



## Property Information

### Location

**From Plano**-Take Co. Rd. S70 north to 490th St., then 2½ miles west to 102nd Ave. Property lies on the NE corner of the intersection.

### Legal Description

The E½ SW¼ and W½ SE¼ Section 18, Township 69 North, Range 19 West of the 5th p.m. (Johns Twp.).

### Price & Terms

- \$837,000
- \$5,231.25/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed.

### Lease

Open lease for 2016.

### Real Estate Tax

Taxes Payable 2015-2016: \$1,804  
Net Taxable Acres: 155.5  
Tax per Net Taxable Acre: \$11.60

### FSA Data

Farm Number 3337, Tract 3008  
Crop Acres: 151.32  
Corn Base: 83.0 Ac.  
Corn PLC Yield: 91 Bu.  
Bean Base: 60.5 Ac.  
Bean PLC Yield: 32 Bu.  
Wheat Base: 3.7 Ac.  
Wheat PLC Yield: 38 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Edina, Seymour and Clarinda. See soil maps for detail.  
• **CSR2:** 56.4 per 2015 AgriData, Inc., based on FSA crop acres.

- **CSR:** 53.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 54.06 per County Assessor, based on net taxable acres.

### Land Description

Level to strongly sloping with terraces.

### Buildings/Improvements

30' Grain bin is selling "As Is, Where Is"

### Drainage

Tile - See tile maps for detail.

