



160 Acres, m/l, Dallas County, IA

Property Information

Location

Located 2 miles south of Madrid and 1/2 mile west of Hwy. 17 on Zook Spur Pl.

Legal Description

N½ SW¼ and S½ NW¼ Section 12, Township 81 North, Range 26 West of the 5th p.m. (Des Moines Twp.)

Price & Terms

- \$1,504,000
- \$9,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing
- Buyer to reimburse Seller for Fall applied fertilizer

Possession

As agreed

Buildings/Improvements

10,000 Bu. Grain bin and pole barn

Real Estate Tax

Taxes Payable 2015-2016: \$4,044

Net Taxable Acres: 156.5

Tax per Net Taxable Acre: \$25.84

FSA Data

Farm Number 7152, Tract 2672

Crop Acres: 158.71 NHEL (159.09 acres currently being cropped)

Corn Base: 116.90 Ac.

Corn PLC Yield: 121 Bu.

Bean Base: 37.60 Ac.

Bean PLC Yield: 35 Bu.

Program Election: ARC-CO

CRP Contracts

None

Land Description

Level to gently rolling

Soil Types/Productivity

Primary soils are Clarion and Webster. See soil maps for detail.

- **CSR2:** 77.9 per 2015 AgriData, Inc., based on currently cropped acres.
- **CSR:** 83.3 per 2015 AgriData, Inc., based on currently cropped acres.
- **CSR:** 83.25 per County Assessor, based on net taxable acres.

