



**We are Pleased to  
Present for Sale**

**Lozier Farm  
40 Acres m/l  
Jones County, Iowa**

<b>OWNERS:</b>	John G. Lozier and Judith N. Lozier.
<b>LOCATION:</b>	From Onslow: 2 ½ miles east on County Road E-29, ¼ mile south on 48 <sup>th</sup> Avenue.
<b>LEGAL DESCRIPTION:</b>	That part of the SE ¼ SW ¼ and the SW ¼ SE ¼ of Section 4, Township 84 North, Range 1 West of the 5 <sup>th</sup> P.M., Jones County, Iowa.
<b>PRICE &amp; TERMS:</b>	\$138,000 - \$3,450 per acre. 10% upon acceptance of offer and balance at closing. Final acres to be determined by a survey. The final purchase price will be adjusted up or down based on actual gross surveyed acres.
<b>POSSESSION:</b>	Negotiable.
<b>TAXES:</b>	Estimated taxes - \$535.00 per year.
<b>FSA INFORMATION:</b>	Farm #4665 – Tract #1452
<b>AVERAGE CSR:*</b>	ArcView Software indicates a CSR of 39.9 and a CSR2 of 39.7 on the pasture acres.
<b>PASTURE:</b>	There are approximately 40 acres of open pasture with a nice creek to provide a water supply for the cattle.
<b>BUILDINGS:</b>	Older barn and shed.
<b>SCHOOL DISTRICT:</b>	Midland Community School District.
<b>BROKER'S COMMENTS:</b>	Excellent add-on pasture or private camping or hunting property!

\* CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

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

## *PHOTOS*



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## Plat Map



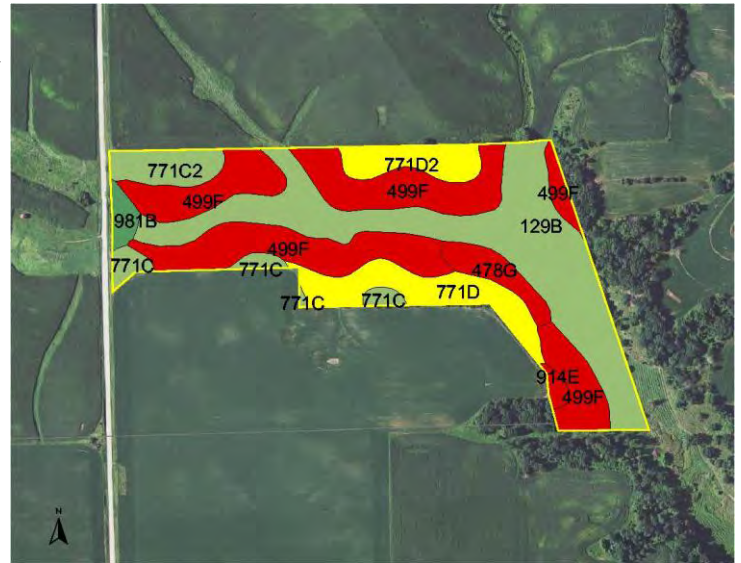
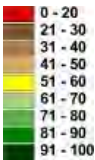
# AERIAL MAP



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## CSR MAP

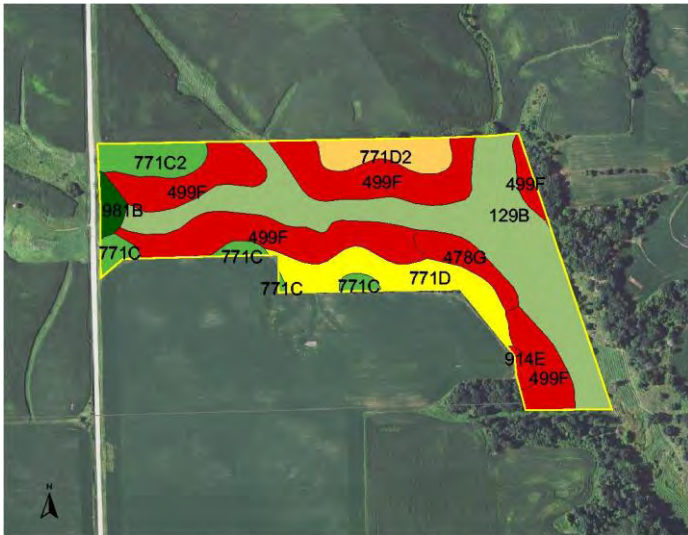
Measured Tillable Acres	40.4	Average CSR	39.3		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
129B	Arenzville-Chaseburg silt loams,	63	169	46	13.80
478G	Nordness-Rock outcrop complex	5	91	25	1.53
499F	Nordness loam, 14 to 30 percent	5	91	25	14.90
771C	Waubeek silt loam, 5 to 9 percent	70	179	48	1.28
771C2	Waubeek silt loam, 5 to 9 percent	68	176	48	1.88
771D	Waubeek silt loam, 9 to 14 percent	60	165	45	3.88
771D2	Waubeek silt loam, 9 to 14 percent	58	162	44	2.11
914E	Winneshiek loam, 9 to 18 percent	12	100	27	0.36
981B	Worthen silt loam, 2 to 5 percent	90	206	56	0.68



## CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

## CSR2 MAP



Measured Tillable Acres	40.4	Ave. CSR2*	39.7	Percent of Field	Non_Irr Class	Acres
Soil Label	Soil Name	CSR2				
129B	Arenzville-Chaseburg silt loams, 2 to 5	66	3.2	Ile	13.8	
478G	Nordness-Rock outcrop complex, 18	5	2.6	Vlls	1.5	
499F	Nordness loam, 14 to 30 percent	5	4.2	Vlls	14.9	
771C	Waubeek silt loam, 5 to 9 percent	78	3.0	Ille	1.3	
771C2	Waubeek silt loam, 5 to 9 percent	75	1.9	Ille	1.9	
771D	Waubeek silt loam, 9 to 14 percent	52	0.6	Ille	3.9	
771D2	Waubeek silt loam, 9 to 14 percent	49	0.2	Ille	2.1	
914E	Winneshiek loam, 9 to 18 percent	5	2.2	Vle	0.4	
981B	Worthen silt loam, 2 to 5 percent	93	0.9	Ile	0.7	

**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).

REID #: 010-1351-1

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