



## Property Information

### Location

Located on the NE edge of Fort Dodge.

### Address

1747 Paragon Ave.  
Fort Dodge, IA 50501

### Legal Description

Lot 1 of County Auditor's Plat of the NE $\frac{1}{4}$  of Section 9, Township 89 North, Range 28 West of the 5th p.m. (Cooper Twp.)

### Price & Terms

- \$170,000
- Earnest money due upon acceptance of offer; balance due in cash at closing

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2015-2016: \$1,450.00  
Net Taxable Acres: 11.41

### FSA Data

Farm Number 7723, Tract 12188  
Crop Acres: 7.27  
Corn Base: 3.6 Ac.  
Corn PLC Yield: 157 Bu.  
Bean Base: 3.6 Ac.  
Bean PLC Yield: 46 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Clarion, Coland and Webster. See soil maps for detail.  
• **CSR2:** 82.5 per 2015 AgriData, Inc., based on FSA crop acres.  
• **CSR:** 81.4 per 2015 AgriData, Inc., based on FSA crop acres.

- **CSR2:** 71.39 per County Assessor, based on net taxable acres.

### Land Description

Undulating

### Drainage

Natural

### Water & Well Information

New well in 2014 and New septic in 2013

### Buildings/Improvements

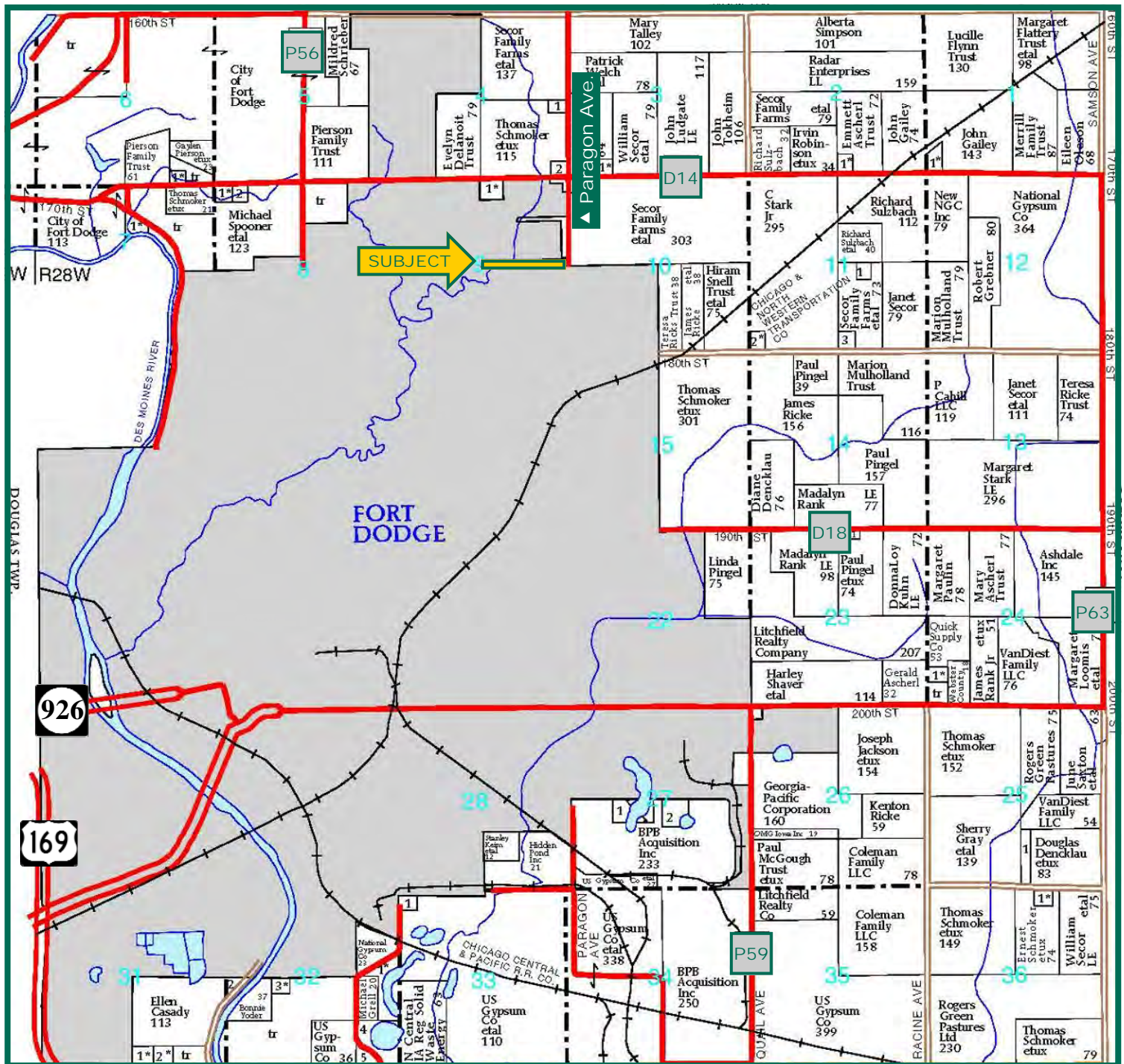
- Charming two-story home built in 1900 with 4 BR, 1 BA and 1,284 SF.
- 18' x 40' Pole Building

