



40 Acres m/l, Benton County, IA Justice Farm

72.3 CSR/ 78.0 CSR2—This farm is located on the southwesterly edge of Urbana, Iowa

Property Information

Location

From Urbana: ½ mile west on 55th Street (Highway 363), ½ mile south on 31st Avenue. This farm is located on the southwesterly edge of Urbana, Iowa.

Legal Description

NW½ SW¼ Except Parcel B of Section 34, Township 86 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Price & Terms

Price Reduced!

- ~~\$295,000~~ \$248,000
- \$7,375/~~acre~~ \$6,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2015 Cash Rent Lease.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$1,048.00
Net Taxable Acres: 38.94
Tax per Net. Tax. Ac.: \$26.91

FSA Data

There are approximately 27.0 cropland acres.

Soil Types / Productivity

Primary soils are Olin, Clyde and Kenyon. See soil map for detail.

- **CSR2:** 78.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 72.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 71.0 per County Assessor, based on net taxable acres.

Land Description

Gently rolling cropland.

Buildings/Improvements

None.

Water & Well Information

There is city water and sewer located along the north boundary.

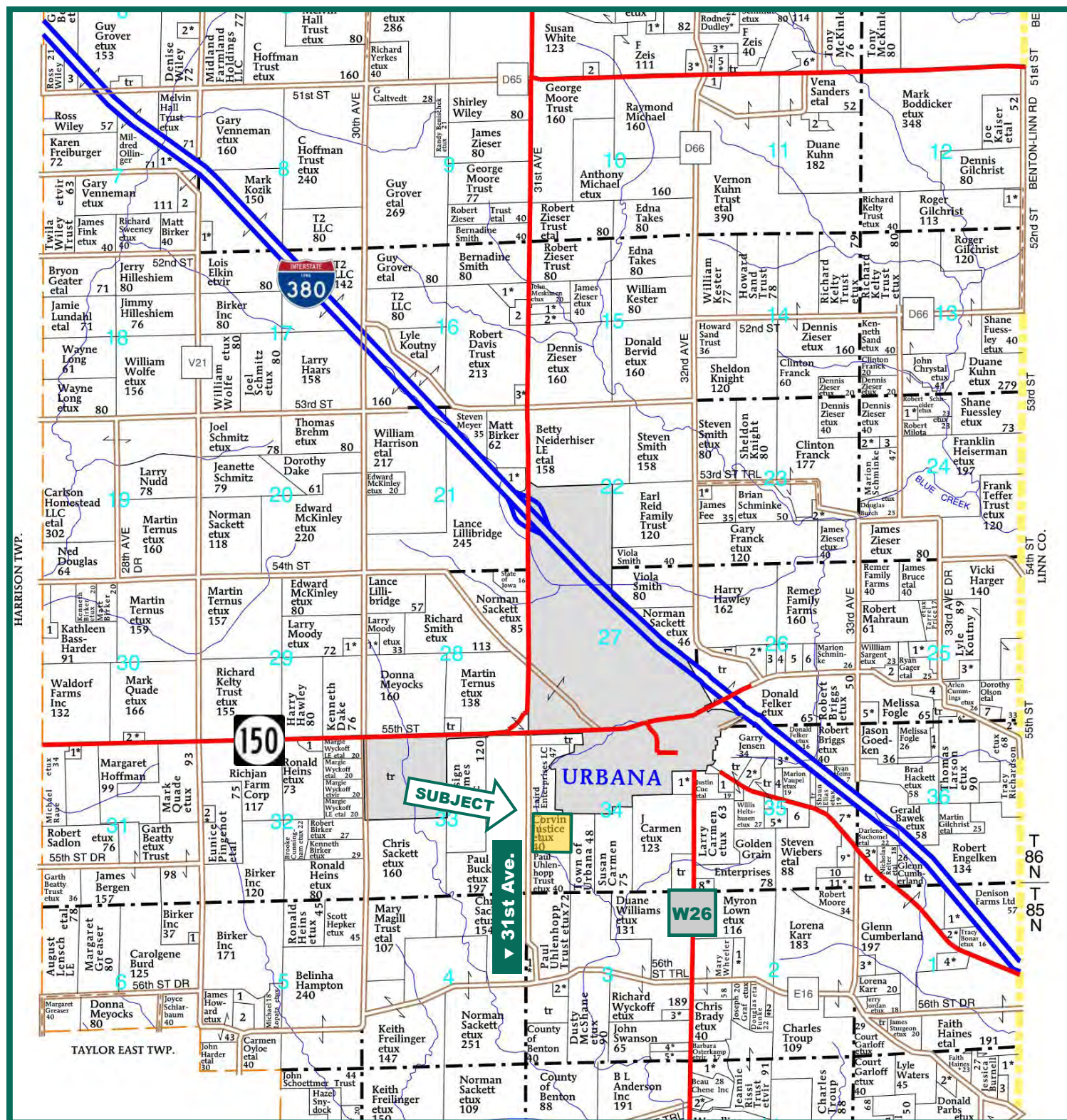
Financing

Seller will consider partial financing.

Comments

This is a good income producing farm with a great location. This would make an ideal home site or potential for future residential development. This farm could also be split into two 20 acre parcels. Seller is motivated to sell and will consider all cash offers!

