



## 66 Acres m/l, Linn County, IA Dows Farms, Inc.

**88.4 CSR2 - Located South of Fairfax on the West Side of Highway 151**

**Date: Thurs., Nov. 19, 2015**

**Time: 10:00 a.m.**

**Auction Site:**

Walford Community Center

**Address:**

120 Fifth Street N.  
Walford, IA 52351

**Property Information**

**Location**

**From Fairfax:** 1 mile southwest on the west side of Highway 151.

**Legal Description**

That part of the S ½ of the NW ¼ lying West of Hwy 151 in Section 20, Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa.

**Real Estate Tax**

Taxes Payable 2015 - 2016: \$1,886.00  
Net Taxable Acres: 65.19  
Tax per Net Taxable Acre: \$28.93

**FSA Data**

Farm Number 5389, Tract 10154  
Crop Acres: 65.9\*  
Corn Base: 33.80 Ac.  
Corn PLC Yield: 173 Bu.  
Bean Base: 31.20 Ac.  
Bean PLC Yield: 52 Bu.

*\*There are 1.9 acres cropland that are being certified as grass waterway.*

**Soil Types/Productivity**

Primary soils are Dinsdale, Kenyon and Klinger-Maxfield. See soil maps for detail.

- **CSR2:** 88.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 79.2 per 2015 AgriData, Inc., based on FSA crop acres.

- **CSR:** 88.3 per County Assessor, based on net taxable acres.

**Yield History**

Available upon request.

**Land Description**

Gently rolling, high quality cropland.

**Drainage**

Tile maps available upon request.

**Comments**

High quality Linn County farm located along a hard surface road.

*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.*

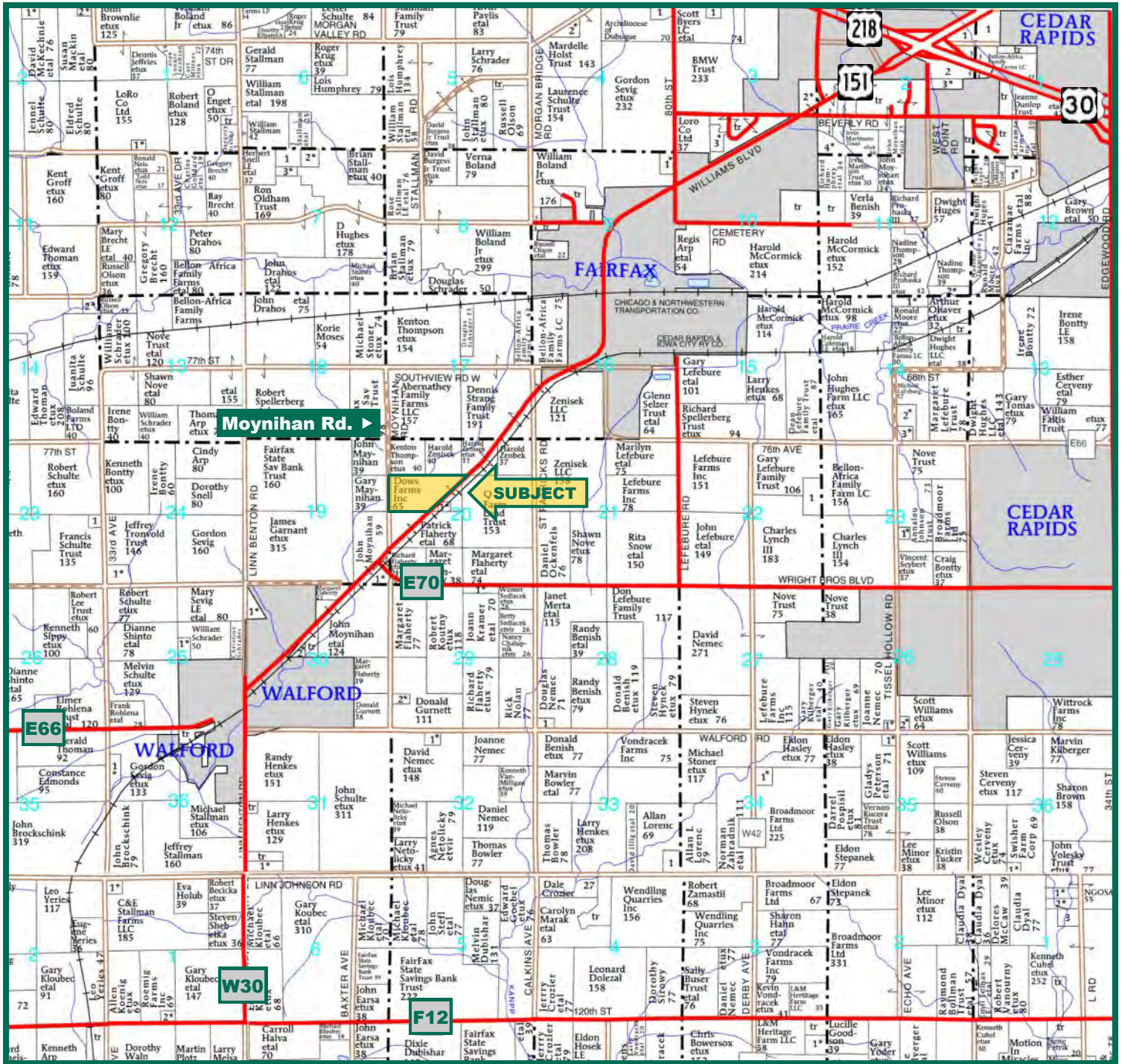
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# Plat Map