### Comments

Peaceful country living, yet close to town. Property adjoins Mors Park and walking trail.



# Plat Map



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

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.

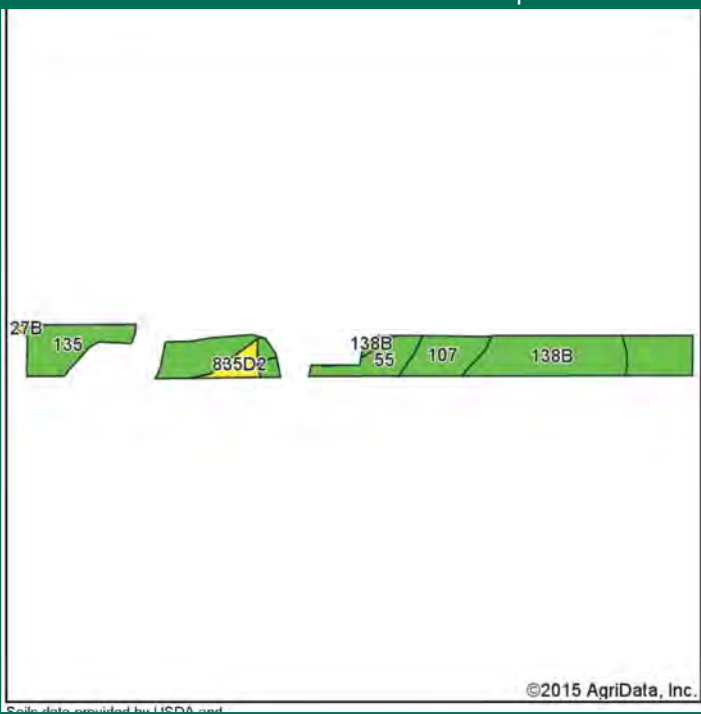
Chris Smith, ALC  
Licensed Salesperson in Iowa  
ChrisS@Hertz.ag

515-382-1500 or 800-593-5263  
415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500  
[www.Hertz.ag](http://www.Hertz.ag)