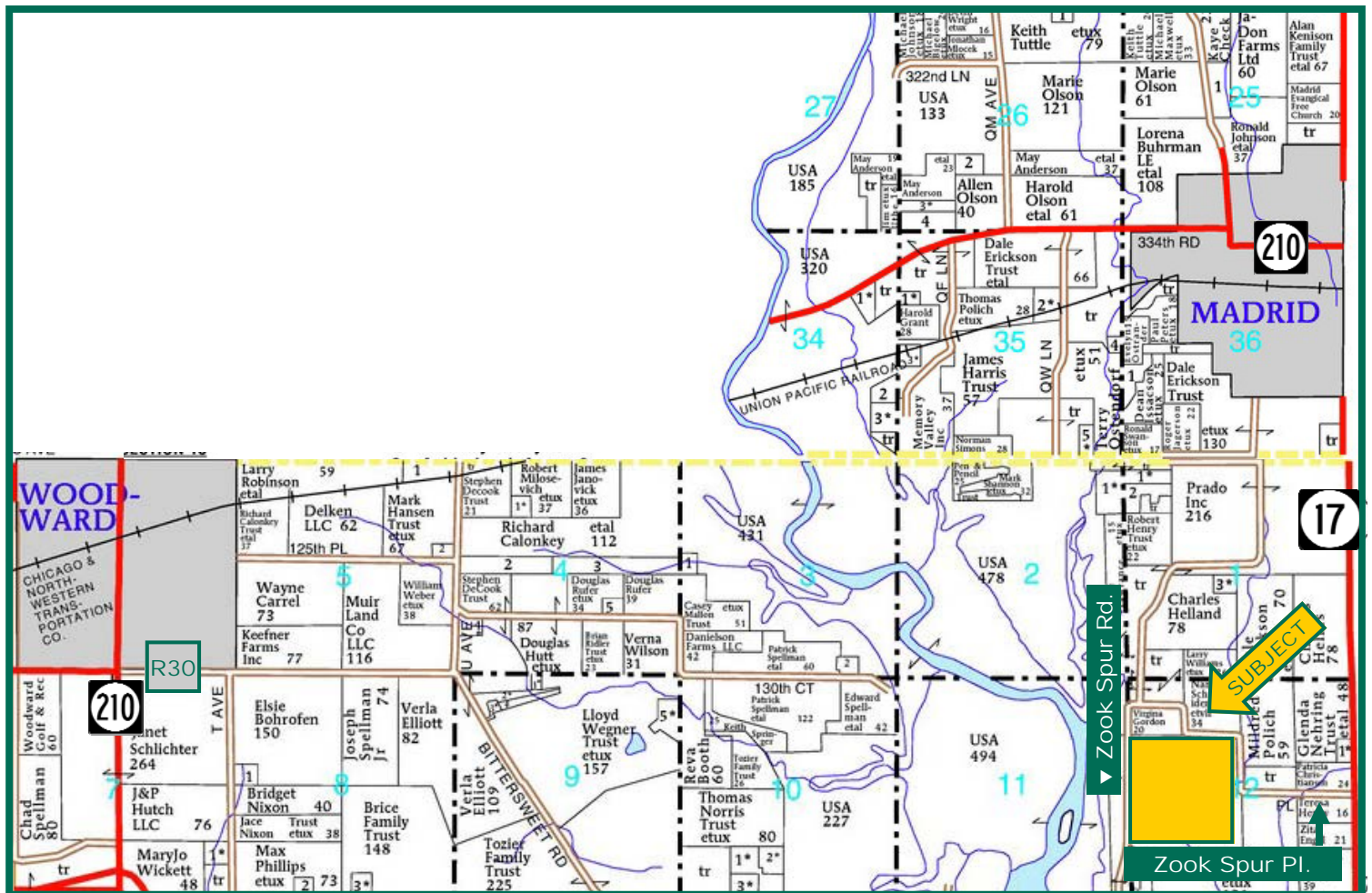
Drainage

Located in Drainage District 80 with county mains on the east and through the north half of the farm, plus other private tile.

Water & Well Information

None known

Plat Map & Photos



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



10,000 Bu. Grain Bin



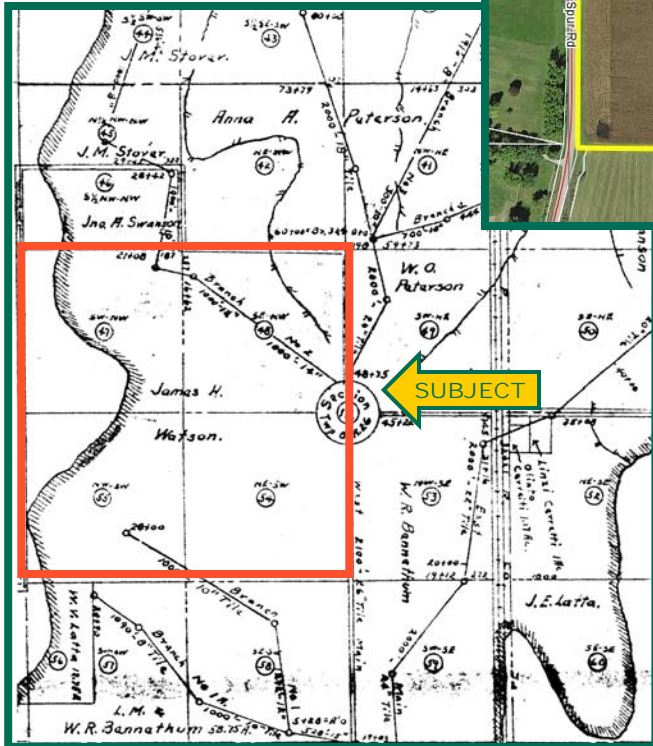
Pole Barn (NOTE: Silo has been torn down)

Marv Huntrods, ALC
Licensed in IA, NE, MN & SD
MarvH@Hertz.ag

800-593-5263 or 515-382-1500
415 S. 11th St.
Nevada, IA 50201-0500
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Aerial Photo and Drainage District Map



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.

