



236.74 Acres, m/I, Humboldt County, IA

Property Information

Location

This farm is located 3 miles south and 1/2 mile east of Ottosen, Iowa

Legal Description

The SW 1/4 of the NE 1/4 lying south of the center line of open drainage ditch; the SE 1/4 of the NE 1/4 and the SE 1/4 all in Section 22, Township 93 North, Range 30 West of the 5th P.M.

Price & Terms

- \$2,250,000
- \$9,504.10/Ac.
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing subject to 2015 Lease

Real Estate Tax

Taxes Payable 2015-2016: \$5,346
Net Taxable Acres: 227.30
Tax per Net Taxable Acre: \$23.52

FSA Data

Farm Number 1113
Crop Acres: 225.79 (incl. 5.6 in CRP)
Corn Base: 108.6
Corn PLC Yield: 163 Bu.
Bean Base: 100.9
Bean PLC Yield: 45 Bu.

CRP Contracts

Contract #537A - 5.6 A. @ \$180.20
Annual Payment = \$1,009
Expires 9/30/2016

Soil Types/Productivity

Primary soils are Canisteo & Clarion
See soil maps for details.

- **CSR2:** 84.7 per 2015 AgriData, Inc., based on FSA non-CRP crop acres.
- **CSR:** 76.2 per 2015 AgriData, Inc., based on FSA non-CRP crop acres.
- **CSR:** 84.8 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling

Drainage

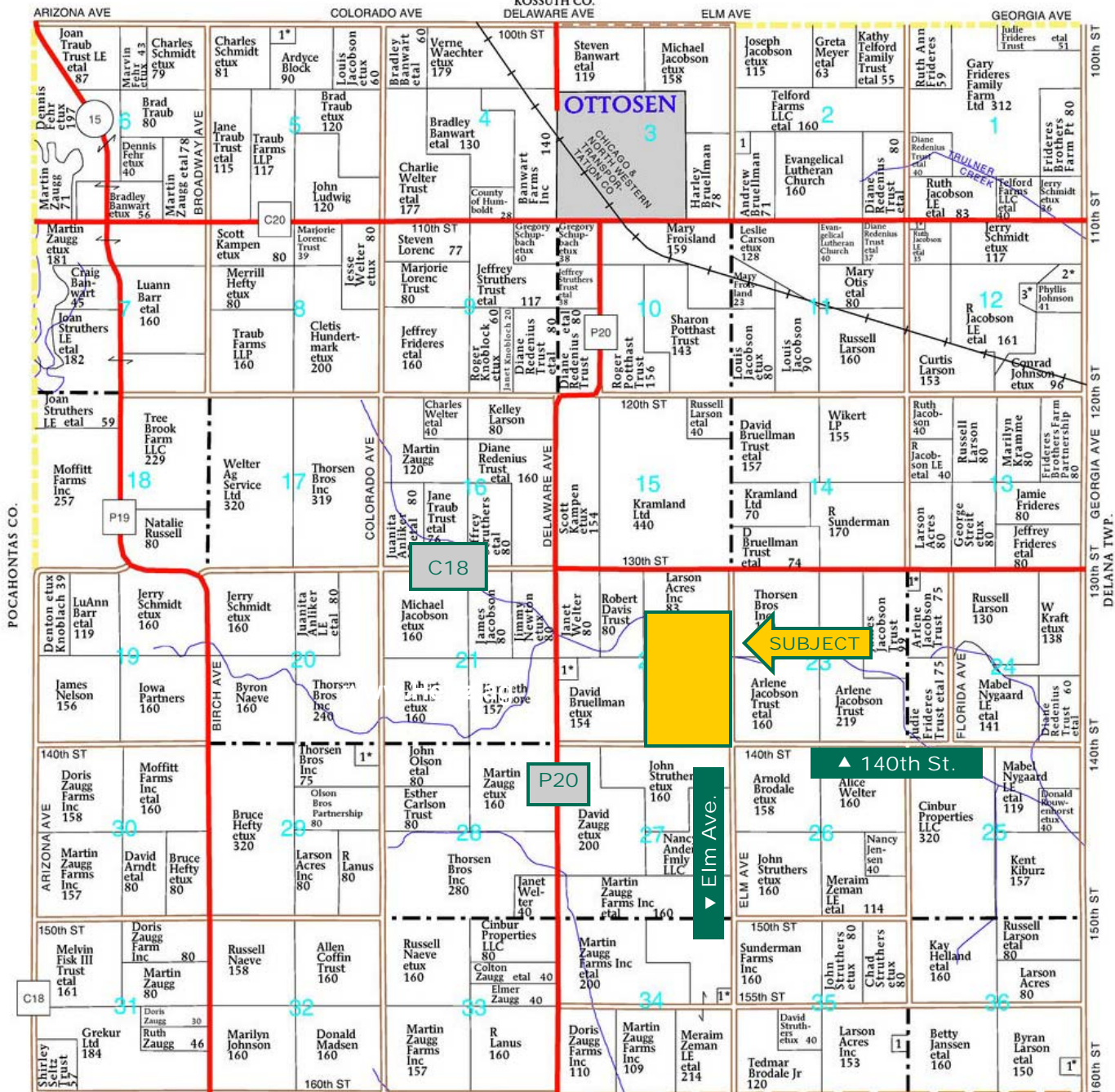
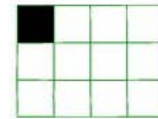
Natural and tile. North 24 acres was pattern tiled in 2012.

