

30 Acres in Two Parcels Lucas County, IA



Parcel 1 - 4.4 acres with House & Outbuildings • Parcel 2 - 25.6 acres, m/l Pasture/Cropland

Property Information Parcel 1 - 4.4 Acres

Location

Approximately 2½ miles NE of Derby or approx. 4 miles SW of Chariton. From Chariton take Hwy. 34 west to Co. Rd. S23. Follow S23 south and west to 180th Ave., then take 180th Ave. south 1¼ miles to 440th St. Property lies on the south side of 440th St.

Address

18192 440th St.
Chariton, IA 50049

Legal Description

NE¼ NW¼ NW¼ Except Parcel 'B'
Section 16, Township 71 North, Range 22
West of the 5th p.m. (Warren Twp.)

Possession

As agreed.

Price & Terms

- \$157,500
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable in 2014-2015: \$2,442
Net Taxable Acres: 4.4

FSA Data

Part of Farm Number 4568, Tract 6566
Crop Acres: 2.91* (currently in Pasture)
Corn Base: 1.49 Ac.*
Corn Direct/CC Yields: 87/89 Bu.
Bean Base: 1.42 Ac.*
Bean Direct/CC Yields: 25/30 Bu.

**Farm will be reconstituted, and final
Crop Acres and Bases determined by FSA.*

CRP Contracts

None

Soil Types / Productivity

Primary soils are Arispe, Adair and Gara
See soil map for detail.

- **CSR2:** 35.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 36.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 38.2 per County Assessor, based on net taxable acres.

Land Description

Rolling pasture/meadow.

Drainage

Natural

Water & Well Information

Rural water ready to go. House has private septic system.

Chris Smith, ALC

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Aerial Photo and Building Photos: Parcel 1

Buildings/Improvements

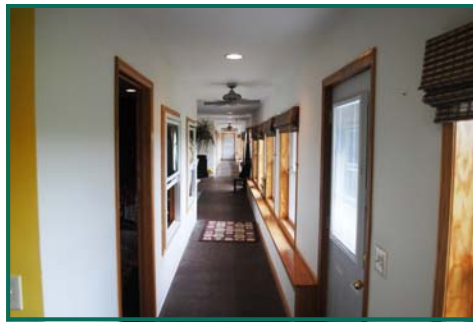
- Single-story, 3,024 SF Berm house with 3 BR, 3 BA and single car attached garage. House built in 2010. Has radiant floor heating and a backup generator.
- 34' x 30' Machine Shed with concrete floor
- Small livestock shed

Comments

Great country living in a beautiful, newer home with great view overlooking meadow and pond.



Berm House



Front Entry



Living Room/Stone Fireplace



Open Concept Living Room/Kitchen



Master Bedroom



Bedroom #2



2nd Bath



Machine Shed



Livestock Shed

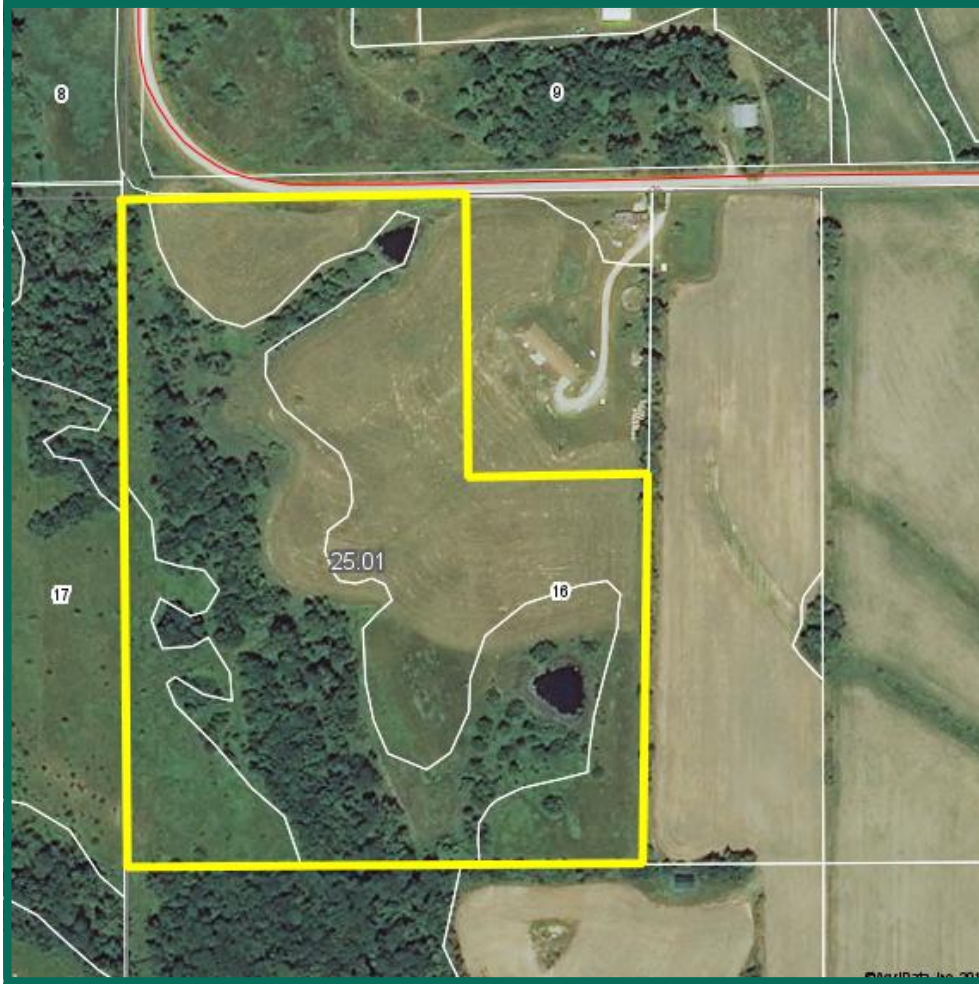
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Aerial Photo: Parcel 2



