



166 Acres m/l, Delaware County, IA Stewart Farm

72.9 CSR/76.6 CSR2 - Located 6 miles north of Masonville, Iowa

Property Information

Location

From Masonville: 6 miles north on the Masonville Blacktop (County Road W63). The farm is located on the west side of the road.

Legal Description

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 30 and that part of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 19; all located in Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa and that part of Section 19 lying south of the Railroad-Right-Of-Way.

Price & Terms

- \$1,635,100.00
- \$9,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Seller

Rilla Stewart Estate and G & R Stewart Family Farm, Inc.

Possession

At closing.

Real Estate Tax - Estimated

Taxes Payable in 2014 - 2015: \$4,807.00
Net Taxable Acres: 165.76
Tax per Net. Tax. Ac.: \$29.00

FSA Data - Estimated

Farm Number: 4904
Tract Number: 4702 and 4648
Crop Acres: 161.7 Acres (includes 1.8 acres CRP)
Corn Base: 136 Acres
Corn Direct/CC Yields: 124/124 Bu/Ac.
Bean Base: 23 Acres
Bean Direct/CC Yields: 41/41 Bu/Ac.

There are 2.4 acres cropland currently being certified as grass.

CRP Contracts

There are 1.8 acres enrolled in the Conservation Reserve Program (CRP) at \$159.03 an acre with a total annual payment of \$286.00. This contract expires September 30, 2015.

Soil Types / Productivity

Primary soils are Kenyon, Rockton and Bassett. See soil map for detail.

- **CSR2:** 76.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 72.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 71.61 per County Assessor, based on net taxable acres.

Land Description

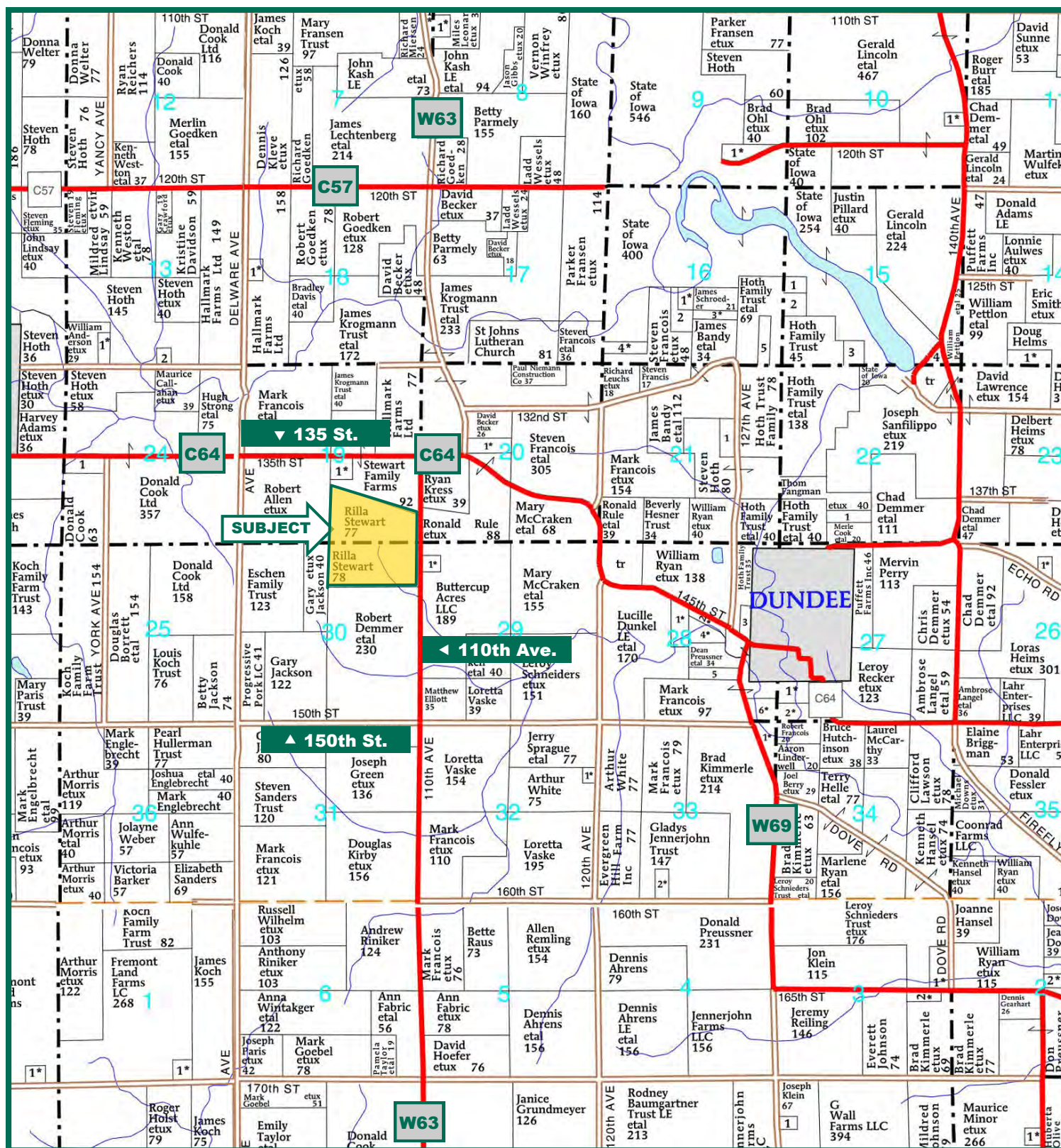
Considered gently rolling.