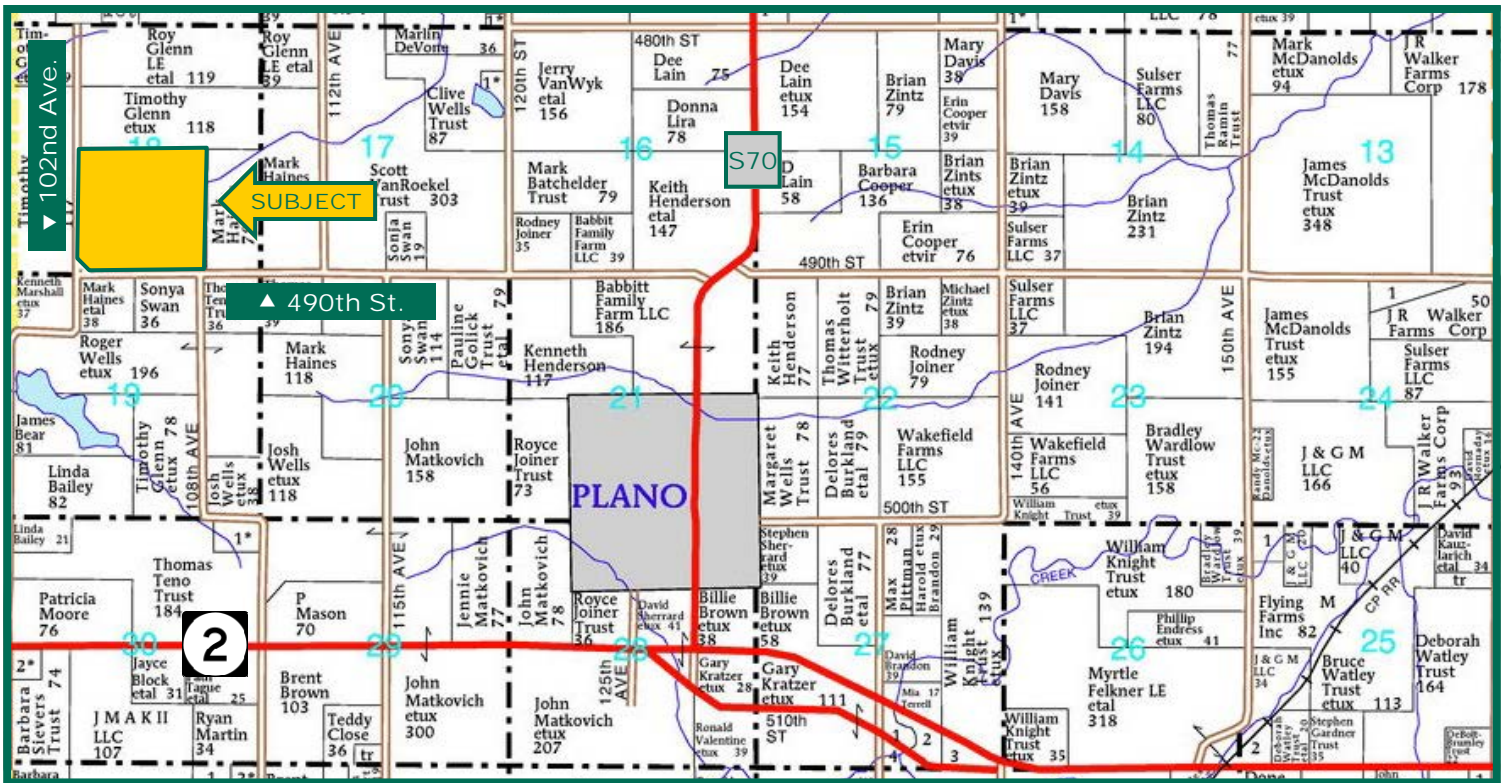
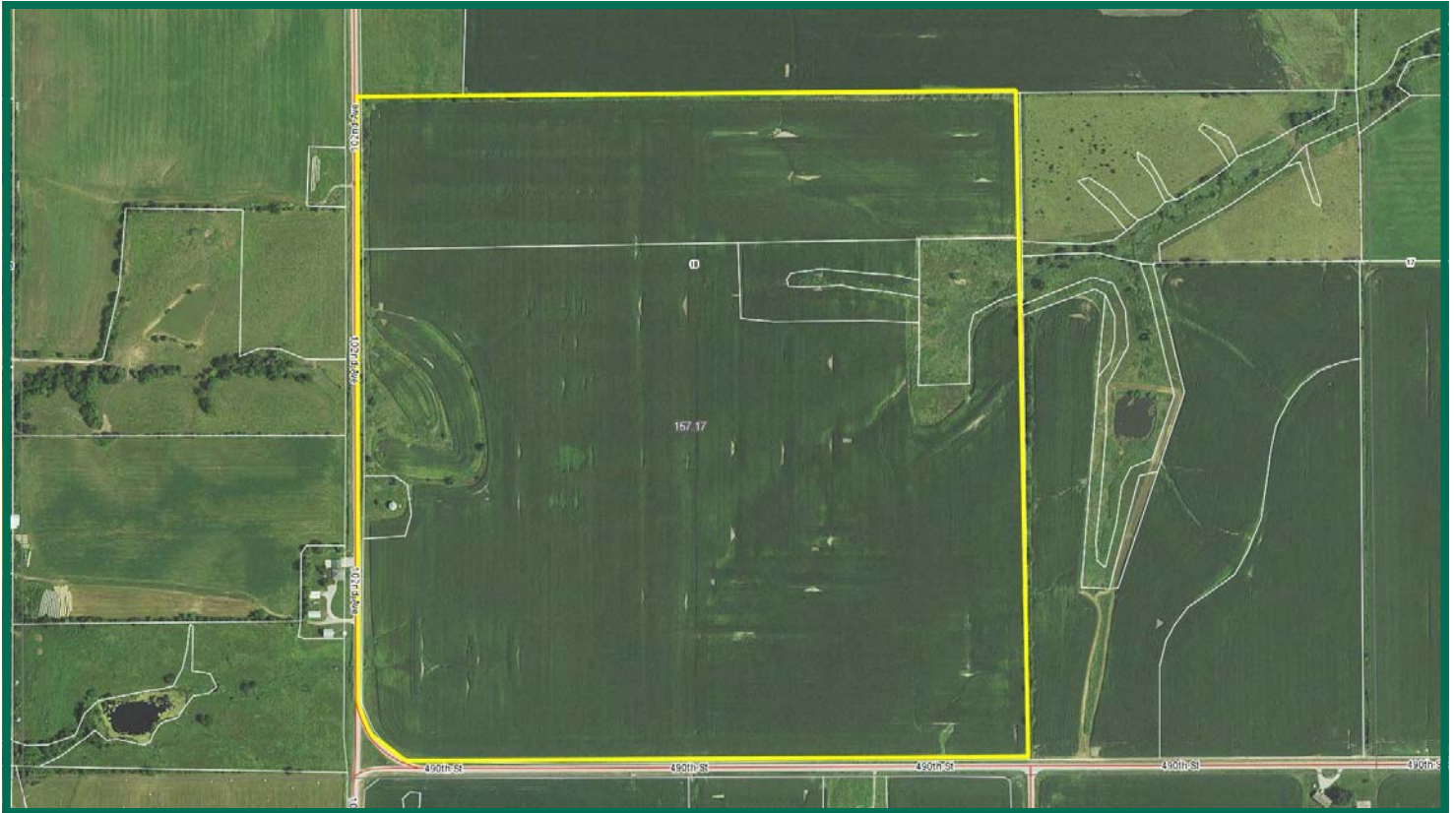
### Water & Well Information