FSA Data

Part of Farm Number 4568, Tract 6566
Crop Acres: 16.11* (currently in Pasture)
Corn Base: 8.23 Ac.*
Corn Direct/CC Yields: 87/89 Bu.
Bean Base: 7.88 Ac.*
Bean Direct/CC Yields: 25/30 Bu.
**Farm will be reconstituted, and final Crop Acres and Bases determined by FSA.*

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Gara, Zook-Olmits-Vesser and Adair. See soil map for detail.

- **CSR2:** 34.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 35.7 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 38.2 per County Assessor, based on net taxable acres.

Land Description

Rolling. Mixture of pasture and meadow that can be easily converted back to row crop. Includes two ponds.

Drainage

Natural

Water & Well Information

Well located near pond.

Buildings/Improvements

None.

Property Information Parcel 2 - 25.6 Acres

Location

Approximately 2½ miles NE of Derby or approx. 4 miles SW of Chariton. From Chariton take Hwy. 34 west to Co. Rd. S23. Follow S23 south and west to 180th Ave., then take 180th Ave. south ¼ miles to 440th St. Property lies on the south side of 440th St.

Legal Description

NW¼ NW¼ Except Parcel 'B' and Except NE¼ thereof, Section 16, Township 71 North, Range 22 West of the 5th p.m. (Warren Twp.)

Price & Terms

- \$90,090
- \$3,519.14/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed.

Real Estate Tax

Taxes Payable 2014 - 2015: \$268.00
Net Taxable Acres: 25.6
Tax per Net Tax. Ac: \$10.47

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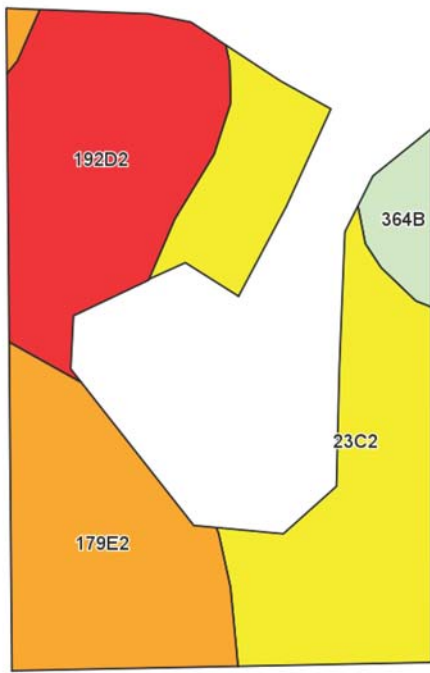
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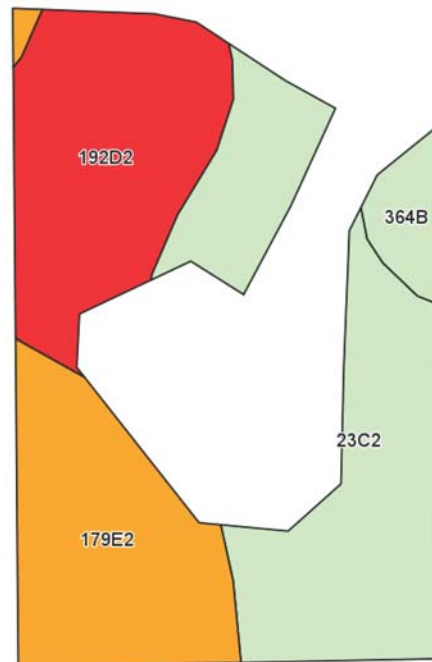
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Soil Map: Parcel 1

