80 acres m/l

STORY COUNTY

farmland for sale
OFFERING 80 ACRES M/L OF HIGH QUALITY FARMLAND located just north of Zearing in Story County. The 75.2 cropland acres carry a CSR2 of 87.2. There are 71.1 acres currently in row crops and 4.1 acres in two CRP contracts as follows: 1.9 acres at $350.40 per acre until 2029 and 2.2 acres at $188.75 per acre until 2022, for an annual payment of $1,043.26. The farm is open for 2019 crop year. Tile maps are available.

FARM DETAILS
FSA Cropland: 75.2 acres
Effective DCP Cropland: 71.1 acres
Corn: 47.2 base acres with a PLC yield of 150
Soybeans: 23.9 base acres with a PLC yield of 46

DIRECTIONS
From Nevada, IA take Highway 30 east for approximately 7 miles to Highway 65. Go north on Highway 65 for approximately 12 miles and turn east onto 120th Street. The farm is 3/4 of a mile down 120th Street on the north side of the road.

TILLABLE SOILS MAP

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent Yield</th>
<th>CSR2</th>
<th>Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>L55</td>
<td>Nicollet loam</td>
<td>26.35</td>
<td>35.0%</td>
<td>91</td>
<td>83</td>
</tr>
<tr>
<td>L138B</td>
<td>Clarion loam</td>
<td>20.99</td>
<td>27.9%</td>
<td>88</td>
<td>79</td>
</tr>
<tr>
<td>L107</td>
<td>Webster clay loam</td>
<td>11.68</td>
<td>15.9%</td>
<td>88</td>
<td>80</td>
</tr>
<tr>
<td>201B</td>
<td>Coland-Terril complex</td>
<td>8.55</td>
<td>11.4%</td>
<td>76</td>
<td>93</td>
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<tr>
<td>L138C2</td>
<td>Clarion loam</td>
<td>6.76</td>
<td>9.9%</td>
<td>83</td>
<td>59</td>
</tr>
<tr>
<td>L507</td>
<td>Canistro clay loam</td>
<td>0.87</td>
<td>1.2%</td>
<td>87</td>
<td>78</td>
</tr>
</tbody>
</table>

Weighted Average CSR2: 87.2
Weighted Average Overall: 40.3
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