None known

### Comments

Above-average Appanoose County farm.

# Aerial Photo & Plat Map



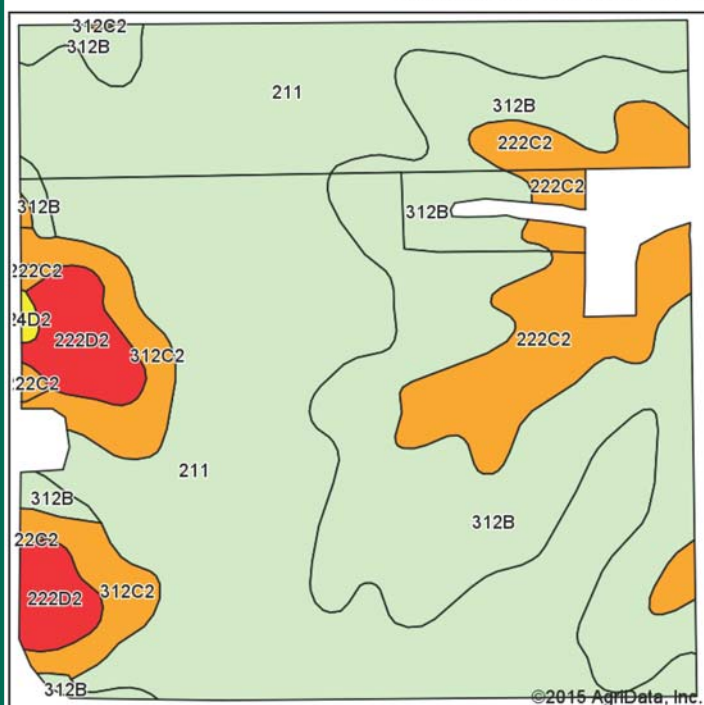
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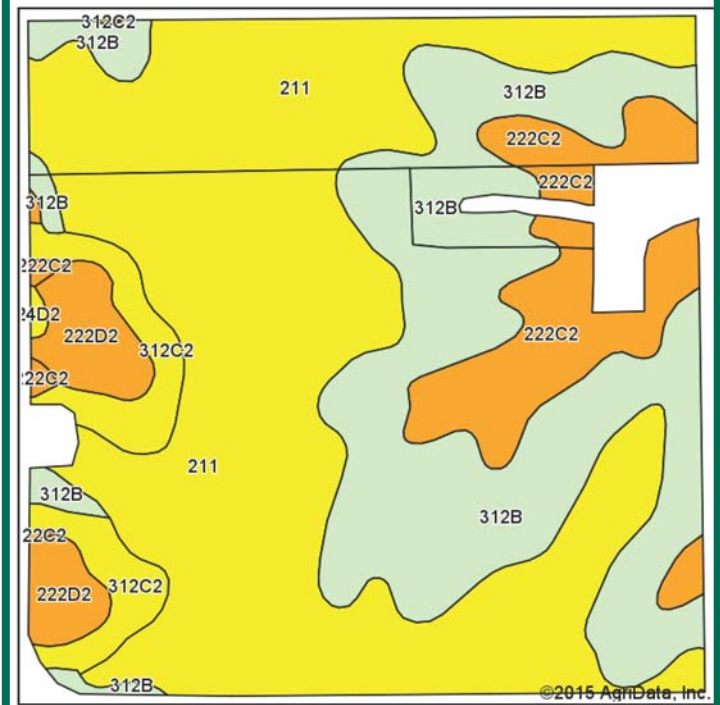
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# Soil Maps

