

A wide-angle photograph of a lush green agricultural field, possibly corn, stretching towards a dense line of trees under a clear sky. The text '186.5 Acres, m/l, Marshall County, IA' is overlaid in white at the bottom of the image.

186.5 Acres, m/l, Marshall County, IA

65.3 CSR2 and 1.5 Miles West of Albion

Property Information

Location

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

Legal Description

SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{2}$, W $\frac{1}{2}$ NW $\frac{1}{4}$, and NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying West of River and North of Stanley Mill Road Except Acreage in Section 2, Township 84 North, Range 19 West of 5th P.M. (Exact legal to be taken from Abstract)

Price & Terms

- \$960,475
- \$ 5,150/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: \$3,877
Net Taxable Acres: 170.98
Tax per Net. Tax. Ac.: \$17.01
Additional 17.01 acres are Exempt

FSA Data

Farm Number: Part of 3596/2443
Crop Acres: 154.68
Est. Corn Base: 97.55
Est. Corn Direct/CC Yields: 112/112
Est. Bean Base: 46.93
Est. Bean Direct/CC Yields: 34/34

CRP Contracts

None

Soil Types / Productivity

Primary soils are Zook, Colo, Lawson, Lawler. See soil map for detail.
• **CSR2:** 65.3 per AgriData, Inc., 2014, based on FSA crop acres.

- **CSR:** 72.2 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 54.28 per County Assessor, based on net taxable acres.

Land Description

Nice flat river bottom farm

Buildings/Improvements

None. Acreage site is not part of sale.

Drainage

Natural drainage. Farm floods during high moisture times.

Water & Well Information

Property lies west of Iowa River.

Comments

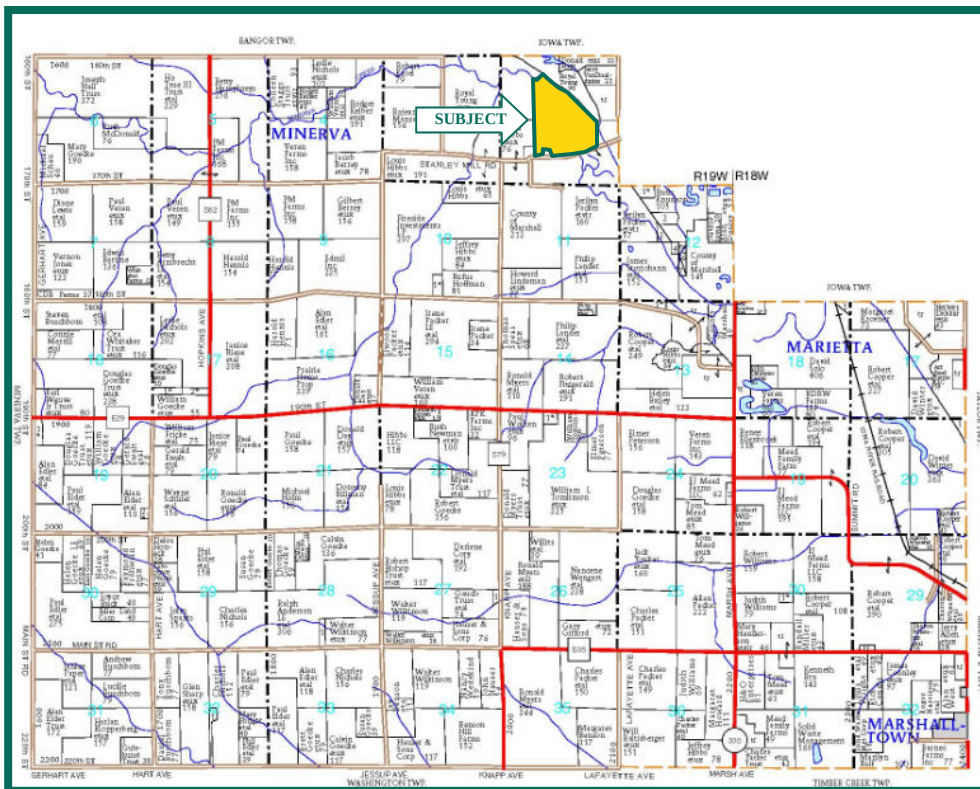
Farm is river bottom land with tillable, pasture, and timber acres. 7 Ac. discrepancy on FSA acres vs. tillable acres due to additional land not owned.