Comments

This is a high quality Humboldt County farm located in a strong area!

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

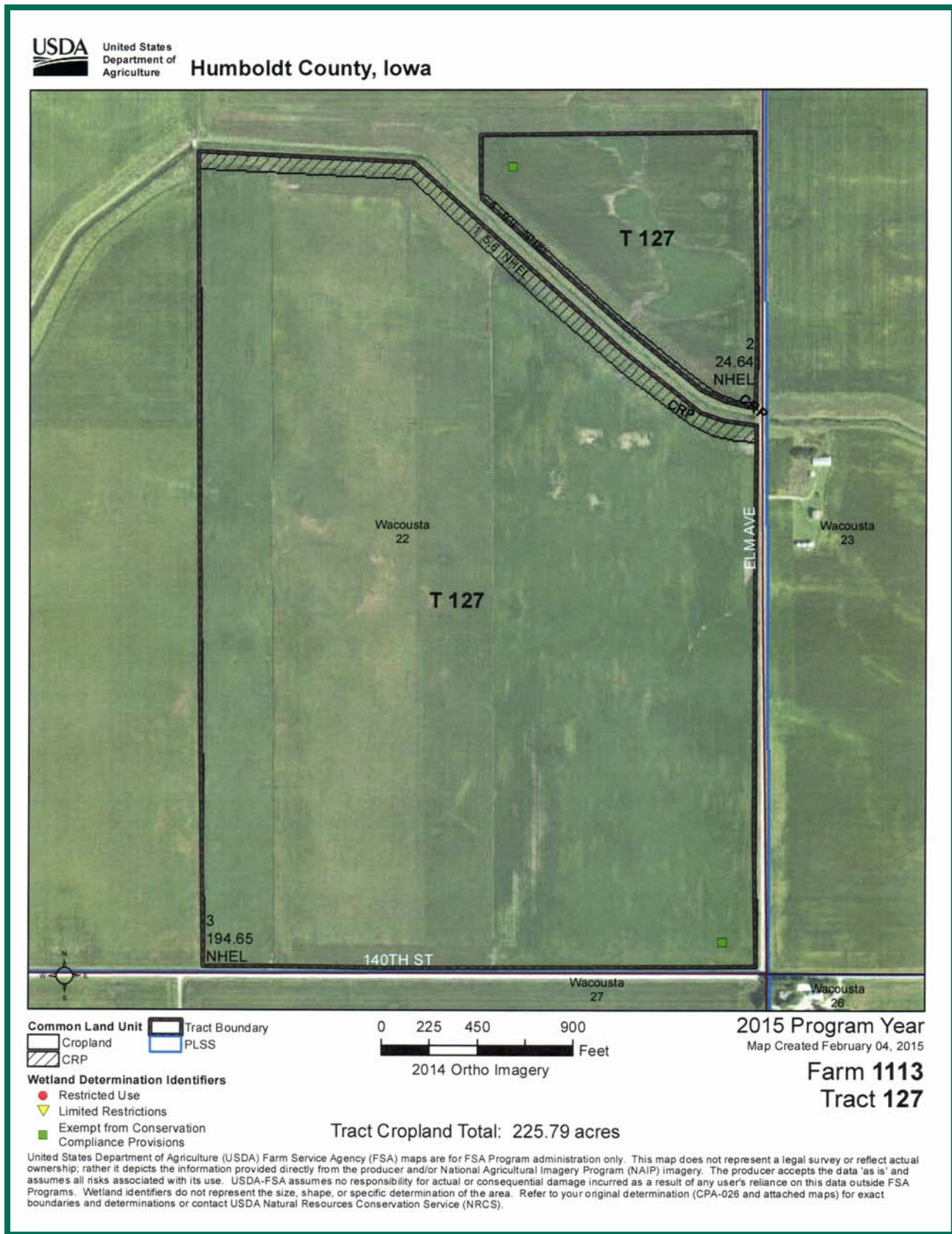
R-30-W



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

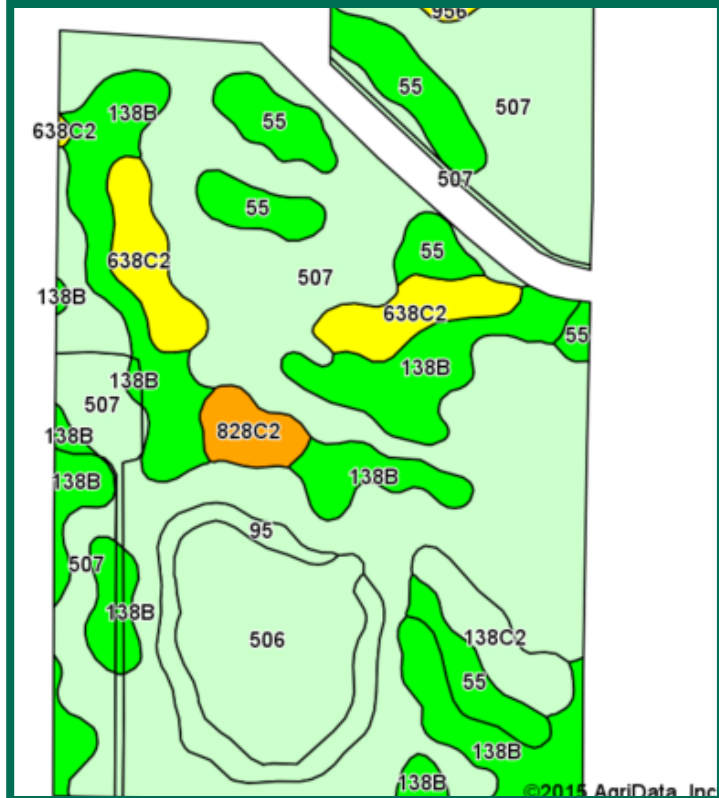
Thomas J. Carlson, AFM
Licensed in IA
TomC@Hertz.ag

(515) 332-1406
1101 13th St. No. Suite 2, P.O. Box 503
Humboldt, IA 50548-0503
www.Hertz.ag

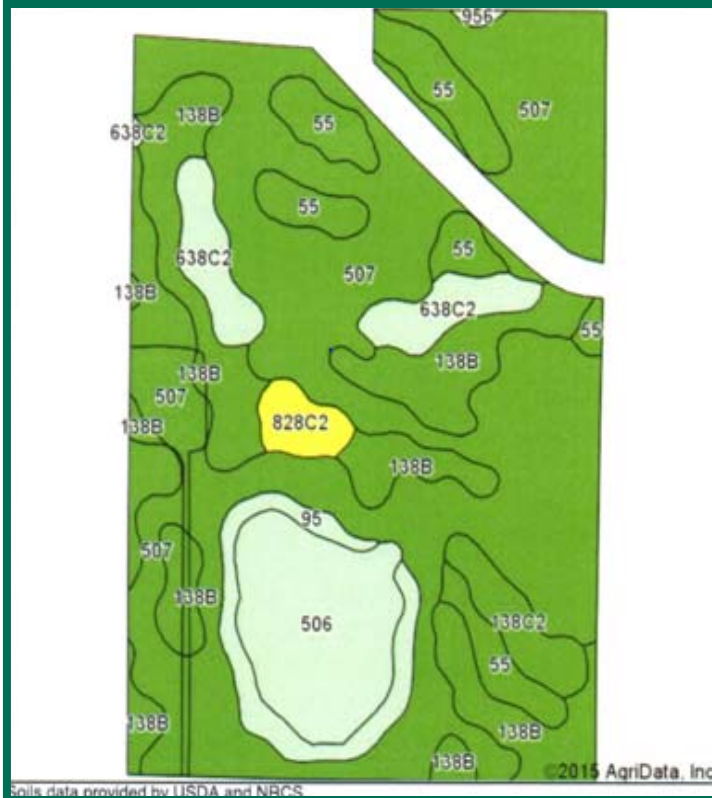


Soil Map

CSR: 76.2 based on 225.79 FSA non-CRP Crop Acres



CSR2: 84.8 based on 225.79 FSA non-CRP Crop Acres



Area Symbol: IA091, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class ^{fc}	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	114.60	52.0%		IIw	88	78
138B	Clarion loam, 2 to 6 percent slopes	40.19	18.3%		IIe	90	80
506	Wacousta silty clay loam, depressional, 0 to 1 percent slopes	18.88	8.6%		IIIw	69	74
55	Nicollet clay loam, 1 to 3 percent slopes	18.40	8.4%		Iw	88	88
638C2	Clarion-Storden complex, 5 to 9 percent slopes, moderately eroded	10.45	4.7%		IIIe	75	58
95	Harps clay loam, 0 to 2 percent slopes	8.50	3.9%		IIw	72	62
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.27	2.4%		IIIe	83	63
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	3.49	1.6%		IIIe	50	32
956	Harps-Okoboji, depressional, complex, 0 to 2 percent slopes	0.41	0.2%		IIIw	67	58
Weighted Average						84.7	76.2



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.

Thomas J. Carlson, AFM
Licensed in IA
TomC@Hertz.ag

(515) 332-1406
1101 13th St. No. Suite 2, P.O. Box 503
Humboldt, IA 50548-0503
www.Hertz.ag