CSR: 53.0 based on 151.32 FSA Crop Acres



CSR2: 56.4 based on 151.32 FSA Crop Acres



Area Symbol: IA007, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
211	Edina silt loam, 0 to 1 percent slopes	76.43	50.5%		IIIw	59	60
312B	Seymour silt loam, 2 to 5 percent slopes	45.04	29.8%		IIIe	64	60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	15.49	10.2%		IVw	34	25
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	7.83	5.2%		IIIe	56	35
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	6.30	4.2%		IVe	26	10
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.23	0.2%		IIIe	45	48
Weighted Average						56.4	53

Area Symbol: IA007, Soil Area Version: 21

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**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.

*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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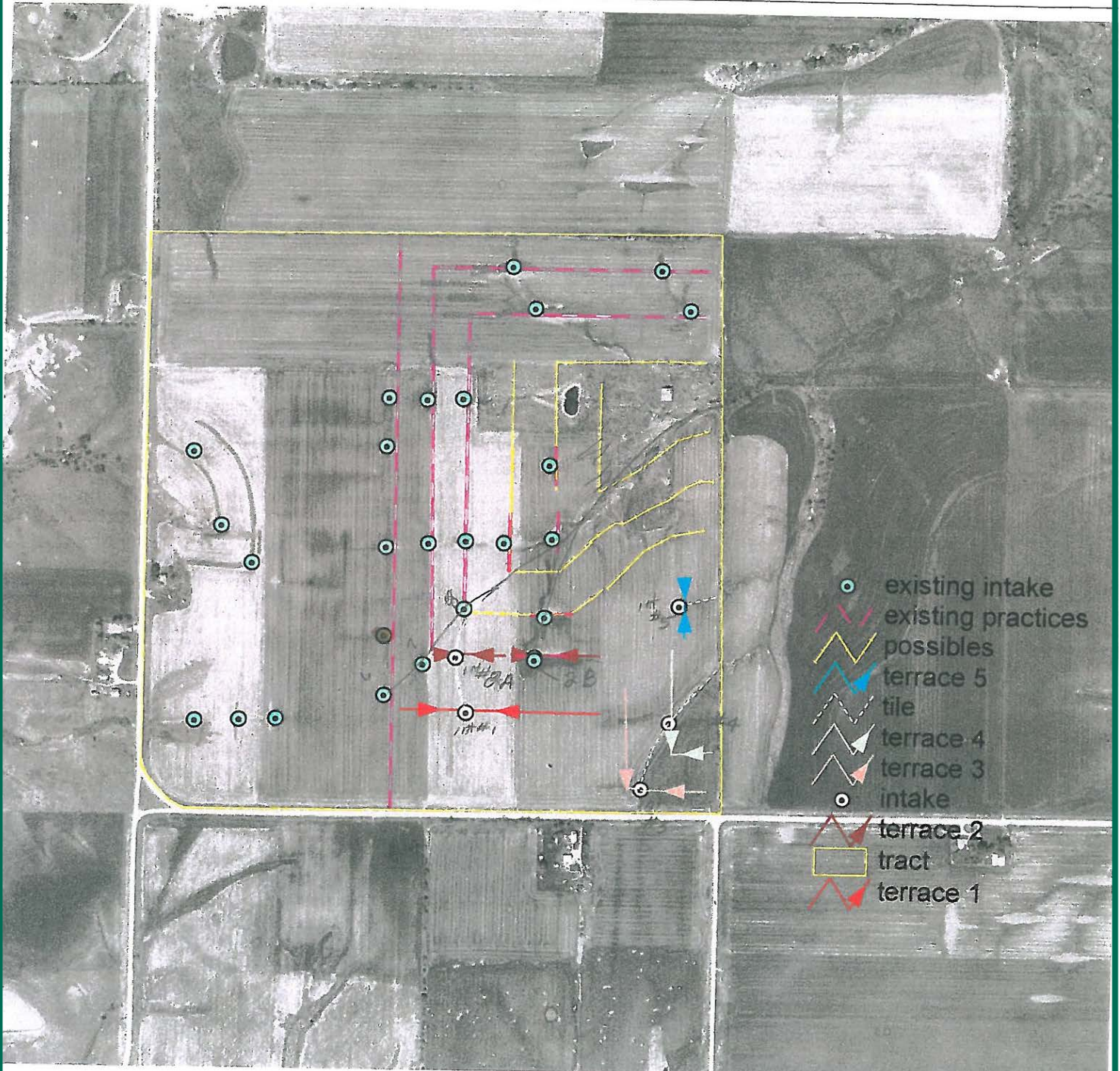
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# Tile Layout Map

