

FARM FOR SALE
650 Acres, West Fork Township
Monona County, Iowa

LOCATION: From Hornick go 3 miles east on Highway 141 to Hancock Ave, then 3.25 miles south (Hancock Ave becomes Locust Ave) to 120th Street, then west one-half mile. This is the farmstead in the northeast corner of the large parcel in Section 13.

LEGAL DESCRIPTION: The SW¹/₄ of Section 12, the W¹/₂, the W¹/₂ NE¹/₄, and the W¹/₂ SE¹/₄ all in Section 13, and approximately 50 acres in the W¹/₂ NW¹/₄ of Section 24, all in Township 85 North, Range 45 West of the 5th P.M., Monona County, Iowa.

GENERAL INFORMATION: Highly improved farm with a dwelling, two machine sheds, five grain bins, and a 14 tower center pivot irrigation system. The farm has 616.7 acres of cropland with a 310.7-acre corn base and a 210.9-acre soybean base. The PLC yields are 131 bu./acre for corn and 35 bu./acre for soybeans. Agricultural risk coverage with the county option (ARC-Co) is the farm program election.

SOILS: 31% of the farm is Class I and II soil and 69% is Class III soil. The average CSR2 is 72.2 and the average CSR is 49.2.

TERMS: 10% down payment. Balance due at closing. Owner will consider selling separate parcels.

POSSESSION: Negotiable

REAL ESTATE TAXES: \$19,512 (includes drainage taxes)

LIST PRICE: \$3,500,000

SELLER: Byrd-Forbes Farms, Inc.

NOTE: The property information provided was acquired from sources believed to be reliable, however, Coffman Farm Agency, L.L.C., makes no guarantees to its accuracy. The farm is being sold as-is, where-is, with no guarantees either expressed or implied. Coffman Farm Agency, L.L.C. is Agent for the Seller.

Offered by

COFFMAN FARM AGENCY, L.L.C.

FARM MANAGEMENT-RURAL APPRAISAL-REAL ESTATE SALES

505 5th Street, Suite 323, Sioux City, IA, 51101

Office

Dick L. Coffman, Broker

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Michael Koopmans, Salesman

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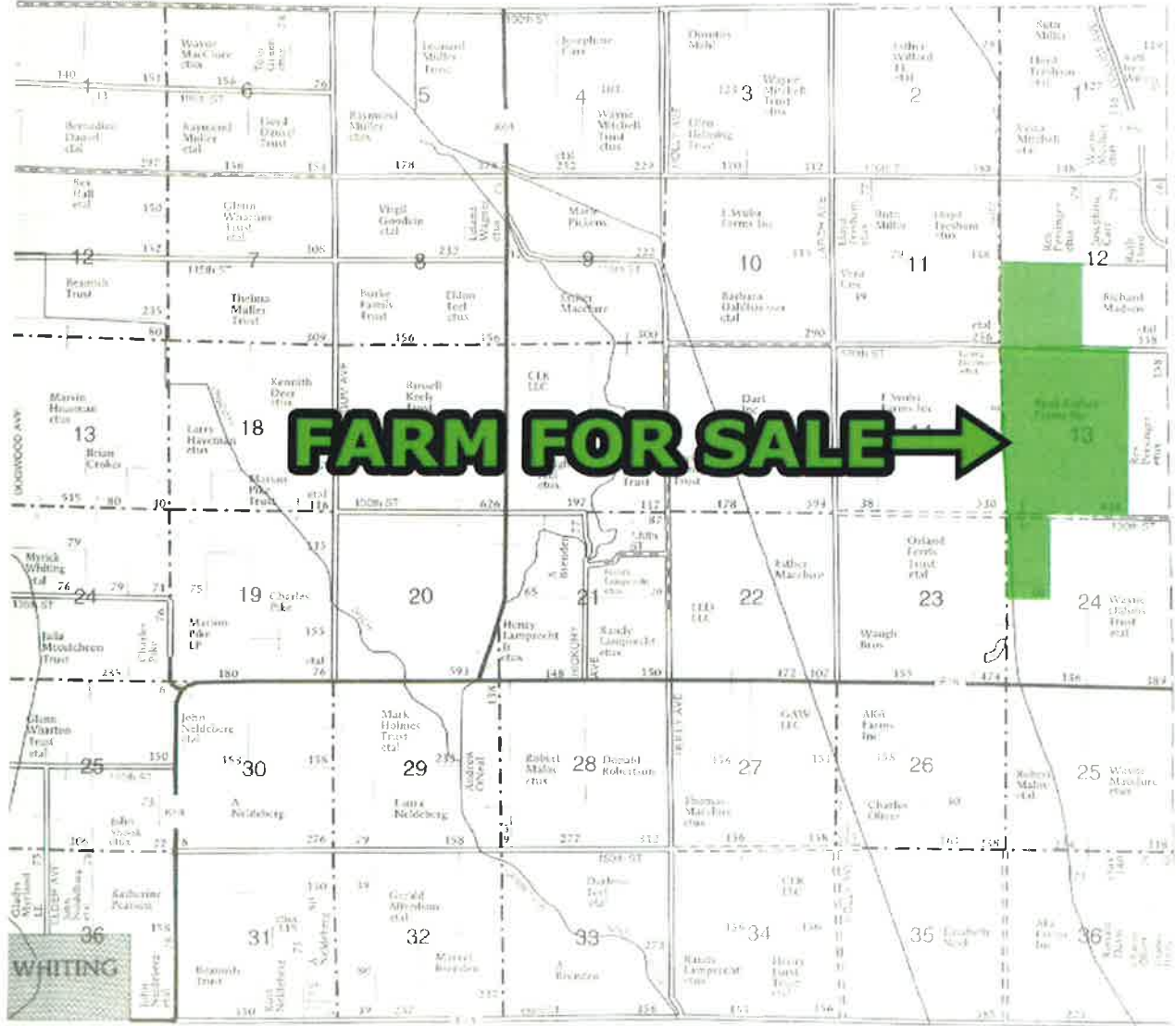
(712) 277-2741

