



## LAND FOR SALE

WE ARE PLEASED TO PRESENT

40.0 Acres, m/l - Greene County, Iowa

**LOCATION:** Located 4½ miles southwest of Rippey on County Rd E57 on the south side of E57. Watch for signs.

**LEGAL DESCRIPTION:** NW¼ SE¼ Section 18, T-82-N, R-29-W of the 5th P.M. (Washington Twp.)

**PRICE AND TERMS:**

- \$185,000.00 \$4,625/Acre
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

2012-2013 Tax Year: \$730.00

Taxable Acres: 38.54

Tax per Acre: \$18.94

**FSA DATA:**

Farm Number 5845, Tract 25290

Crop Acres: 34.6 \*See Comment Below

Base/Yields Direct/ /C.C.,

Corn Base: 13.9 114/114

Bean Base: 6.0 30/30

\*Approximately 7.2 acres has recently been cleaned up and reclaimed, increasing crop acres to 34.6.

**LAND DESCRIPTION:** Mostly level cropland with some timber along east line and southwest corner.

**SOIL TYPES & PRODUCTIVITY:** Primary soil is Coland. See soil maps on back for detail.

- **CSR:** 55.78 per County Assessor, based on net taxable acres
- **CSR:** 56.3 per AgriData, Inc. 2012, based on 34.6 FSA crop acres
- **CSR2:** 46.6 per AgriData, Inc. 2012, based on 34.6 FSA crop acres (see back for CSR/CSR2 information)

**SERVICES:** **School District:** East Greene  
**Trade Centers:** Jefferson and Perry

**IMPROVEMENTS:** Old wire bin— of no value

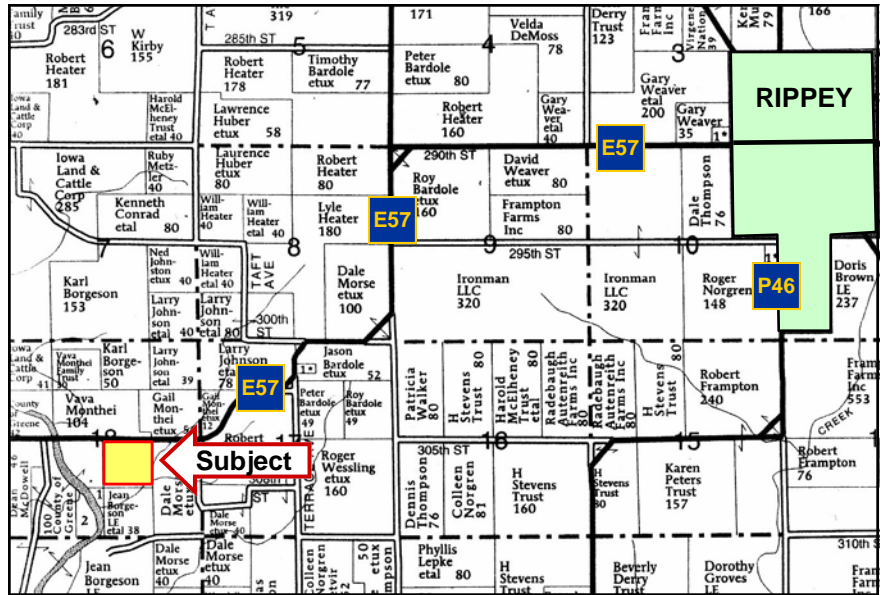
**EASEMENT:** There is a pipeline easement to Missouri Valley Pipe Line Company that crosses the property.

**DRAINAGE:** Natural—located on North Raccoon riverbottom

**WATER & WELL DATA:** None

**TERMS/POSSESSION:** 10% down payment required the day of sale. Possession as agreed subject to 2012 lease ending March 1, 2013. Lease has been terminated.

**COMMENTS:** This is a 40-acre tract offering income from cropland and some timber adjacent to other timber that offers hunting opportunities for deer and turkey. 7.2 acres on the west side of the farm, that was formerly cropped, has recently been cleaned up and can again be farmed.



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**For additional information, contact Jerry L. Lage**

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[www.HERTZ.ag](http://www.HERTZ.ag)

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

# AERIAL & SOIL MAPS



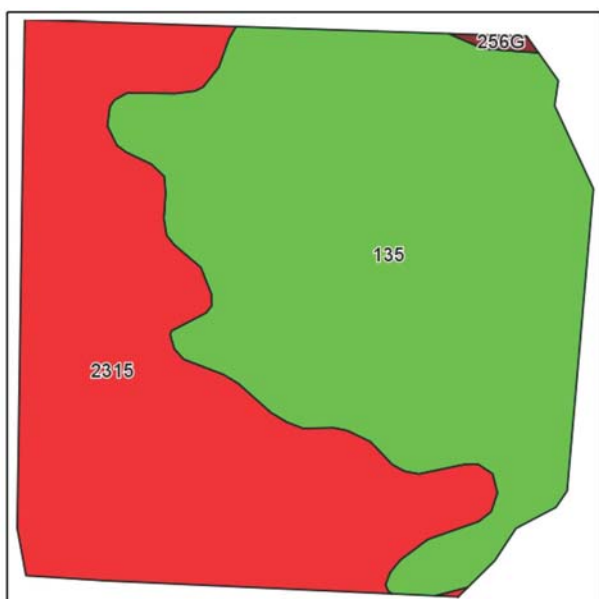
**CSR/CSR2 UPDATE:** The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at [www.HERTZ.ag](http://www.HERTZ.ag).



Maps provided by:

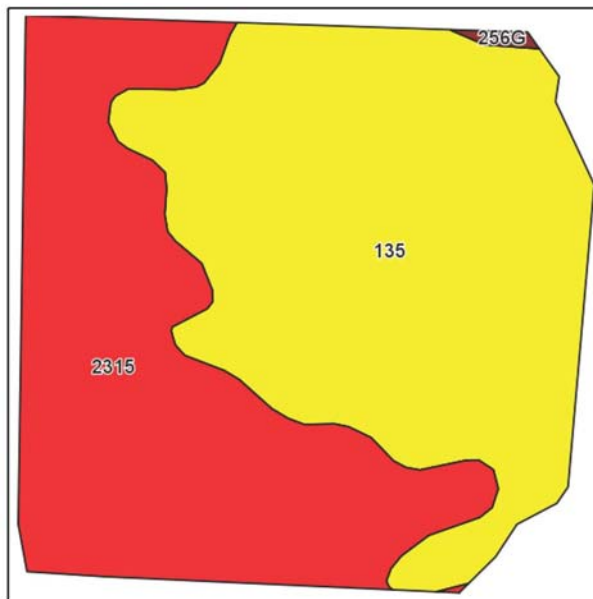


## CSR



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

## CSR2



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

Code	Soil Description	Non-Irr Class	Ac.	% of field	CSR Legend	CSR	CSR2 Legend	CSR2
135	Coland silty clay loam, 0 to 2 percent slopes	IIw	18.9	56.1%		81		66
2315	Fluvaquents-Coland complex, 0 to 3 percent slopes	Vw	14.6	43.5%		25		22
256G	Lester-Storden loams, 25 to 40 percent slopes	Vlle	0.1	0.3%		7		5
Weighted Average						56.3		46.6

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