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Aerial Photo and Map



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

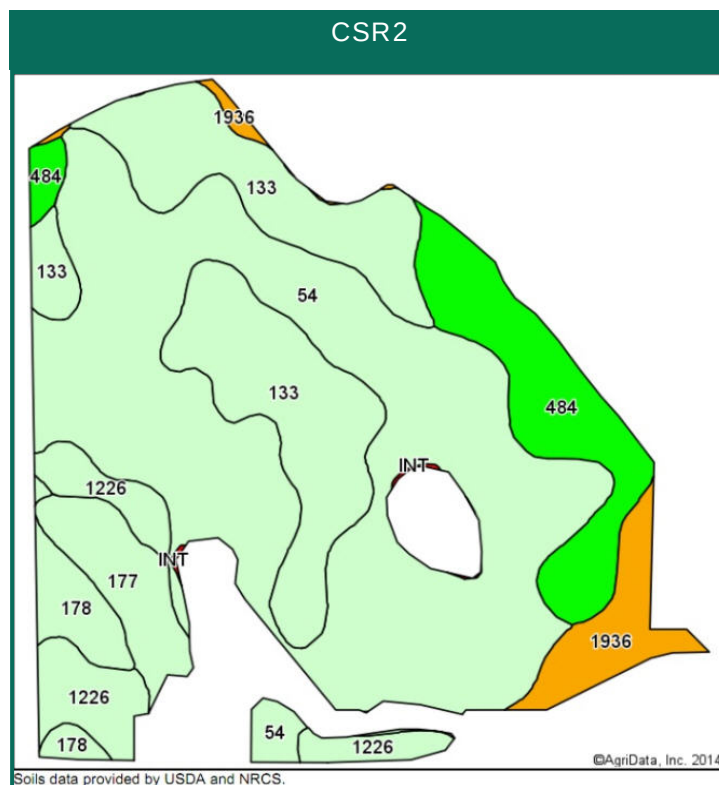
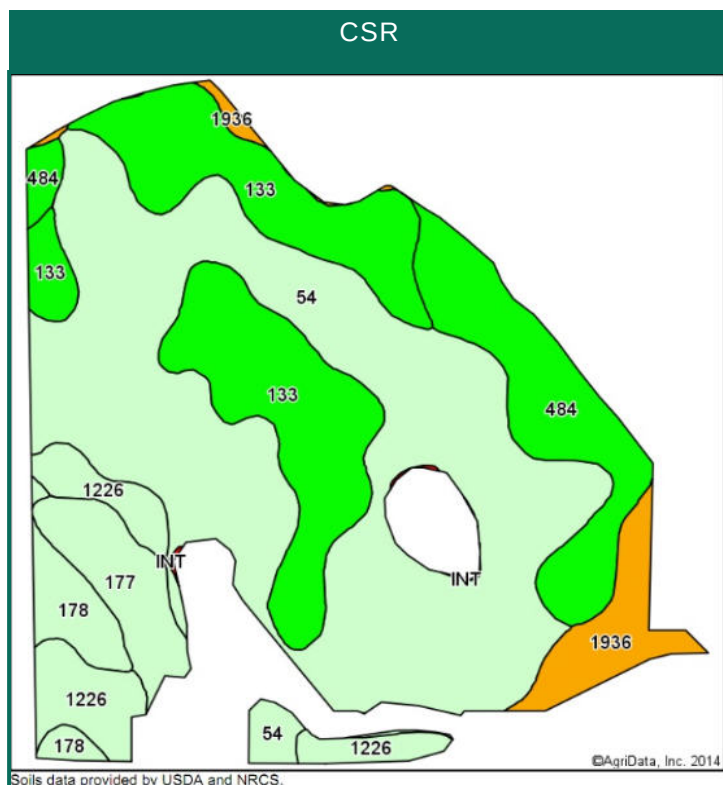
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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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
54	Zook silty clay loam, 0 to 2 percent slopes	72.96	48.5%		IIw	62	70
133	Colo silty clay loam, 0 to 2 percent slopes	33.07	22.0%		IIw	74	80
484	Lawson silty clay loam, 0 to 2 percent slopes	16.31	10.8%		IIw	84	90
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	9.50	6.3%		IIs	60	73
1936	Colo-Hanlon-Lawson complex, channeled, 0 to 2 percent slopes	6.97	4.6%		Vw	20	20
177	Saupe loam, 1 to 3 percent slopes	6.81	4.5%		IIs	60	65
178	Waukee loam, 1 to 3 percent slopes	4.77	3.2%		I	78	79
INT	Intermittent water	0.19	0.1%			0	0
Weighted Average						65.3	*-

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

***CSR Weighted Average** cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 72.2.

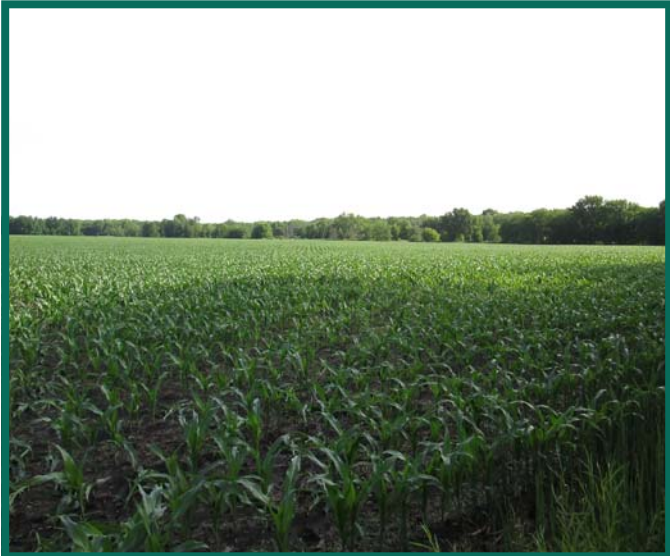
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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186.5 Acres, Marshall County, IA: Photos



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