Hertz
Farm Management, Inc.
Caring for You and Your Farm®

Land For Sale

ACREAGE:

58.21 Acres, m/l

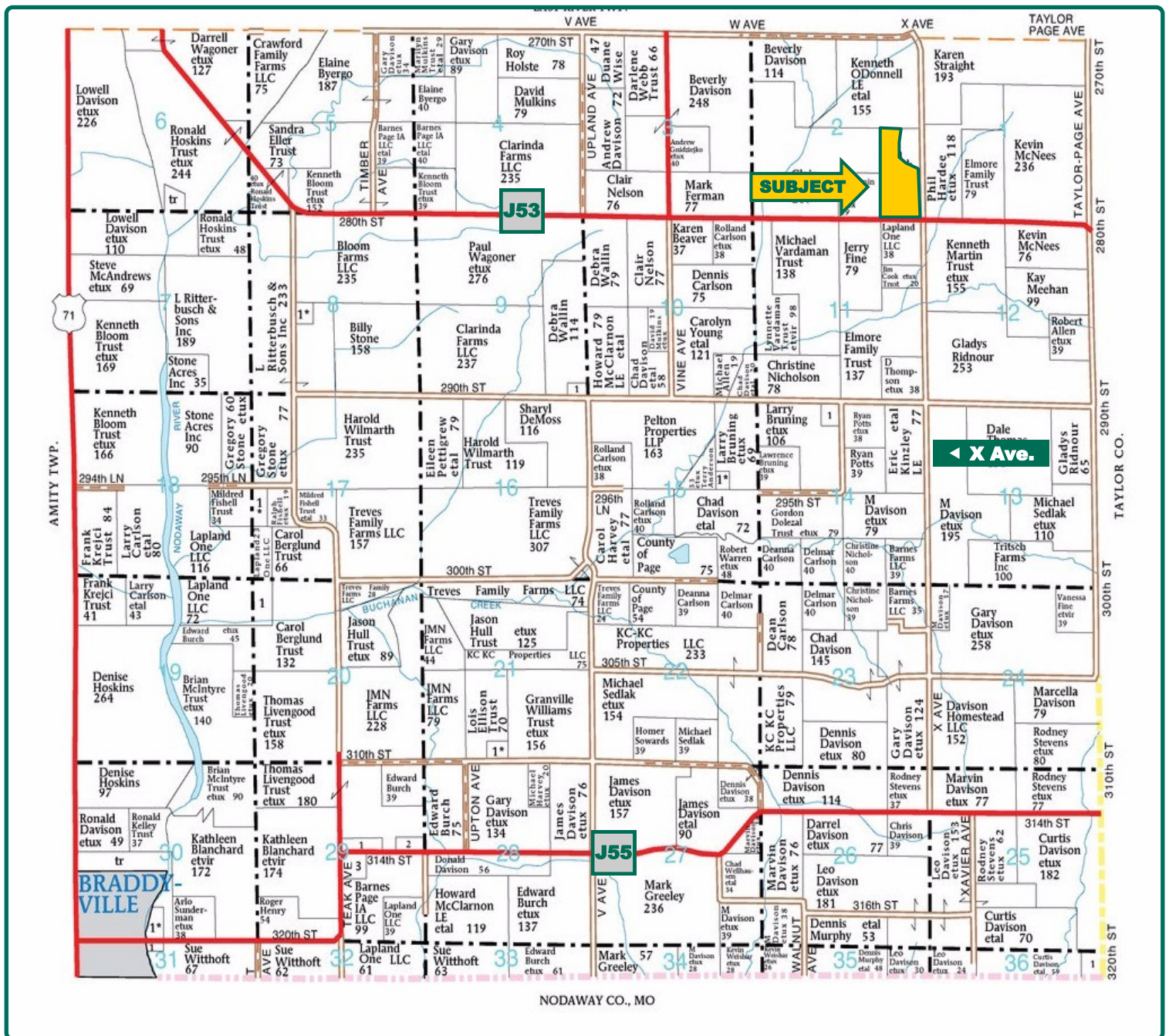**LOCATION:**

Page County, IA

Property *Key Features*

- **Highly Tillable Farm with 92.7% Tillable Acres**
- **Terraced and Tiled**
- **Direct Access to Hard Surface Road**

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REID: 090-0156-1

Plat map of Page County, IA showing numbered sections and land parcels with owner names. Selected labels include:

EAST RIVER TWP. • V AVE • W AVE • X AVE • TAYLOR PAGE AVE

Darrell Wagoner etux 127 • Crawford Family Farms LLC 75 • Elaine Byergo 187 • Gary Davison etux 89 • Roy Holste 78 • Duane Wise 72 • Darlene Webb Trust 66 • Beverly Davison 114 • Kenneth ODonnell LE etal 155 • Karen Straight 193

