

349.62 Acres, m/I, Crawford County, IA



## Property Information

### Location

Located on the west edge of Deloit, west of Hwy. 39.

### Legal Description

N½ NW, SE SW, E½ SW and Frl. SE west of Hwy and Except acreage site all in Section 12; and Frl. NW NE Section 13; all in T84N-R39W of the 5th p.m. (Goodrich Twp.)

### Price & Terms

- \$1,538,328
- \$4,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed

## Estimated Real Estate Tax

Est. Taxes Payable 2015-2016: \$7,283.00  
Est. Net Taxable Acres: 337.87  
Est. Tax per Net. Tax. Ac.: \$21.56

### FSA Data

Part of Farm Number 5792, Tract 5604  
Crop Acres\*: 235.90  
Corn Base\*: 157.28 Ac.  
Corn PLC Yield: 159 Bu.  
Bean Base\*: 68.73 Ac.  
Bean PLC Yield: 42 Bu.  
Conservation Plan is in place.  
*FSA Acres and Bases are estimated, as tract is part of a larger farm. FSA will determine final acres and bases.*

### CRP Contracts

None

## Soil Types / Productivity

Primary soils are Marshall, Judson, Burchard and Kennebec. See soil maps for detail.

- **CSR2:** 70.0 per 2015 AgriData Inc., based on FSA crop acres.
- **CSR:** 62.5 per 2015 AgriData Inc., based on FSA crop acres.
- **CSR:** 39.25 per County Assessor, based on net taxable acres.

### Land Description

Rolling to steep slope

### Buildings/Improvements

None

### Drainage

Natural and terraced

Chris Smith, ALC

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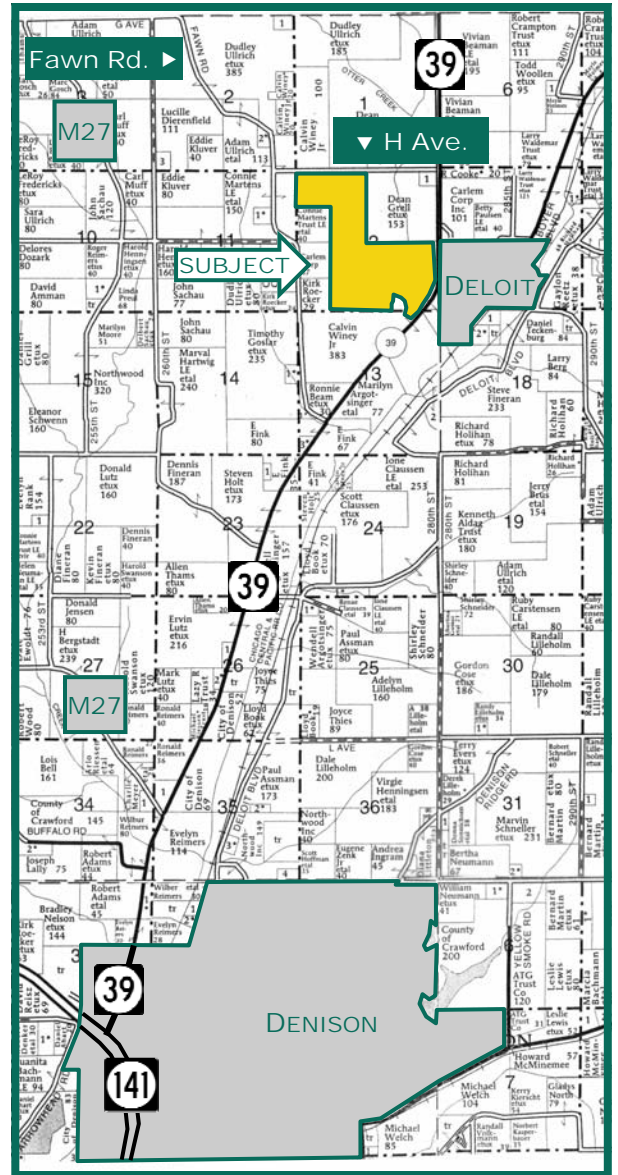
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# Aerial Photo and Map



## Water & Well Information

No wells. There is a 3-acre pond on the property.

