



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

## 40.00 Acres, m/l - Calhoun County, Iowa

### LOCATION:

3 miles south and 1 mile west of Pomeroy, at the Lamoni Avenue and 200th Street intersection

### LEGAL DESCRIPTION:

SW 1/4 SW 1/4 Section 24, Township 89 North, Range 33 West of the 5th P.M. (Butler Township)

### PRICE AND TERMS:

- \$400,000                      \$10,000/Acre
- 15% down with offer, balance due in cash at closing on or before December 15, 2013

**SELLER:** Robert F. Strandberg

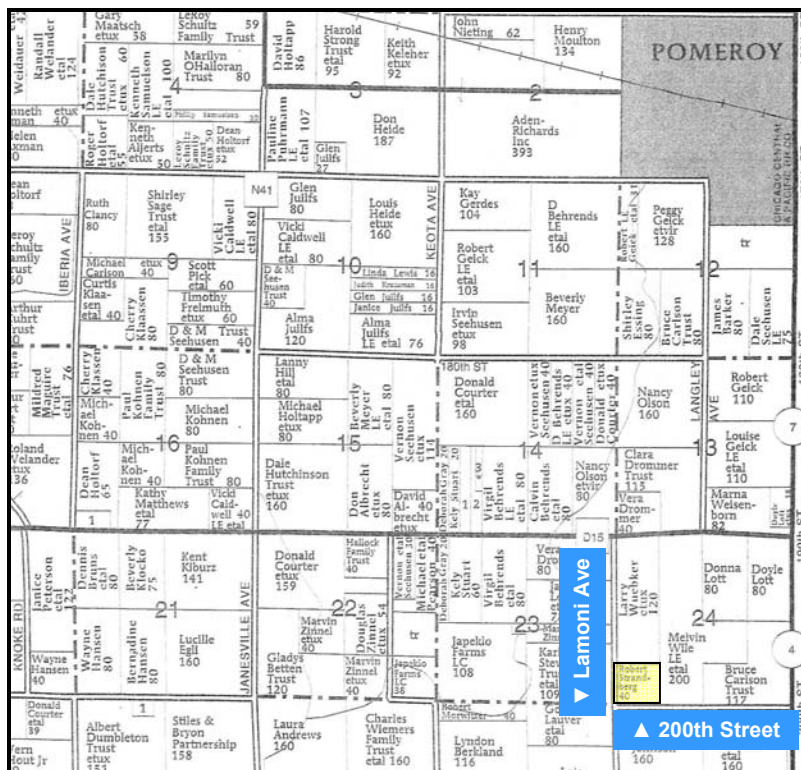
### REAL ESTATE TAX:

2013-2014 Tax Year: \$874.00  
Taxable Acres: 38.00  
Tax per Acre: \$23.00

### FSA DATA:

Farm Number: 7516, Tract 114  
Crop Acres: 34.90

Base/Yields	Direct	Counter-Cyclical
Corn Base: 17.9	123	123
Bean Base: 17.0	32	38



**LAND DESCRIPTION:** Nearly level to gently sloping topography.

**SOIL TYPES & PRODUCTIVITY:** Primary soils are Webster, Nicollet, Clarion and Canisteo. See soil map on back for detail.

- **CSR:** 83.01 per County Assessor, based on net taxable acres
- **CSR:** 83.40 per AgriData, Inc. 2012, based on FSA crop acres

**HEL STATUS:** Classified as non HEL

**WETLAND STATUS:** Tract does not contain a wetland.

**DRAINAGE:** The farm is located in Calhoun County Drainage Districts #DD2 and #DD67. No private tile drainage information is available.

**POSSESSION:** Possession available at closing.

**COMMENTS:** High quality farm with an outstanding CSR. Seller has completed fall tillage.

**For additional information, contact  
Rick Dodds**

**Licensed Real Estate Salesperson in Iowa**  
**RickD@Hertz.ag**

**PO Box 503, 1101 13th Street North, Humboldt, Iowa 50548**  
**Telephone: (515) 332-1406—www.Hertz.ag**

*The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.*

# AERIAL & SOIL MAPS



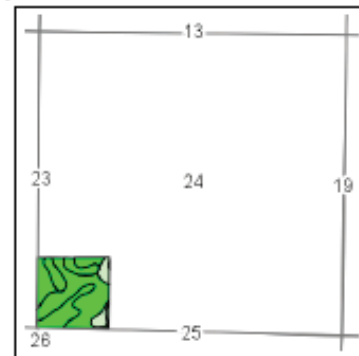
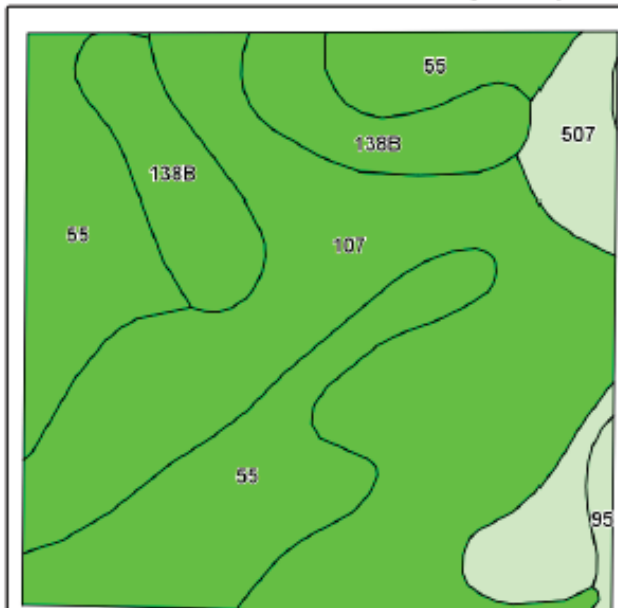
Maps provided by:



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

## Soils Map-CSR(as of 1/21/12)



State: Iowa  
County: Calhoun  
Location: 24-89N-33W  
Township: Butler  
Acres: 34.90  
Date: 11/8/2013



Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCB.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
107	Webster silty clay loam, 0 to 2 percent slopes	16.02	45.9%			IIw	83	199
55	Nicollet loam, 1 to 3 percent slopes	10.68	30.6%			I	88	206
138B	Clarion loam, 2 to 5 percent slopes	4.74	13.6%			IIe	80	195
507	Canisteo silty clay loam, 0 to 2 percent slopes	3.04	8.7%			IIw	78	192
95	Harpis loam, 0 to 2 percent slopes	0.42	1.2%			IIw	62	171
Weighted Average						83.4	198.7	48.1

\*\*IA is currently updating the CSR values for each county to CSR2. Note: ALL soils information on this page is dated 1/21/2012  
\*CSR ratings will be available for a limited time to aid in the transition to CSR2.

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