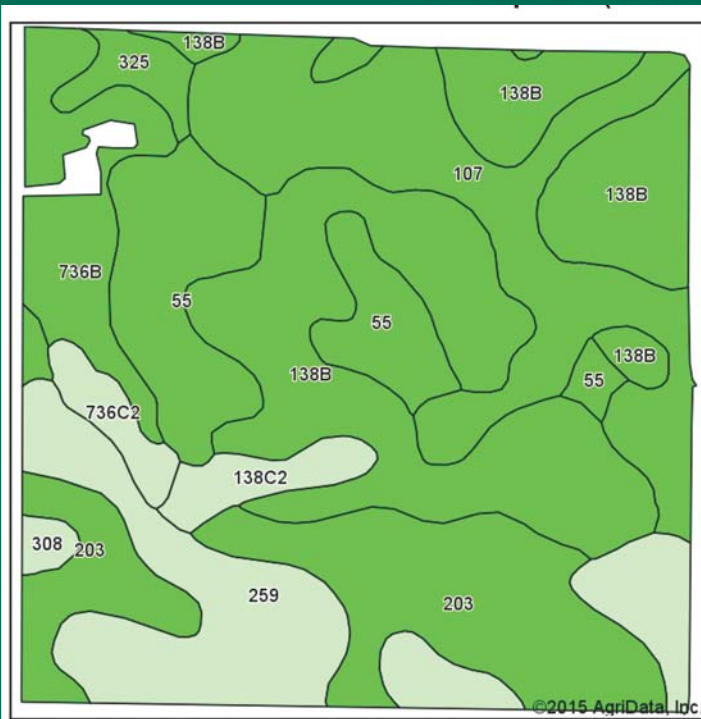
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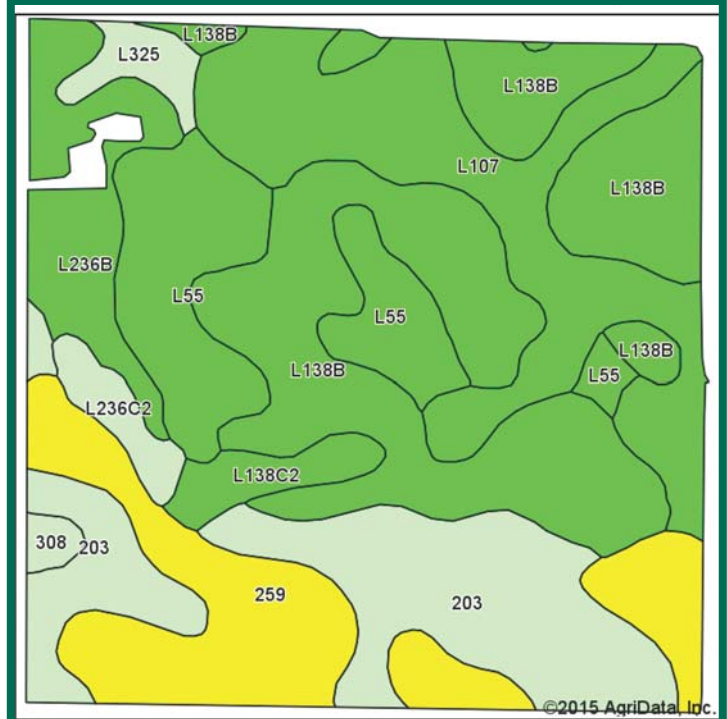
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Soil Maps

CSR: 83.3 based on 159.09 Currently Cropped Acres



CSR2: 77.9 based on 159.09 Currently Cropped Acres



Area Symbol: IA049, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	44.77	28.1%		Ile	88	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	28.12	17.7%		Ilw	88	
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	25.93	16.3%		Ils	60	80
259	Biscay clay loam, 0 to 2 percent slopes	22.36	14.1%		Ilw	52	77
L55	Nicollet loam, 1 to 3 percent slopes	17.91	11.3%		Ie	91	
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	10.12	6.4%		Ile	85	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.47	2.2%		Ille	83	
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.79	1.8%		Ille	77	
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	2.66	1.7%		Ie	78	
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.96	0.6%		Ils	60	73
Weighted Average						77.9	*-

**CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 83.3*



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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