## Comments

Nice quality farm offering a combination of crop acres and pasture with good fences. 85.12 pasture acres. Well-terraced to protect soils. Pipeline crosses property on north end running east/west. Easement to be put in place to allow access to SE corner of property from acreage driveway.

*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.*

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

**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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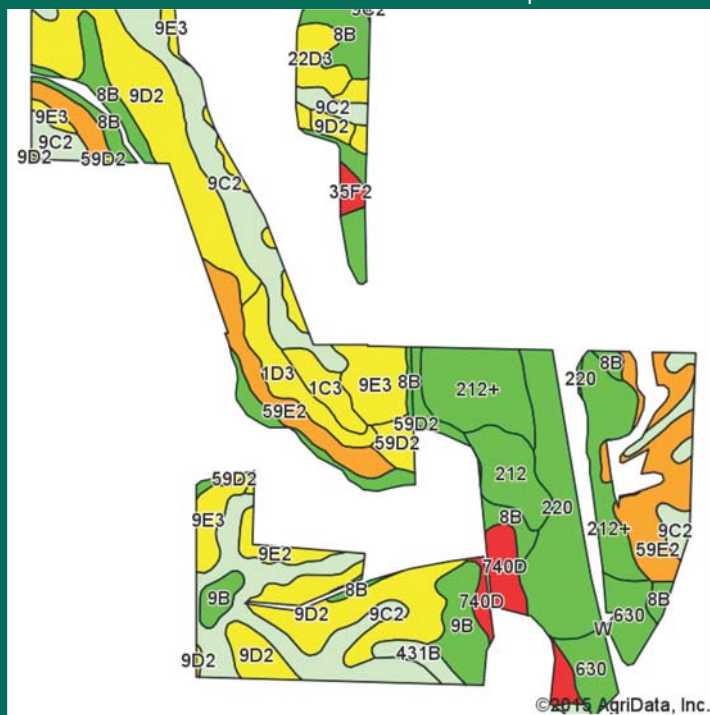
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# Soil Map

CSR - 62.5 on 235.9 FSA Crop Ac.



CSR2 - 70.0 on 235.9 FSA Crop Ac.



Area Symbol: IA047, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CS R
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	42.15	17.9%		IIIe		87	64
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	41.17	17.5%		IIIe		61	54
8B	Judson silty clay loam, 2 to 5 percent slopes	23.49	10.0%		Ile		90	81
59E2	Burchard clay loam, 14 to 18 percent slopes, moderately eroded	23.01	9.8%		IVe	IVe	44	33
212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	20.60	8.7%		IIw		92	90
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	17.42	7.4%		IIw		80	86
9E3	Marshall silty clay loam, 14 to 18 percent slopes, severely eroded	13.49	5.7%		IVe		45	41
630	Danbury silt loam, 0 to 2 percent slopes, occasionally flooded	8.54	3.6%		IIw		83	85
9B	Marshall silty clay loam, 2 to 5 percent slopes	8.13	3.4%		Ile		95	81
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	6.91	2.9%		IIw		88	85
740D	Hawick gravelly sandy loam, 9 to 14 percent slopes	6.47	2.7%		IVs		11	12
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.20	2.6%		IIIe		32	45
59D2	Burchard clay loam, 9 to 14 percent slopes, moderately eroded	4.29	1.8%		IIIe		53	58
22D3	Dow silt loam, 9 to 14 percent slopes, severely eroded	3.67	1.6%		IIIe		29	43
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	3.50	1.5%		IIIe	IVe	58	55
9E2	Marshall silty clay loam, 14 to 18 percent slopes, eroded	2.45	1.0%		IVe		50	44
431B	Judson-Ackmore-Colo, overwash, complex, 2 to 5 percent slopes	2.31	1.0%		IIw		83	66
35F2	Liston-Burchard complex, 18 to 25 percent slopes, moderately eroded	1.28	0.5%		VIe		22	8
509C	Marshall silty clay loam, terrace, 5 to 9 percent slopes	0.65	0.3%		IIIe		90	68
Weighted Average							70	62.5



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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