Troy R. Louwagie, ALC
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Plat Map



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

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Aerial Photo



Drainage

There is considerable tile on this farm.

Additional Land For Sale

There are an additional 81 acres for sale north of this farm that may be purchased. Contact the listing broker for details.

Comments

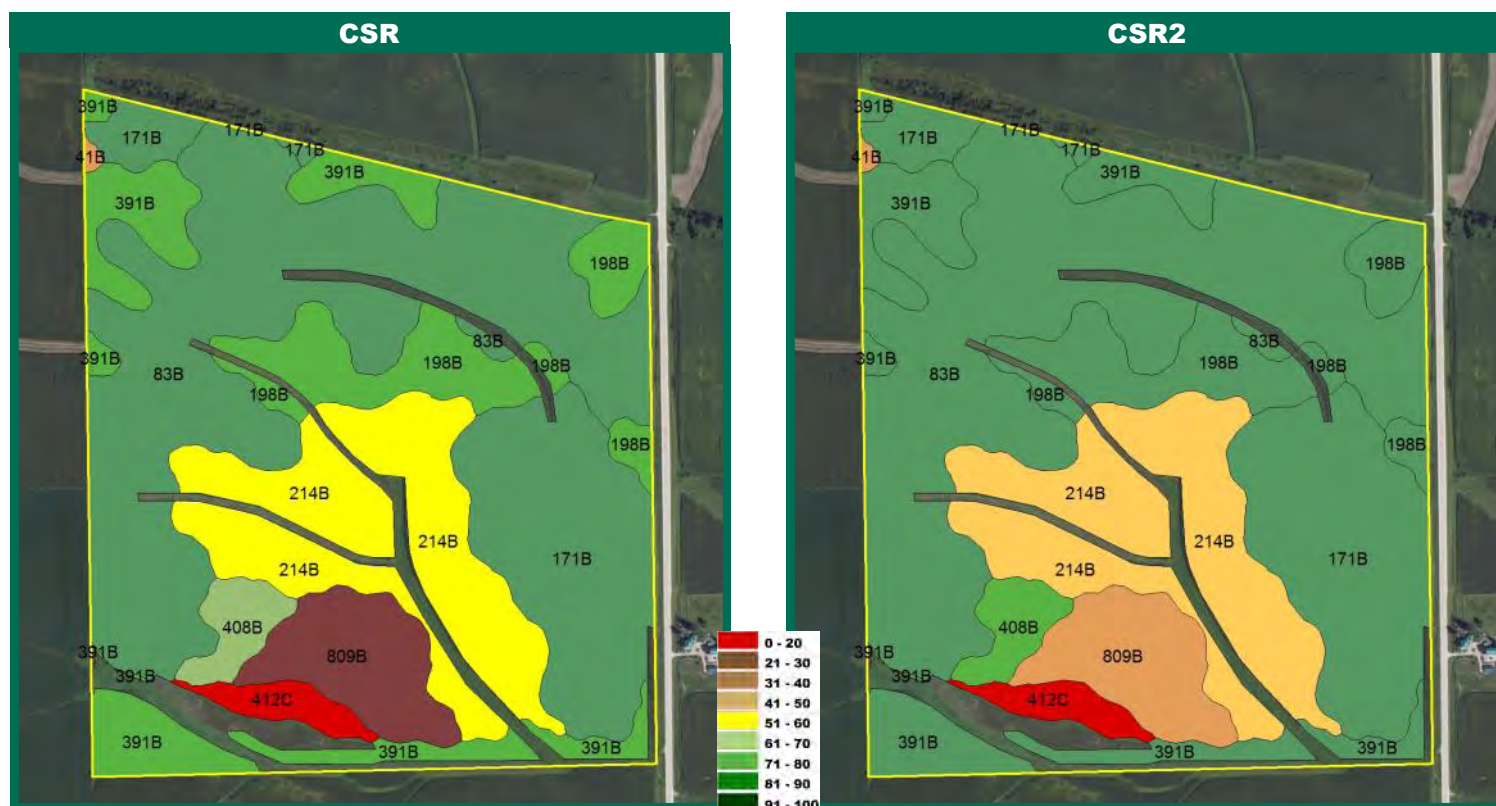
This is a high quality Delaware County farm located in a strong area! It is highly productive and is located on a hard surface road.

