

76.19 Acres Jasper County, IA



Property Information

Location

6 miles north of Pella on T14 to S. 124th Ave. E. Go east for ¾ mile. Property is on the south side of S. 124th Ave. E.

Legal Description

NE¼ SW¼ Except Parcels A & B, and NW¼ SE¼ all in Section 35, Township 78 North, Range 18 West of the 5th p.m. (Elk Creek Twp.)

Price & Terms

- \$685,710
- \$9,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed.

Lease

Open lease for 2015 crop year.

Est. Real Estate Tax

Taxes Payable in 2014-2015*: \$2,174

Net Taxable Acres*: 74.02

Tax per Net. Tax. Ac.*: \$29.37

**Taxes are estimated pending recording of survey.*

FSA Data

Part of Farm Number 6333, Tract 5985

Crop Acres*: 74.4

Corn Base*: 36.0 Ac.

Corn Direct/CC Yields: 110/125 Bu.

Bean Base*: 36.6 Ac.

Bean Direct/CC Yields: 30/36 Bu.

**Farm is part of a larger FSA farm.*

Acres and Bases are estimated. Final Acres and Bases will be determined by local FSA office.

CRP Contracts

None

Soil Types / Productivity

Primary soils are Wiota, Zook and Nevin. See soil map for detail.

- **CSR2:** 84.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 82.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 83.8 per County Assessor, based on net taxable acres.

Land Description

Level bottomland farm along Skunk River

Drainage

Natural plus tile (no maps available).

Farm currently drains into drainage ditch on adjacent farm to the west, and then into levee. Maintenance or Drainage Agreement with landowner to the west will be required.

Water & Well Information

None known

Kyle Hansen, ALC
Licensed Real Estate Broker in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
KyleH@Hertz.ag

