

A wide-angle photograph of a lush green field, likely a crop field, stretching towards a dense line of trees in the distance under a clear sky.

134.73 Acres, m/l, Marshall County, IA

64.9 CSR2 and 1.5 Miles West of Albion

Property Information

Location

1.5 miles west of Albion on Stanley Mill Road. Property south of road.

Legal Description

S½ S½ lying east of Monniger Road South of Stanley Mill Road and West of the river in Section 2, Township 84 North, Range 19 West of 5th P.M. (Exact legal to be taken from Abstract)

Price & Terms

- \$586,075+
- \$ 4,350/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As Agreed Upon

Estimated Real Estate Taxes

Taxes Payable in 2014-2015: \$2,796
Net Taxable Acres: 130.23
Tax per Net. Tax. Ac.: \$21.47

FSA Data

Farm Number: Part of 3596/2443
Crop Acres: 78.27
Est. Corn Base: 112
Est. Corn Direct/CC Yields: 50.25/112
Est. Bean Base: 34
Est. Bean Direct/CC Yields: 24.17/34

CRP Contracts

None

Soil Types / Productivity

Primary soils are Lawler, Waukee, Zook, Sande. See soil map for detail.

- **CSR2:** 64.9 per AgriData, Inc., 2014, based on FSA crop acres.

- **CSR:** 71 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 50.7 per County Assessor, based on net taxable acres.

Land Description

Level to slightly rolling mixed use river bottom farm.

Buildings/Improvements

None

Drainage

Natural drainage. Property does flood during high moisture times.

Water & Well Information

Property lies west of Iowa River.

Comments

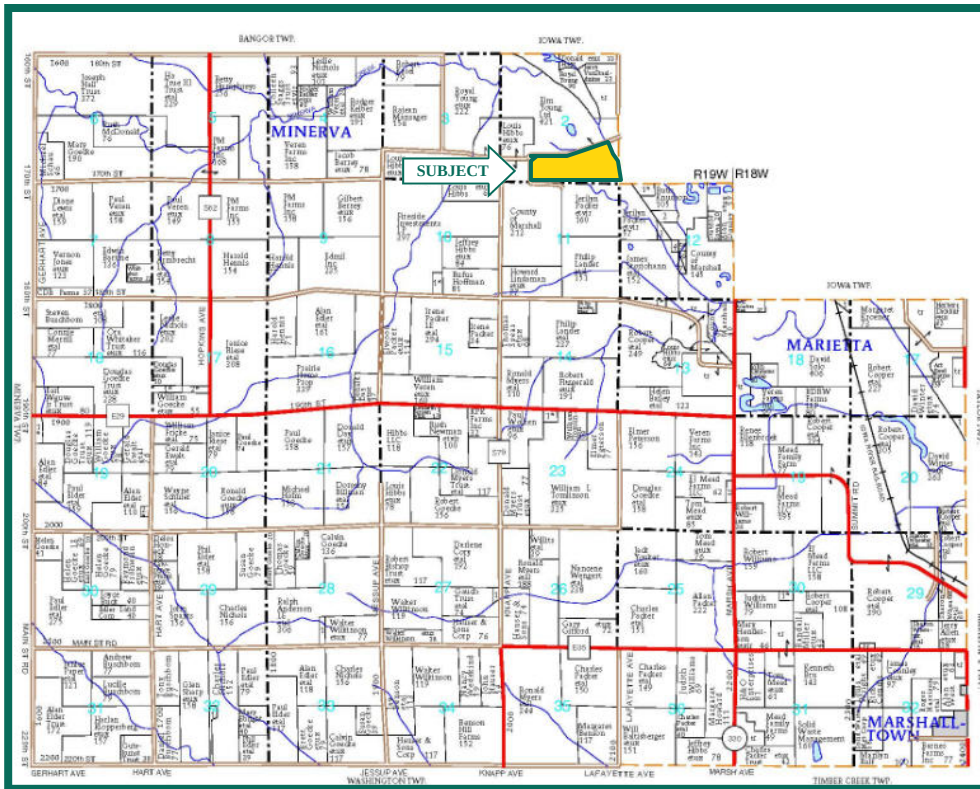
Farm is river bottom land with tillable, pasture, and timber acres.