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Soil Maps



Measured Tillable Acres		157.3	Avg. CSR		72.9	Avg. CSR2*		76.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
171B	Bassett loam, 2 to 5 percent slopes	81	85	16.4%	Ile	25.73		
198B	Floyd loam, 1 to 4 percent slopes	75	89	8.7%	IIw	13.70		
214B	Rockton loam, 20 to 30 inches to	58	49	17.3%	Ile	27.15		
391B	Clyde-Floyd complex, 1 to 4 percent	74	87	10.9%	IIw	17.15		
408B	Olin fine sandy loam, 2 to 5 percent	68	72	2.2%	Ile	3.39		
412C	Sogn loam, 2 to 9 percent slopes	13	5	1.7%	VIIs	2.69		
41B	Sparta loamy fine sand, 2 to 5	40	38	0.2%	IVs	0.24		
809B	Bertram fine sandy loam, 2 to 5	29	39	6.2%	IVs	9.7		
83B	Kenyon loam, 2 to 5 percent slopes	86	90	36.6%	Ile	57.6		

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.

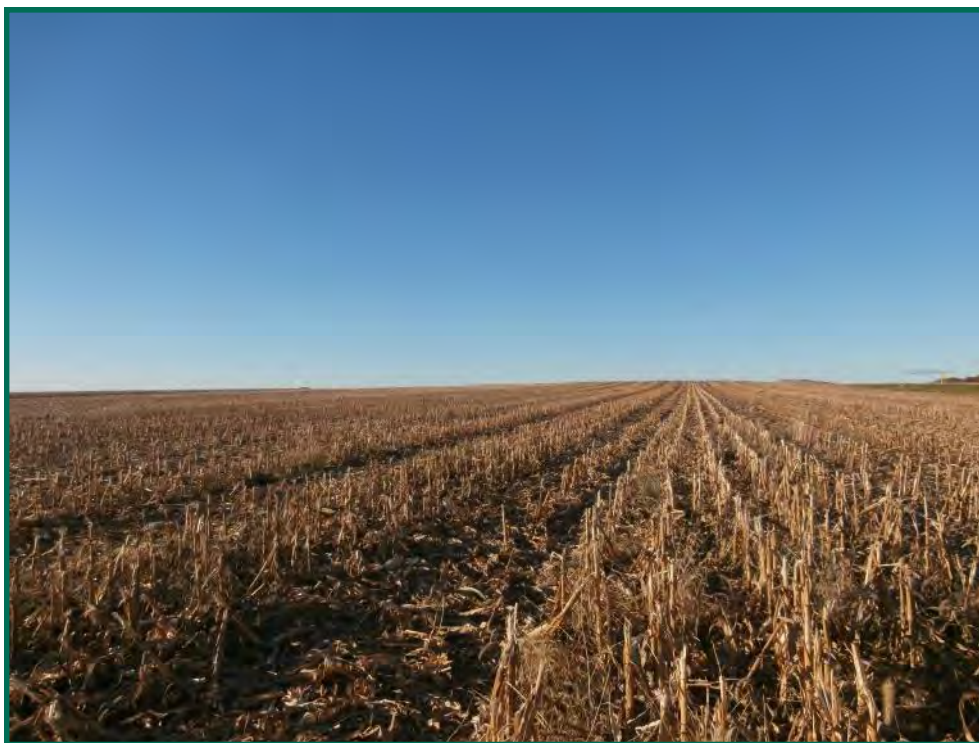
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly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