www.Hertz.ag

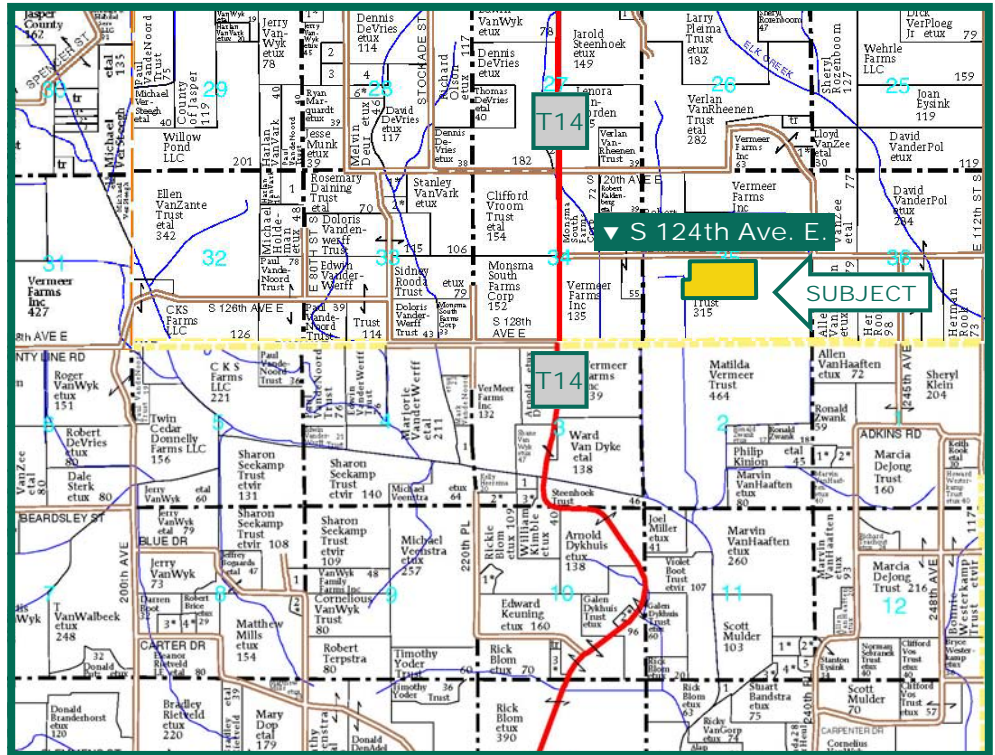
Aerial Photo and Map

Buildings/Improvements

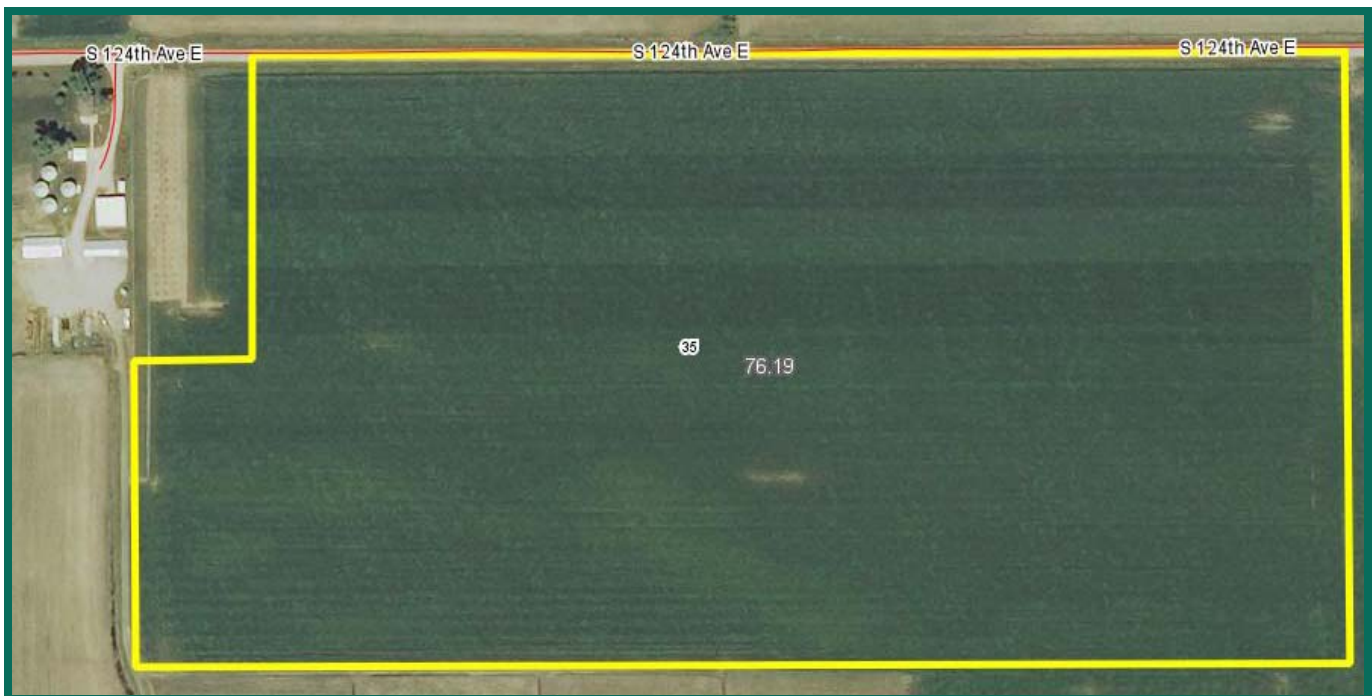
None

Access Easement

An access easement to adjacent landowner to the west will be required.



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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.

