



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

#### **Property Information** Location

From West Liberty: 2<sup>1</sup>/<sub>2</sub> 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!

- \$<del>1,524,700</del> \$1,461,500
- \$<del>9,650/acre</del> \$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.

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#### **Soil Types / Productivity**

Primary soils are Tama, Downs and Colo-Ely. 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.

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### Troy R. Louwagie, ALC

Licensed Real Estate Broker in IA & IL 102 Palisades Road & Hwy. 1, PO Box 50 Mt. Vernon, IA 52314

## **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	
				Percent	Non_Irr	
Soil Label	Soil Name	CSR	CSR2	of Field	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%	lle	8.22
120B	Tama silty clay loam, 2 to 5 percent	95	95	27.7%	lle	42.93
120C	Tama silty clay loam, 5 to 9 percent	80	89	10.8%	llle	16.75
120C2	Tama silty clay loam, 5 to 9 percent	78	87	7.3%	llle	11.39
120D2	Tama silty clay loam, 9 to 14 percent	68	62	12.9%	llle	20.05
162C2	Downs silt loam, 5 to 9 percent	73	82	1.1%	llle	1.70
162D2	Downs silt loam, 9 to 14 percent	63	58	17.1%	llle	26.5
911B	Colo-Ely complex, 2 to 5 percent	85	82	10.6%	lle	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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