Lowell Davison etux 226 • Ronald Hoskins Trust etux 244 • Sandra Eller Trust 73 • Elaine Byergo 40 • David Mulkins 79 • Beverly Davison 248 • Kevin McNees 236

Clarinda Farms LLC 235 • Clair Nelson 76 • Mark Ferman 77 • Phil Hardee etux 118 • Elmore Family Trust 79

SUBJECT

Kenneth Bloom Trust etux 152 • **J53** • 280th ST

Lowell Davison etux 110 • Ronald Hoskins Trust etux 48 • Bloom Farms LLC 235 • Paul Wagoner etux 276 • Karen Beaver 37 • Rolland Carlson etux 38 • Michael Vardaman Trust 138 • Lapland One LLC 38 • Kenneth Martin Trust etux 155 • Kevin McNees 76

Steve McAndrews etux 69 • L Ritterbusch & Sons Inc 233 • Debra Wallin 79 • Clair Nelson 77 • Dennis Carlson 75 • Jerry Fine 79 • Jim Cook etux Trust 20 • Kay Meehan 99

Kenneth Bloom Trust etux 189 • Billy Stone 158 • Clarinda Farms LLC 237 • Debra Wallin 114 • Howard McClarnon LE 79 • Carolyn Young etal 121 • Elmore Family Trust 137 • Gladys Ridnour 253 • Robert Allen etux 39

Stone Acres Inc 35 • 290th ST • Christine Nicholson 78 • D Thompson etux 38

Kenneth Bloom Trust etux 166 • Stone Acres Inc 90 • Harold Wilmarth Trust 235 • Sharyl DeMoss 116 • Pelton Properties LLP 163 • Larry Bruning etux 106 • Ryan Potts etux 38 • Eric etal Kinzley LE 77 • Dale Thomas etux 38 • Gladys Ridnour 65

294th LN • 295th LN • Eileen Pettigrew etal 79 • Harold Wilmarth Trust 119 • Rolland Carlson etux 38 • Ryan Potts 39

Frank Krejci Trust 84 • Larry Carlson etal 80 • Lapland One LLC 116 • Carol Berglund Trust 66 • Treves Family Farms LLC 157 • Treves Family Farms LLC 307 • Chad Davison etal 72 • Gordon Dolezal Trust etux 79 • M Davison etux 79 • M Davison etux 195 • Michael Sedlak etux 110

Frank Krejci Trust 41 • Larry Carlson etal 43 • Lapland One LLC 72 • Carol Berglund Trust 132 • County of Page 75 • Robert Warren etux 48 • Deanna Carlson 40 • Delmar Carlson 40 • Tritsch Farms Inc 100 • Vanessa Fine etvir 39

Denise Hoskins 264 • Brian McIntyre Trust etux 140 • Jason Hull Trust etux 89 • IMN Farms LLC 44 • Jason Hull Trust 125 • KC-KC Properties LLC 75 • Deanna Carlson 39 • Delmar Carlson 40 • Christine Nicholson 39 • Chad Davison 145 • Gary Davison etux 258

Thomas Livengood Trust etux 158 • Edward Burch etux 45 • IMN Farms LLC 228 • IMN Farms LLC 79 • Lois Ellison Trust 70 • Granville Williams Trust etux 156 • Michael Sedlak etux 154 • Dennis Davison etux 80 • Gary Davison 124 • Davison Homestead LLC 152 • Marcella Davison 79

Denise Hoskins 97 • Brian McIntyre Trust etux 90 • Thomas Livengood Trust etux 180 • Homer Sowards 39 • Michael Sedlak 39 • Dennis Davison etux 114 • Rodney Stevens etux 37 • Marvin Davison etux 77 • Rodney Stevens etux 80

Ronald Davison etux 49 • Ronald Kelley Trust 37 • Kathleen Blanchard etvir 172 • Kathleen Blanchard etvir 174 • Edward Burch 39 • Gary Davison etux 134 • James Davison etux 76 • James Davison etux 157 • James Davison etal 90 • Darrel Davison etux 77 • Chris Davison 39 • Curtis Davison etux 182

BRADDY-VILLE • **J55** • 314th ST • Mark Greeley 236 • Marvin Davison etux 76 • Leo Davison etux 181 • Rodney Stevens 62 • Curtis Davison etux 70

Arlo Sunderman etux 38 • Roger Henry 54 • Barnes Page IA LLC 99 • Howard McClarnon LE etal 119 • Edward Burch etux 137 • Dennis etal Murphy 53 • 316th ST

Sue Witthoft 67 • Sue Witthoft 62 • Lapland One LLC 61 • Sue Witthoft 63 • Edward Burch etux 61 • Mark Greeley 57 • Mark Greeley

NODAWAY CO., MO

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Total Acres:	58.21
Crop Acres:	53.87
Corn Base Acres:	24.40
Bean Base Acres:	22.30
Soil Productivity:	64.1 CSR2

Property Information
58.21 Acres, m/l

Location
From Highway 71 at Shambaugh, go east 6 miles on paved County Road J53. Farm is on the northwest corner of J53 and X Avenue.