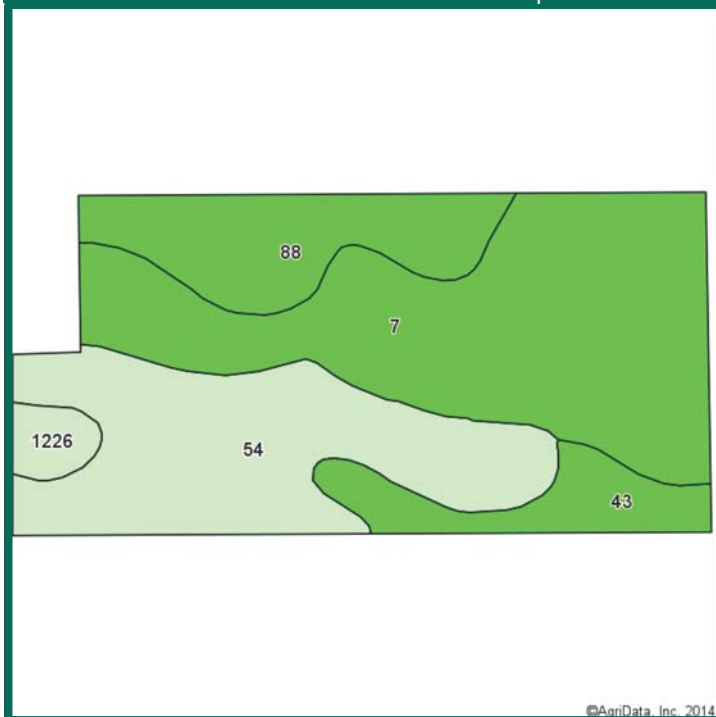
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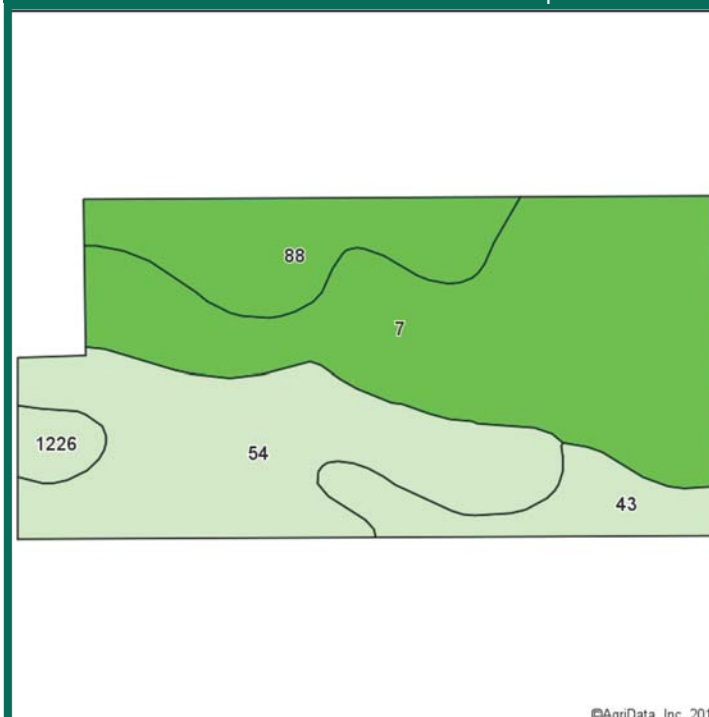
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Soil Map

CSR - 82.9 on 74.4 Est. FSA Crop Acres



CSR2 - 84.2 on 74.4 Est. FSA Crop Acres



Area Symbol: IA099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
7	Wiota silt loam, 0 to 2 percent slopes	32.51	43.7%		I	100	90
54	Zook silty clay loam, 0 to 2 percent slopes	22.60	30.4%		Ilw	63	70
88	Nevin silty clay loam, 0 to 2 percent slopes	11.11	14.9%		I	92	90
43	Bremer silty clay loam, 0 to 2 percent slopes	6.34	8.5%		Ilw	72	82
1226	LAWLER LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	1.84	2.5%		IlS	60	78
Weighted Average						84.2	82.9

Area Symbol: IA099, Soil Area Version: 19

**IA has updated the CSR values for each county to CSR2.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



Maps provided by:



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.

Kyle Hansen, ALC
Licensed Real Estate Broker in Iowa
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Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
KyleH@Hertz.ag

www.Hertz.ag



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Additional Contact:

Dave Nebel, ARA, MAI, CGRPA
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

**515-382-1500 or
800-593-5263
DaveN@Hertz.ag**

Kyle Hansen, ALC
Licensed Real Estate Broker in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

**515-382-1500 or
800-593-5263
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