
- \$9,535/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed. Open Lease for 2016.

Estimated Real Estate Tax

Taxes Payable 2015-2016: \$2,013.00

Net Taxable Acres: 67.32

Tax per Net Taxable Acre: \$29.90*

**Property was recently surveyed/split from larger tax parcels. Final tax figures will be determined by County Assessor/Treasurer.*

FSA Data

Part of Farm Number 1793, Tract 2334

Crop Acres: 66.95* NHEL

Corn Base: 53.56* Ac.

Corn PLC Yield: 152 Bu.

Bean Base: 13.46* Ac.

Bean PLC Yield: 51 Bu.

**Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and bases.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Webster, Nicollet & Clarion. See soil maps for detail.

- **CSR2:** 88.5 per 2016 AgriData, Inc., based on FSA est. crop acres.
- **CSR:** 89.2 per 2016 AgriData, Inc., based on FSA est. crop acres.

Land Description

Level to gently sloping

Buildings/Improvements

None

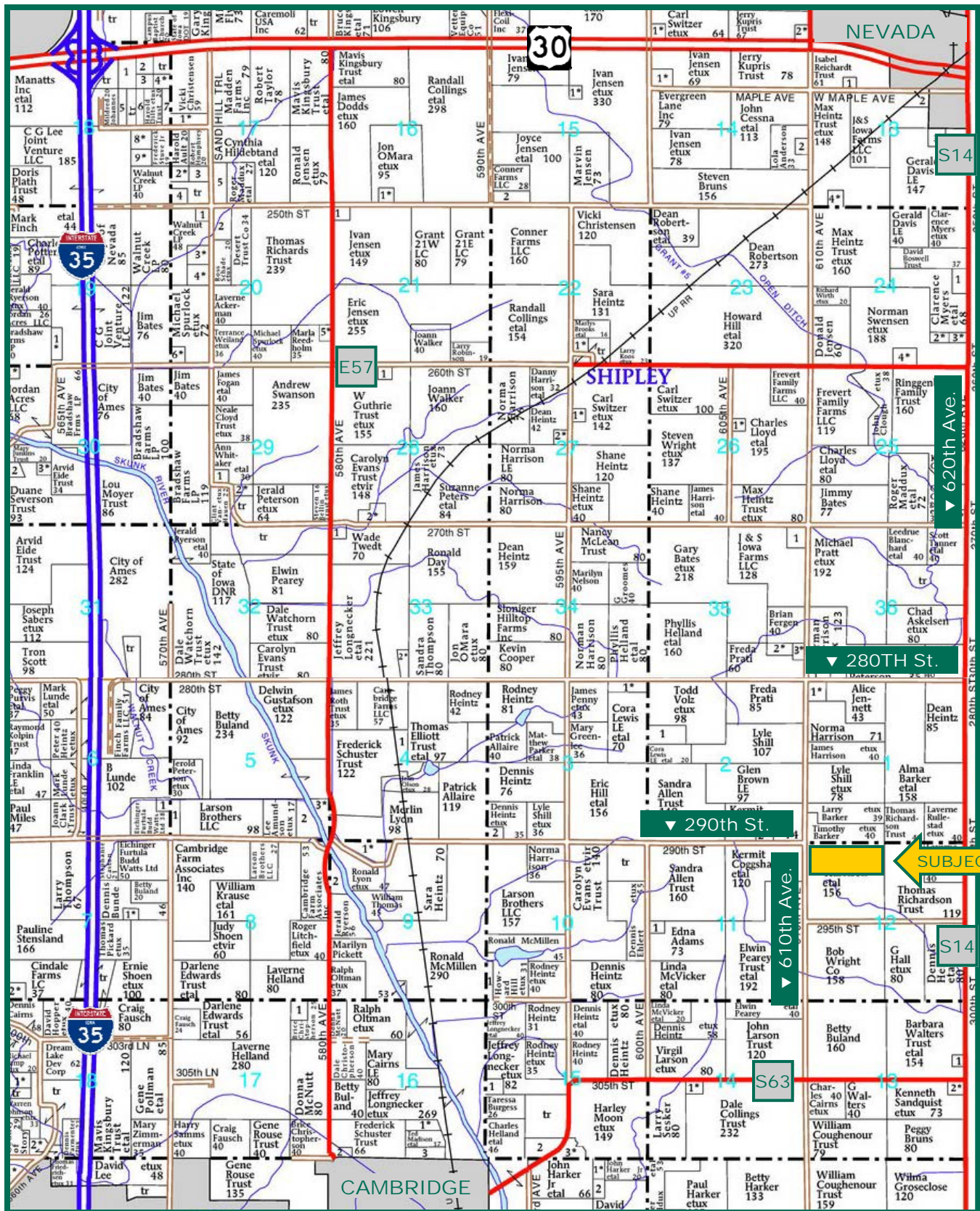
Drainage

Natural plus tile

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.

Plat Map

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