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Aerial Photo and Map



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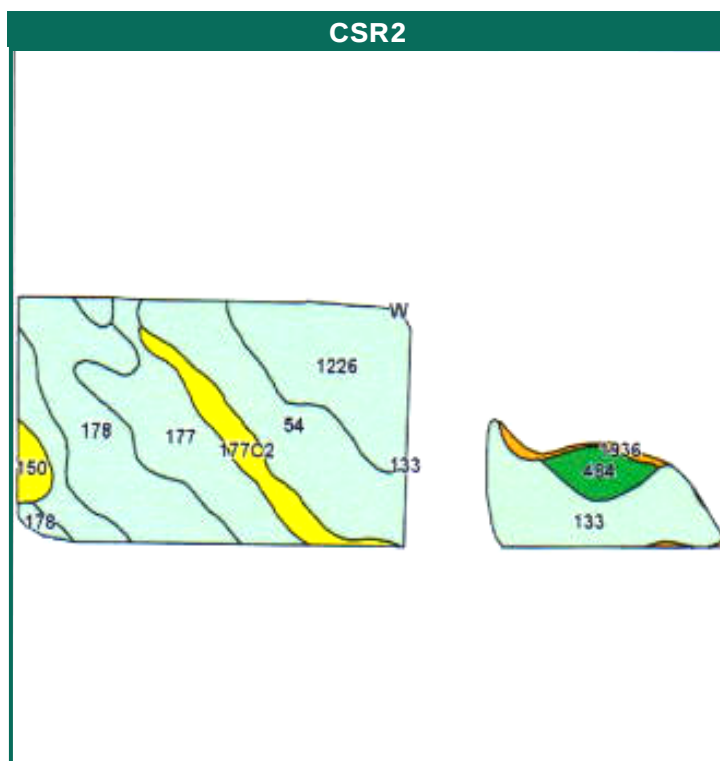
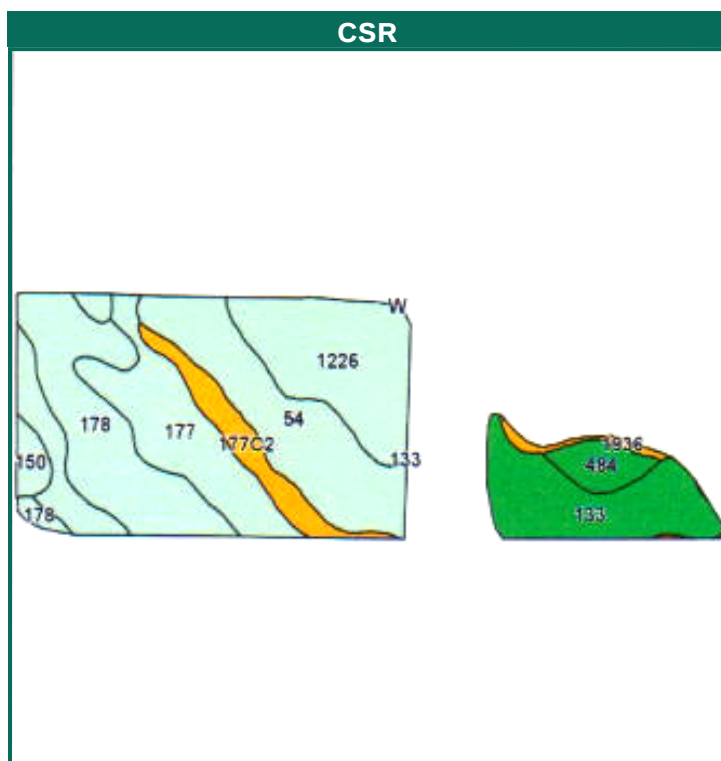
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Area Symbol: IA127, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	17.78	22.7%		IIs	60	73
178	Waukee loam, 1 to 3 percent slopes	14.63	18.7%		I	78	79
54	Zook silty clay loam, 0 to 2 percent slopes	14.52	18.6%		IIw	62	70
177	Saude loam, 1 to 3 percent slopes	10.96	14.0%		IIs	60	65
133	Colo silty clay loam, 0 to 2 percent slopes	10.70	13.7%		IIw	74	80
177C2	Saude loam, 5 to 9 percent slopes, moderately eroded	4.70	6.0%		IIIe	45	35
484	Lawson silty clay loam, 0 to 2 percent slopes	2.55	3.3%		IIw	84	90
150	Hanska loam, 0 to 2 percent slopes	1.41	1.8%		IIw	55	72
1936	Colo-Hanlon-Lawson complex, channeled, 0 to 2 percent slopes	1.02	1.3%		Vw	20	20
Weighted Average						64.9	71

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**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.

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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134.73 Acres, Marshall County, IA: Photos



Cropland & Timber



Pasture

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