Appanoose Soil & Water Conservation District

USDA NRCS

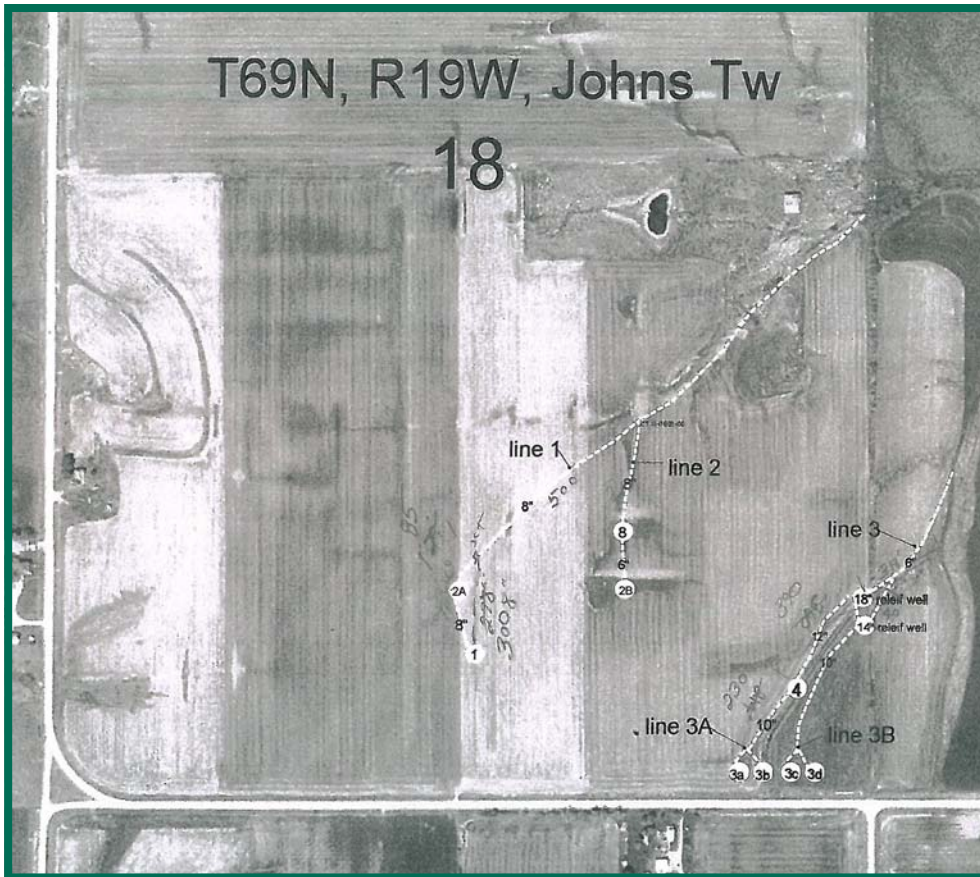
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# Tile Intake Maps



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