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# Aerial Photo



## Auction Information

### Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### Seller

Dows Farms, Inc.

### Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

## Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 22, 2016 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to January 22, 2016.

## Announcements

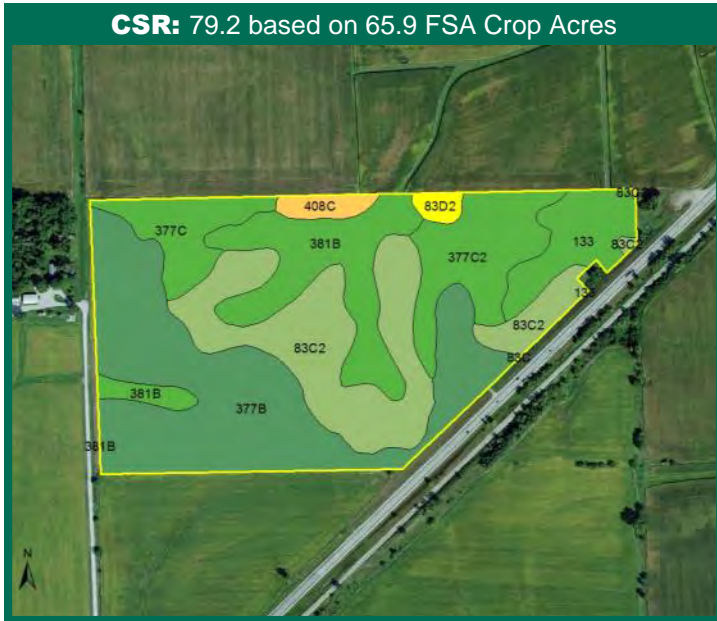
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

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# Soil Maps



Measured Tillable Acres		65.9	Ave. CSR		79.2	Ave. CSR2*		88.4
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
133	Colo silty clay loam	80	74	6.7%	IIw	4.42		
377B	Dinsdale silty clay loam, 2 to 5	90	94	34.4%	Ile	22.55		
377C	Dinsdale silty clay loam, 5 to 9	75	89	6.4%	IIle	4.20		
377C2	Dinsdale silty clay loam, 5 to 9	73	87	10.6%	IIle	6.95		
381B	Klinger-Maxfield silty clay loams, 2	80	94	15.0%	Ile	9.83		
408C	Olin fine sandy loam, 5 to 9 percent	50	68	1.7%	IIle	1.13		
83C	Kenyon loam, 5 to 9 percent slopes	72	85	0.0%	IIle	0.30		
83C2	Kenyon loam, 5 to 9 percent slopes,	70.0	84	24.1%	IIle	15.8		
83D2	Kenyon loam, 9 to 14 percent	59.0	61	1.1%	IIle	0.7		

**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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## **Make the Most of Your Farmland Investment**

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