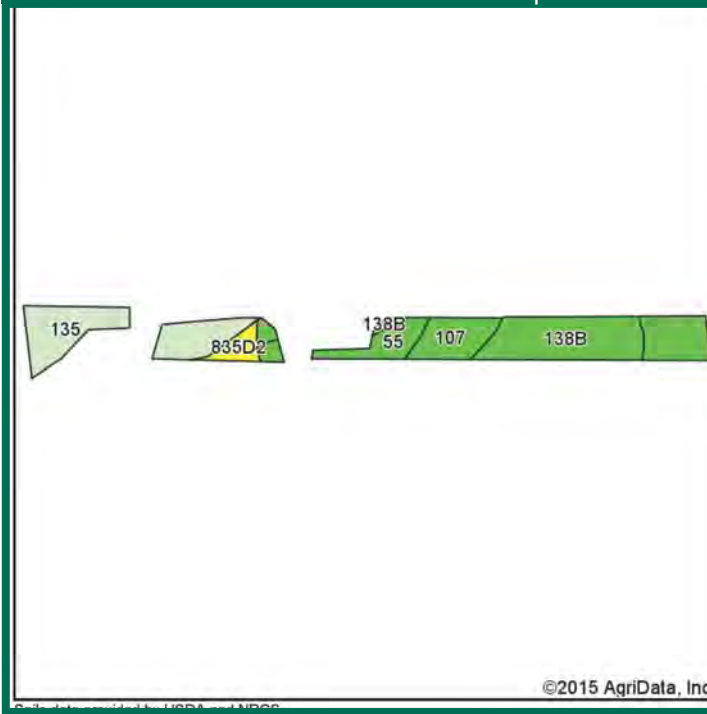
# Aerial & Soil Maps



CSR: 81.4 based on 7.27 FSA Crop Acres



CSR2: 82.5 based on 7.27 FSA Crop Acres



Area Symbol: IA187, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	2.22	30.5%		Ile	90	82
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.10	28.9%		IIw	76	82
107	Webster clay loam, 0 to 2 percent slopes	1.79	24.6%		IIw	86	82
55	Nicollet clay loam, 1 to 3 percent slopes	0.81	11.1%		Iw	88	90
835D2	Storden-Omsrud complex, 9 to 14 percent slopes, moderately eroded	0.35	4.8%		IIIe	43	52
Weighted Average						82.5	81.4



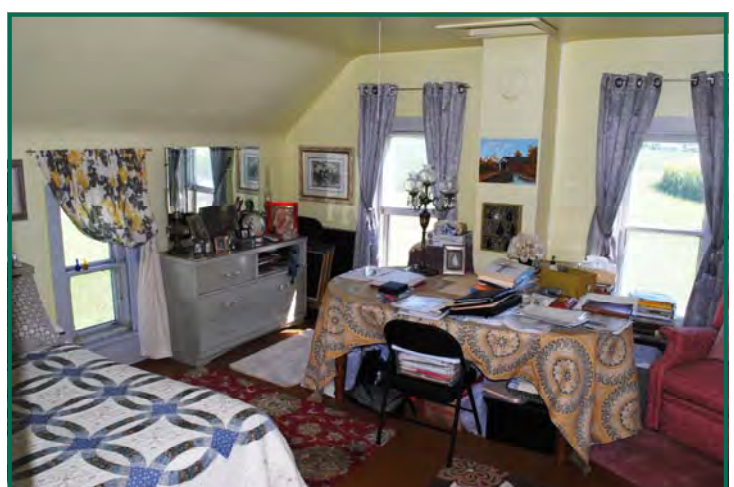
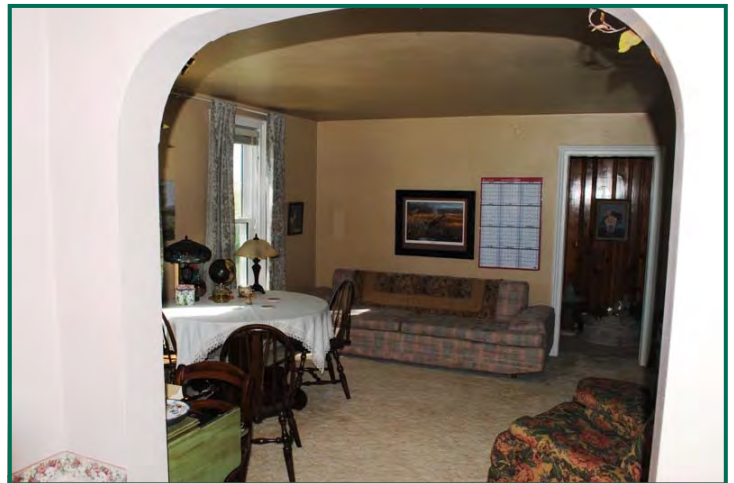
**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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Photos: 11.41 Acres, m/l, Webster County, IA



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