Marv Huntrods, ALC
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Aerial Photo and Map

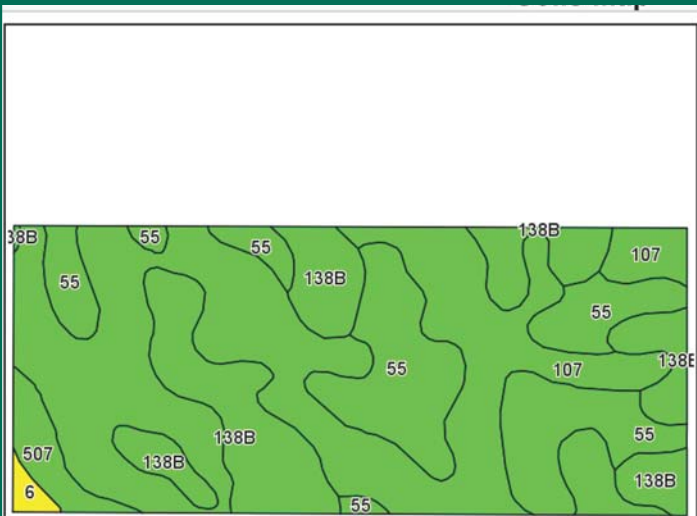


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Soil Maps

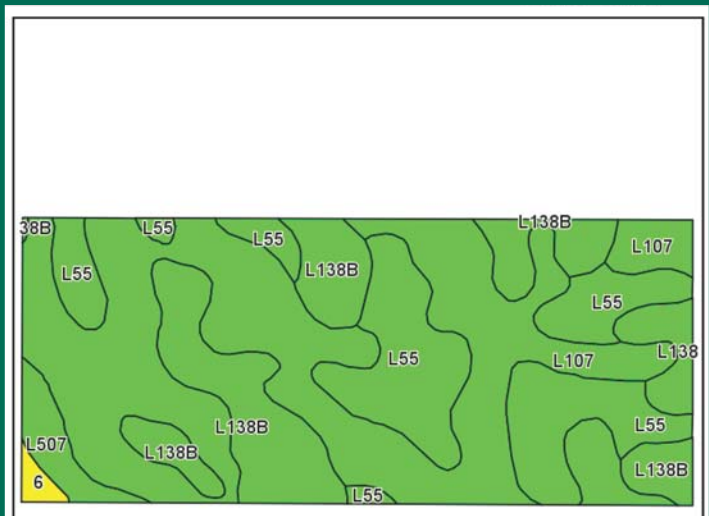
CSR: 89.2 based on 66.95 FSA Est. Crop Acres



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Soils data provided by USDA and NRCS.

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Area Symbol: IA169, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	32.77	48.9%		IIw	88	
L55	Nicollet loam, 1 to 3 percent slopes	16.35	24.4%		Ie	91	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	15.38	23.0%		Ile	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	1.95	2.9%		IIw	87	
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.50	0.7%		IIIw	59	59
Weighted Average						88.5	*-

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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***CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 89.2.**

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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