



## 158 Acres m/l, Cedar County, IA Quarter Moon Farms, Inc.

**82.2 CSR2 - The farm is located northeast of West Liberty, Iowa**

### Property Information

#### Location

From West Liberty: 2½ miles north on X40 and 2 miles east on 320th Street.

#### Legal Description

The NE ¼ of Section 29, Township 79 North, Range 3 West of the 5th P.M., Cedar County, Iowa, except the house and buildings in the Northeast corner.

#### Price & Terms

##### Price Reduced!

- \$1,524,700 \$1,461,500
- \$9,650/acre \$9,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable, subject to a 2015 Cash Rent Lease.

#### Seller

Quarter Moon Farms, Inc.

#### Real Estate Tax

Taxes Payable in 2014 - 2015: \$4,484.00  
Net Taxable Acres: 153.6  
Tax per Net Tax. Ac.: \$29.19

#### FSA Data

Farm Number: 3820  
Tract Number: 7049  
Crop Acres\*: 155.3 Acres  
Corn Base: 114.4  
Corn PLC Yield: 174 Bu.  
Bean Base: 25.9  
Bean PLC Yield: 59 Bu.  
\* This includes 7.7 Acres of CRP and 7.5 Acres of Cropland currently being certified as grass.

#### CRP Contracts

There are 7.7 acres enrolled in the Conservation Reserve Program (CRP) at \$193 per acre with a total annual payment of \$1,490. This contract expires September 30, 2021.

#### Soil Types / Productivity

Primary soils are Tama, Downs and Coloe. See soil map for detail.

- **CSR2:** 82.2 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 82.0 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 80.2 per County Assessor, based on net taxable acres.

#### Land Description

Gently rolling.

#### Comments

This is a highly productive Cedar County farm located in a strong area.

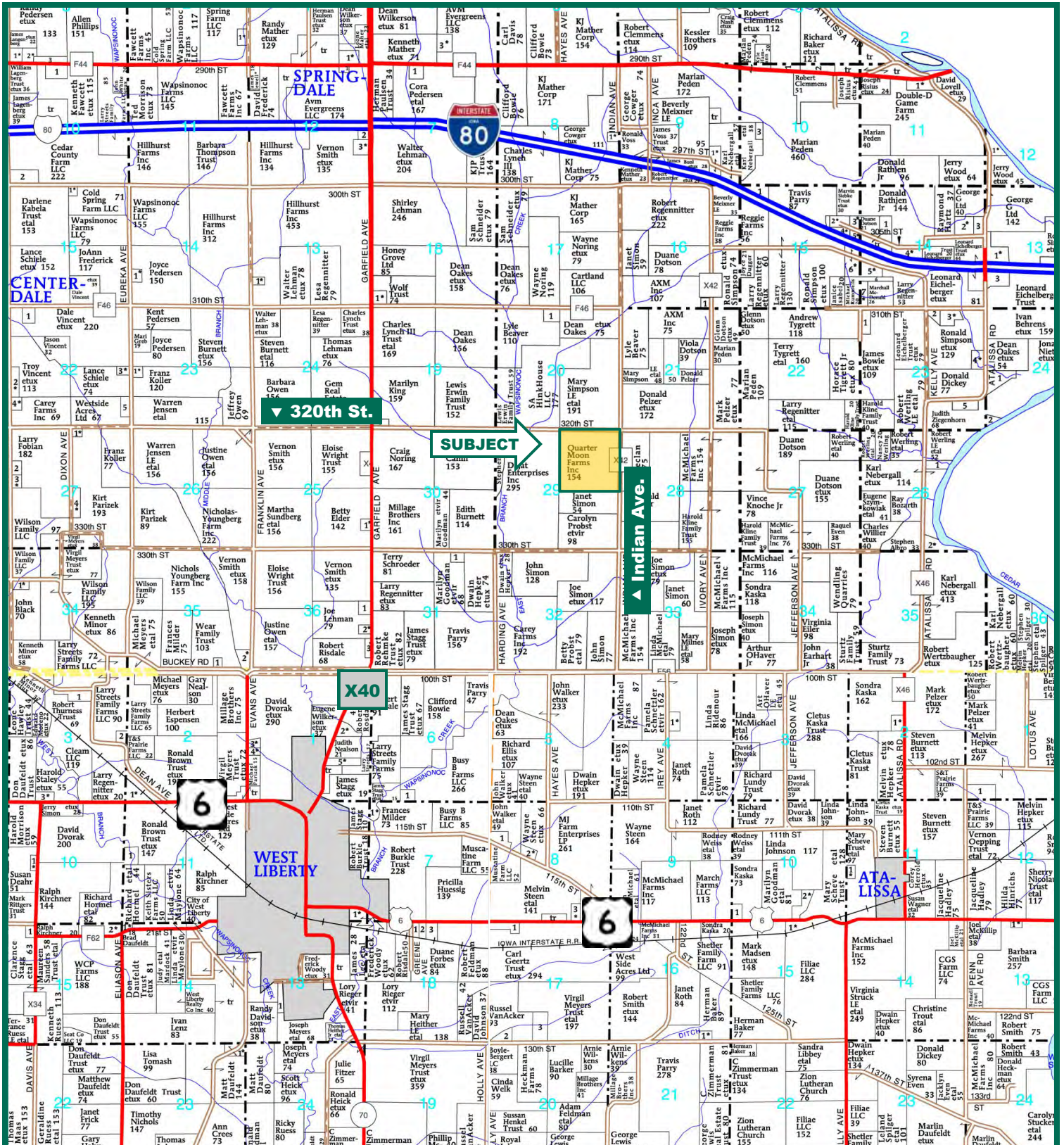
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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# Plat Map