CSR - 2.91 Est. Crop Acres



CSR2 - 2.91 Est. Crop Acres



Area Symbol: IA117, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	1.13	38.8%		IIIe	60	50
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.86	29.6%		IVe	10	15
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.79	27.1%		VIe	23	33
364B	Grundy silty clay loam, 2 to 5 percent slopes	0.13	4.5%		Ile	75	75
Weighted Average						35.8	36.2

Area Symbol: IA117, Soil Area Version: 20

**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.

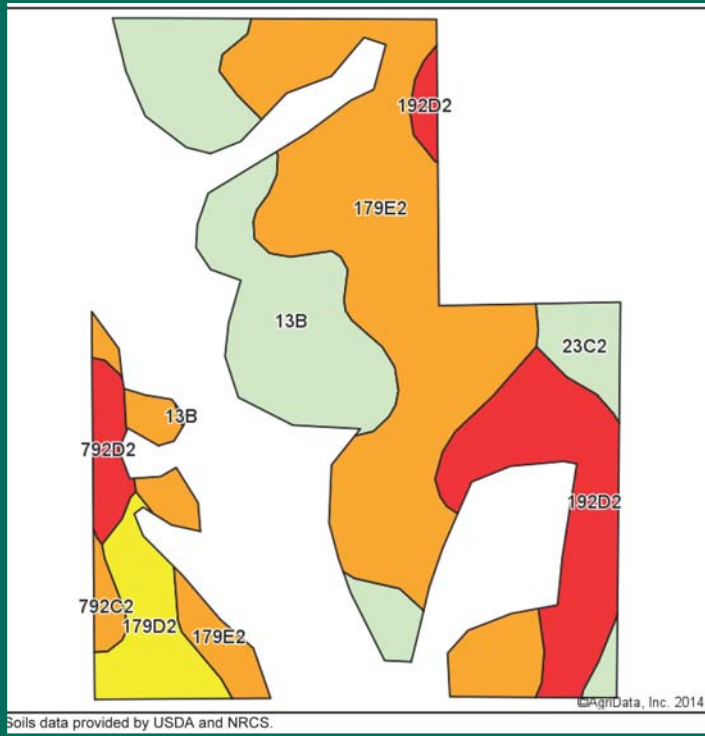
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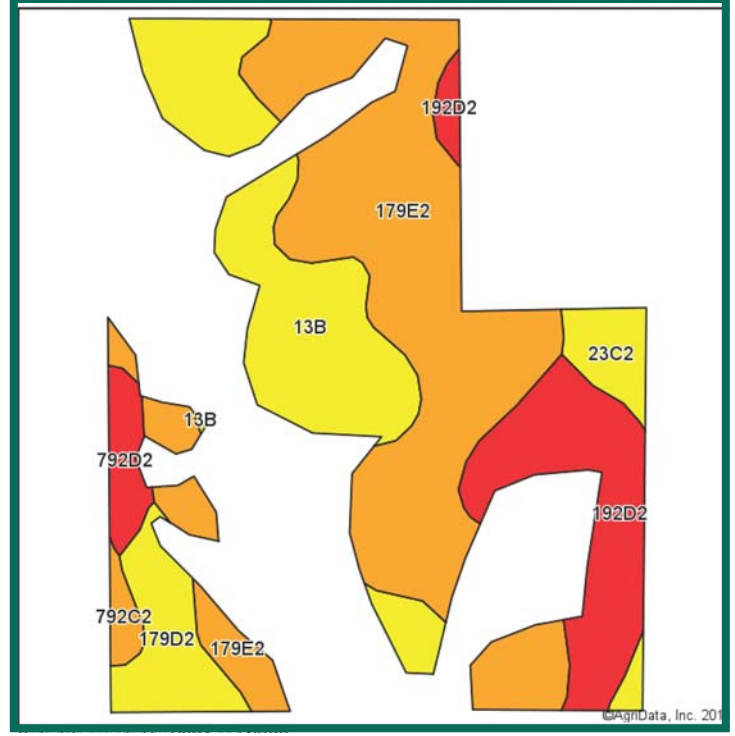
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Soil Map: Parcel 2

CSR - 16.11 Est. Crop Acres



CSR2 - 16.11 Est. Crop Acres



Area Symbol: IA117, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	7.48	46.4%		Vle	23	33
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	3.77	23.4%		Ile	70	53
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	2.44	15.1%		IVe	10	15
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	1.10	6.8%		IVe	45	43
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	0.67	4.2%		IIle	60	50
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.45	2.8%		IVe	5	13
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.20	1.2%		Vle	24	27
Weighted Average						34.6	35.7

Area Symbol: IA117, Soil Area Version: 20

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