Legal Description
SE SE and NE SE except farmstead and pasture of Section 2, Township 67N, Range 36W of the 5th P.M. (Buchanan Township)

Price & Terms
- $280,000.00
- $4,810.17/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession
At closing, subject to the 2018 Lease.

Real Estate Tax (Estimated)
Taxes Payable 2018-2019: $1,128.00
Net Taxable Acres: 58.21
Tax per Net Taxable Acre: $19.38
Acres are estimated pending survey.

FSA Data
Farm Number 189, Tract 984
Crop Acres: 53.87
Corn Base Acres: 24.4
Corn PLC Yield: 114 Bu.
Bean Base Acres: 22.3
Bean PLC Yield: 35 Bu.

Soil Types/Productivity
Primary soils are the Sharpsburg and Colo-Judson silty clay loam series. CSR2 on the FSA crop acres is 64.1 per 2018 AgriData, Inc. See soil map for detail.

Land Description
Rolling

Buildings/Improvements
None

Drainage
Natural

Water & Well Information
Well located in the southeast corner of the parcel and is the primary water source to house and building on adjoining parcel. There are easement rights to the well up to the time rural water would be connected to building site, which is at the discretion of the acreage owner.

Survey/Additional Land
There are an additional 19.25 acres of pasture and farmstead adjoining the east and north borders of this property. Should these 2 parcels sell to different Buyers each property will be surveyed at Seller's expense to determine final acres.

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Soils Map

Soils data provided by USDA and NRCS.
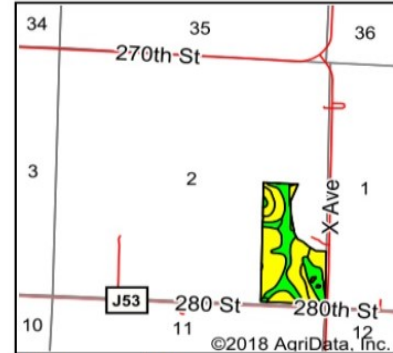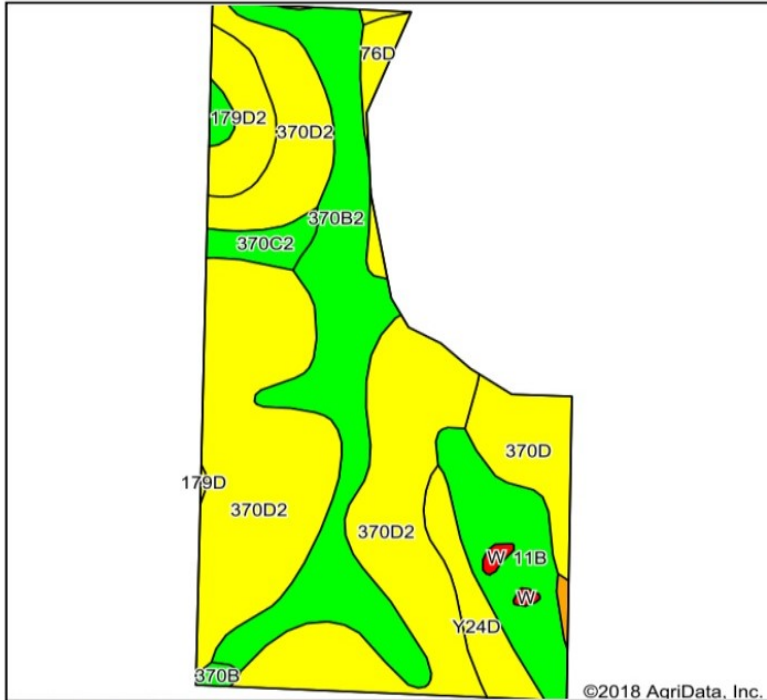
State:	**Iowa**
County:	**Page**
Location:	**2-67N-36W**
Township:	**Buchanan**
Acres:	**53.87**
Date:	**10/10/2018**

Hertz Farm Management, Inc

Maps Provided By: **surety** CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA145, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	26.43	49.1%		54	55
370B2	Sharpsburg silty clay loam, 2 to 5 percent slopes, eroded	11.83	22.0%		88	80
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	4.85	9.0%		80	65
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	3.13	5.8%		59	60
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	2.29	4.3%		52	
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	2.21	4.1%		43	43
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	1.11	2.1%		80	65
76D	Ladoga silt loam, 9 to 14 percent slopes	1.00	1.9%		52	55
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	0.35	0.6%		93	84
W	Water	0.27	0.5%		0	0
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.24	0.4%		90	85
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.16	0.3%		29	
				Weighted Average	64.1	*-

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

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