Cell phone (712) 251-3622

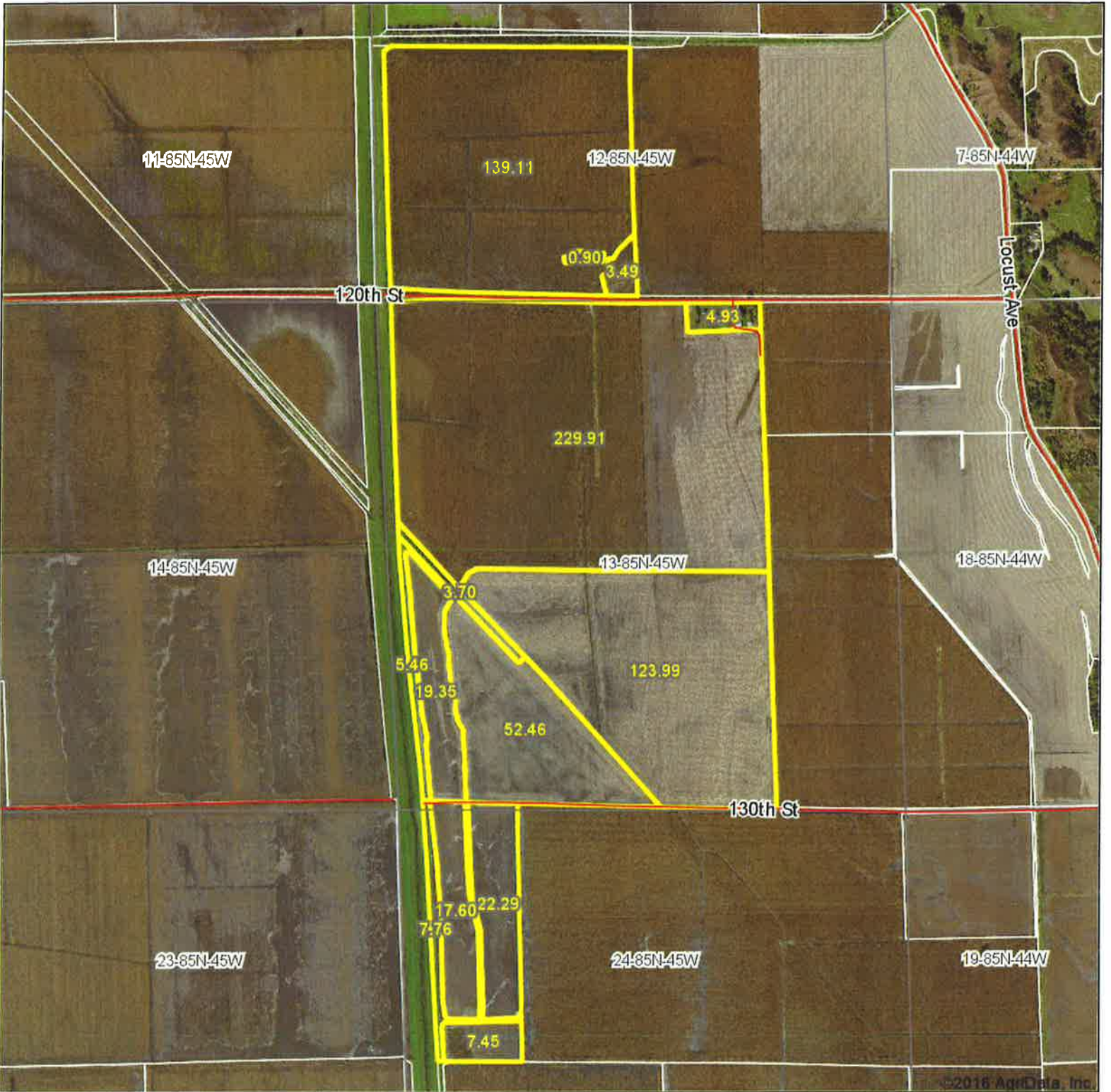
Cell phone (712) 253-8482

Cell phone (712) 301-4567

Cell phone (712) 251-1489



Aerial Map



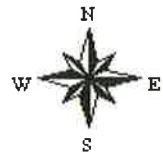
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COFFMAN FARM AGENCY, LLC
 FARM MANAGEMENT - APPRAISALS - SALES
712-277-2741
www.coffmanfarmagency.com

map center: 42° 10' 34.9, 96° 1' 59.48



13-85N-45W
Monona County
Iowa



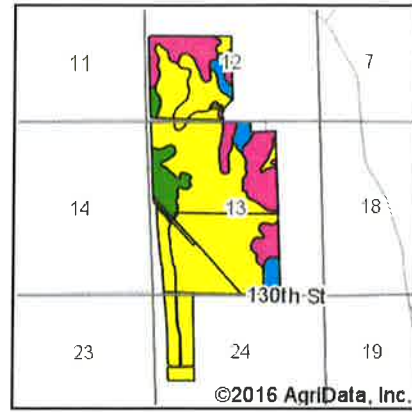
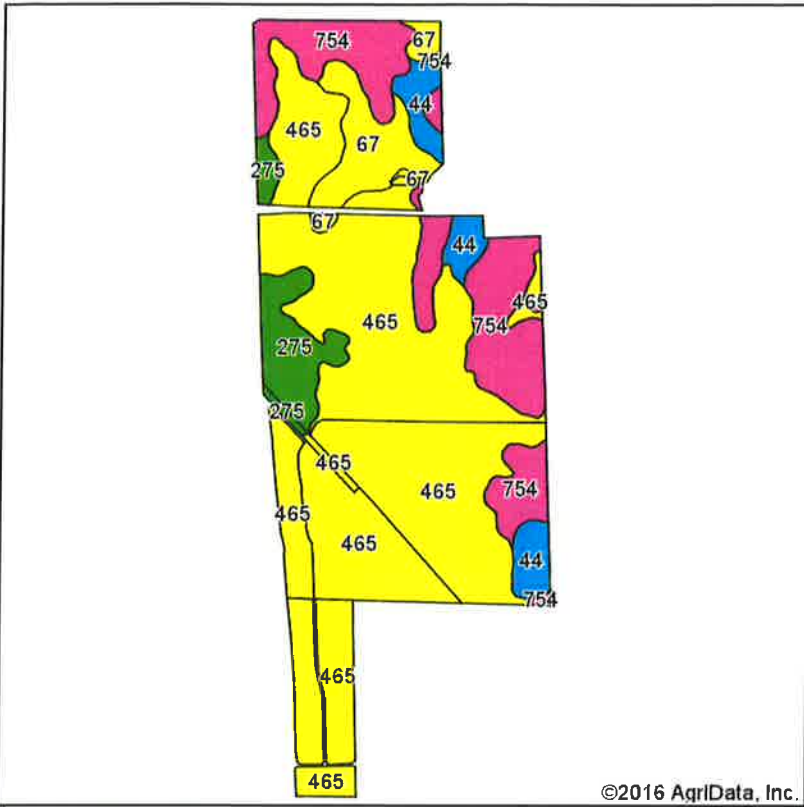
4/26/2016

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Monona**
 Location: **13-85N-45W**
 Township: **West Fork**
 Acres: **616.76**
 Date: **4/26/2016**

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Soils data provided by USDA and NRCS.

Area Symbol: IA133, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class ¹ c	Irr Class ¹ c	CSR2**	CS R	
465	Tieville silty clay, 0 to 2 percent slopes, rarely flooded	390.92	63.4%		Illw		62	35	
754	Larpenteur silt loam, 0 to 2 percent slopes, rarely flooded	117.52	19.1%		I		100	80	
67	Woodbury silty clay, 0 to 2 percent slopes, rarely flooded	40.50	6.6%		Illw		70	55	
275	Moville silt loam, 0 to 2 percent slopes, rarely flooded	37.76	6.1%		Ilw	Ilw	75	70	
44	Blencoe silt clay, 0 to 2 percent slopes, rarely flooded	30.06	4.9%		Ilw		87	70	
Weighted Average								71.8	48.7

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**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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