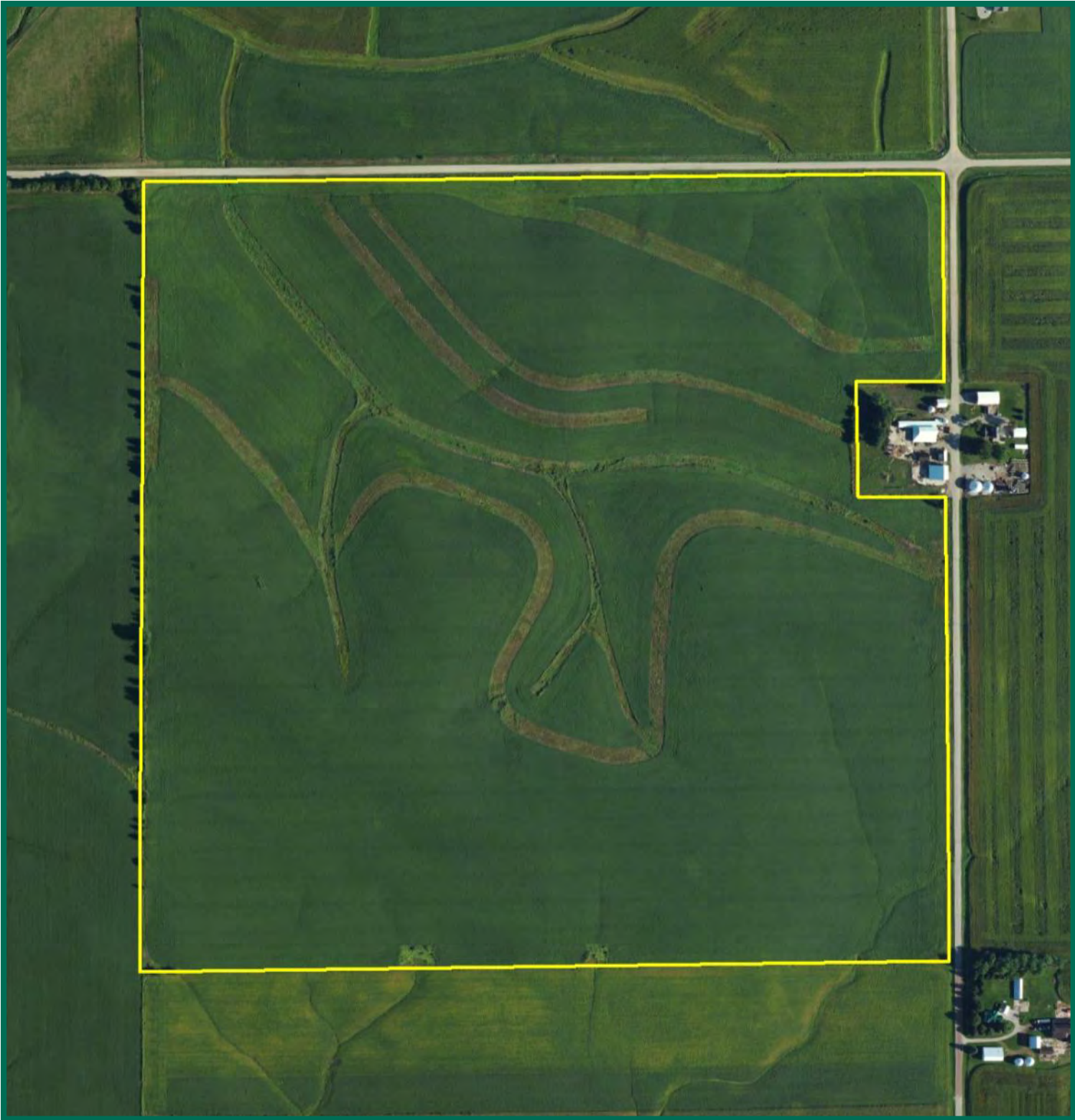
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# Aerial Photo