Plat Map



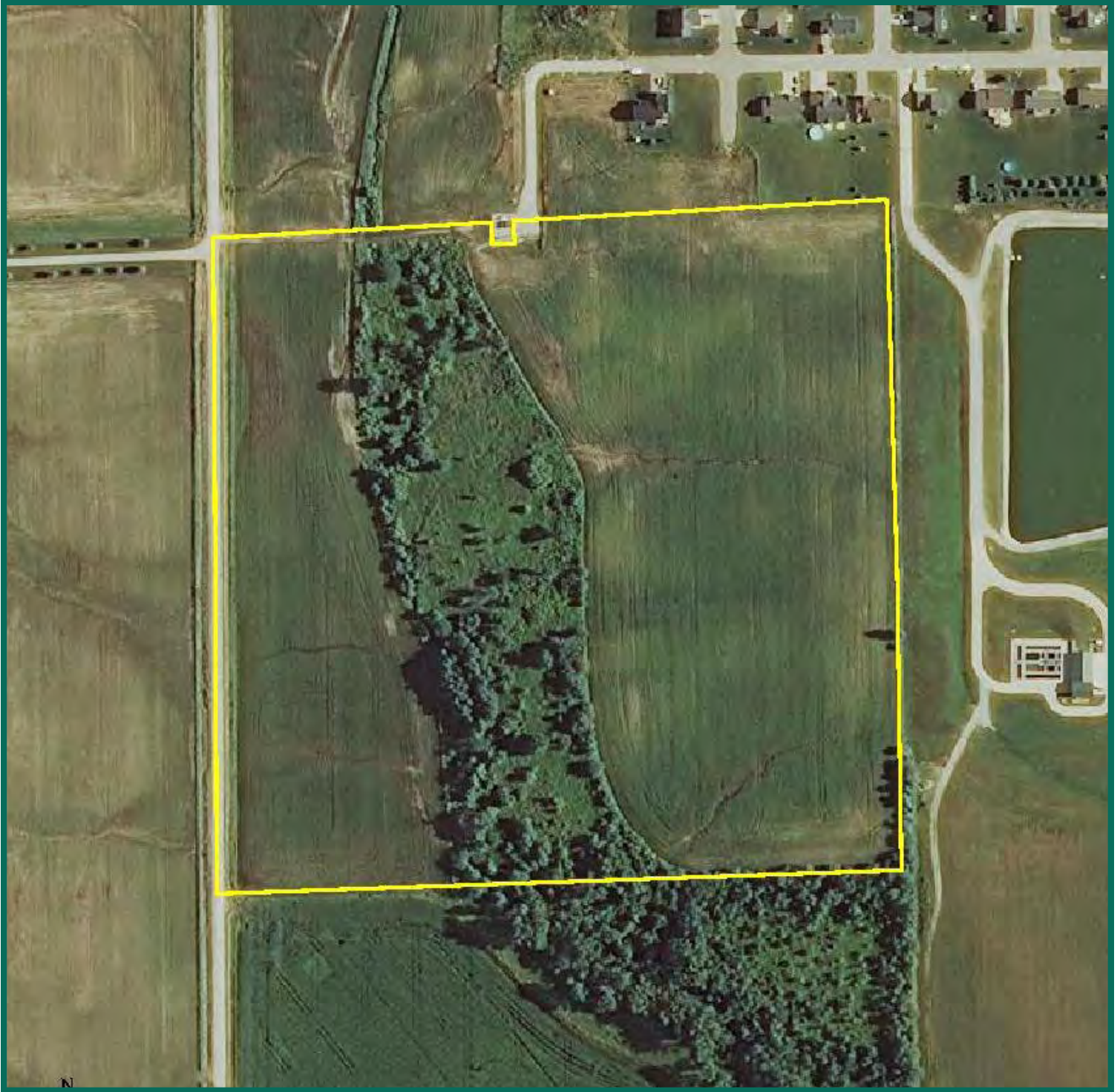
Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo



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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Soil Map



Measured Tillable Acres		Avg. CSR		Avg. CSR2*		
27.6		72.3		78.0		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
198B	Floyd loam, 1 to 4 percent slopes	77	89	0.8%	llw	0.21
391B	Clyde-Floyd complex, 1 to 4 percent	74	87	0.0%	llw	0.01
408C	Olin fine sandy loam, 5 to 9 percent	65	68	51.7%	llle	14.28
83B	Kenyon loam, 2 to 5 percent slopes	87	90	15.1%	lle	4.17
84	Clyde silty clay loam, 0 to 3 percent	77	88	32.4%	llw	8.96

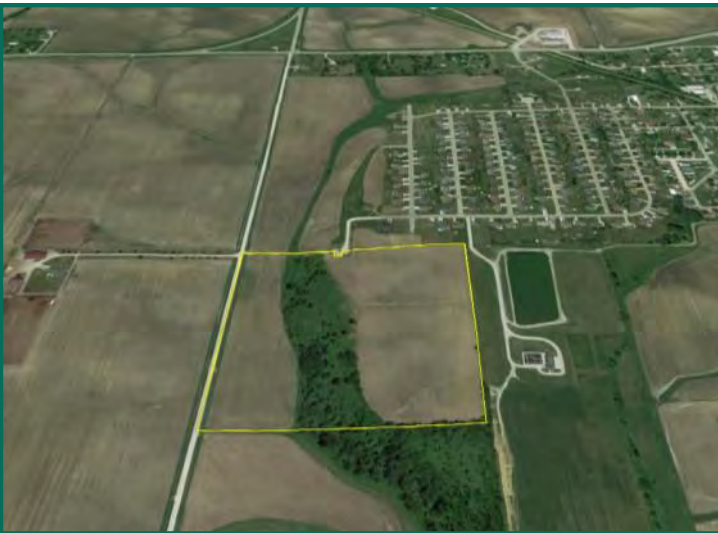
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly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