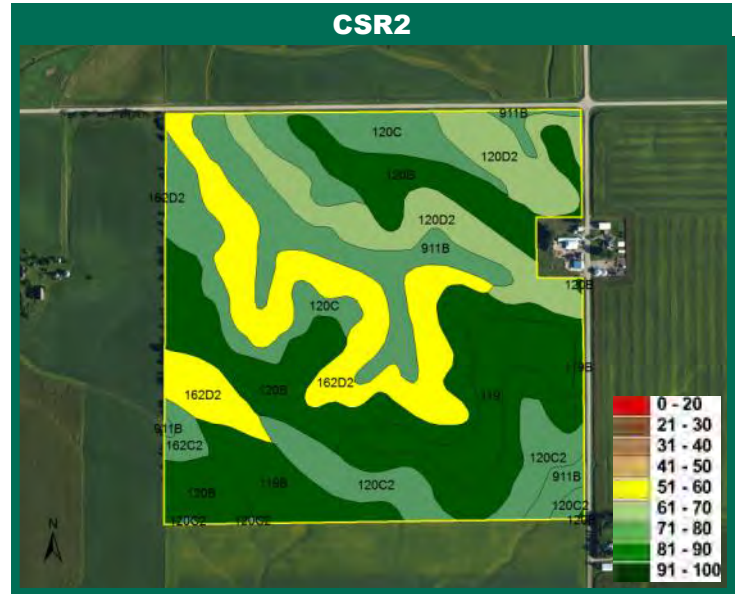
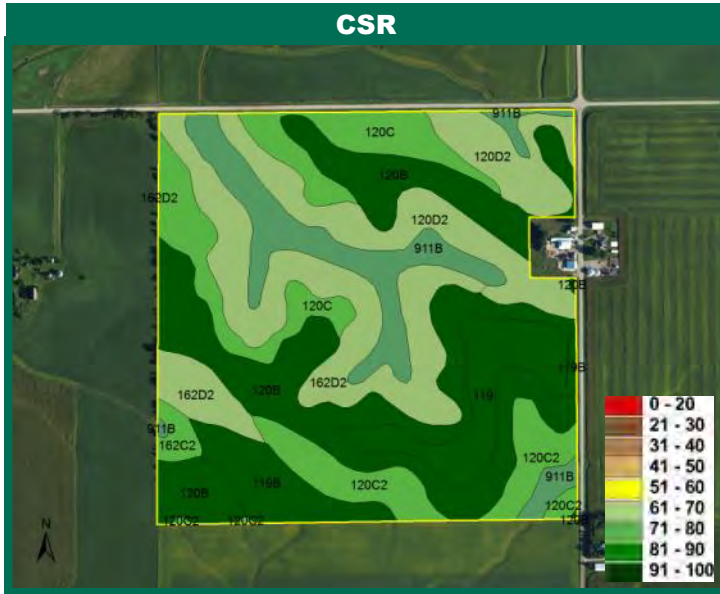
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# Soil Map



Measured Tillable Acres		155.2	Avg. CSR		82.2	Avg. CSR2*		82.0
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
119	Muscatine silty clay loam, 0 to 2	100	100	7.2%	I	11.22		
119B	Muscatine silty clay loam, 2 to 5	95	95	5.3%	Ile	8.22		
120B	Tama silty clay loam, 2 to 5 percent	95	95	27.7%	Ile	42.93		
120C	Tama silty clay loam, 5 to 9 percent	80	89	10.8%	IIle	16.75		
120C2	Tama silty clay loam, 5 to 9 percent	78	87	7.3%	IIle	11.39		
120D2	Tama silty clay loam, 9 to 14 percent	68	62	12.9%	IIle	20.05		
162C2	Downs silt loam, 5 to 9 percent	73	82	1.1%	IIle	1.70		
162D2	Downs silt loam, 9 to 14 percent	63	58	17.1%	IIle	26.5		
911B	Colo-Ely complex, 2 to 5 percent	85	82	10.6%	Ile	16.4		

**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:** 158 Acres m/l, Cedar County, IA



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