

**Werner Family Farm**

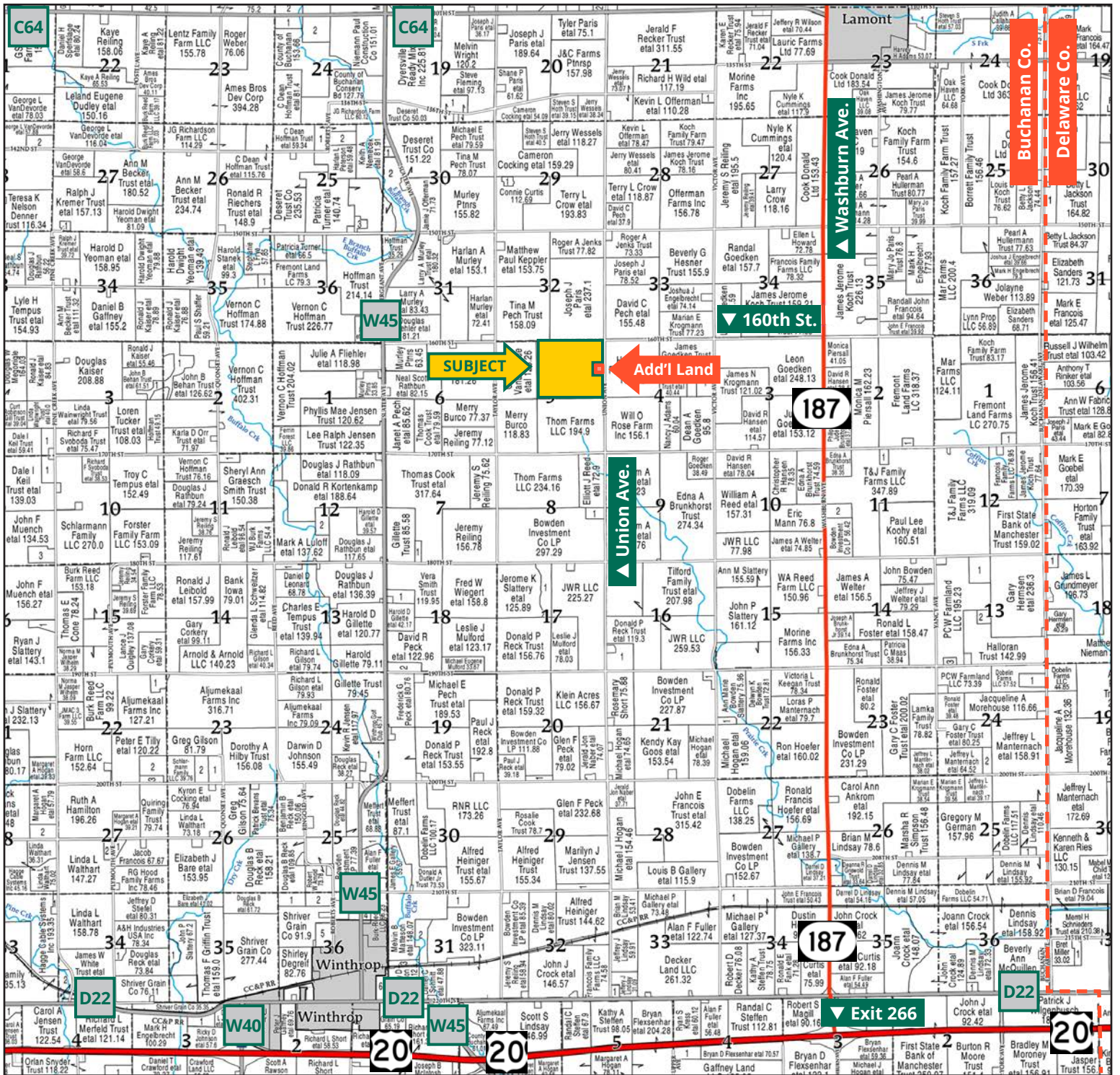


**TROY LOUWAGIE, ALC**  
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**202.40 Acres, m/l**  
**Buchanan County, IA**





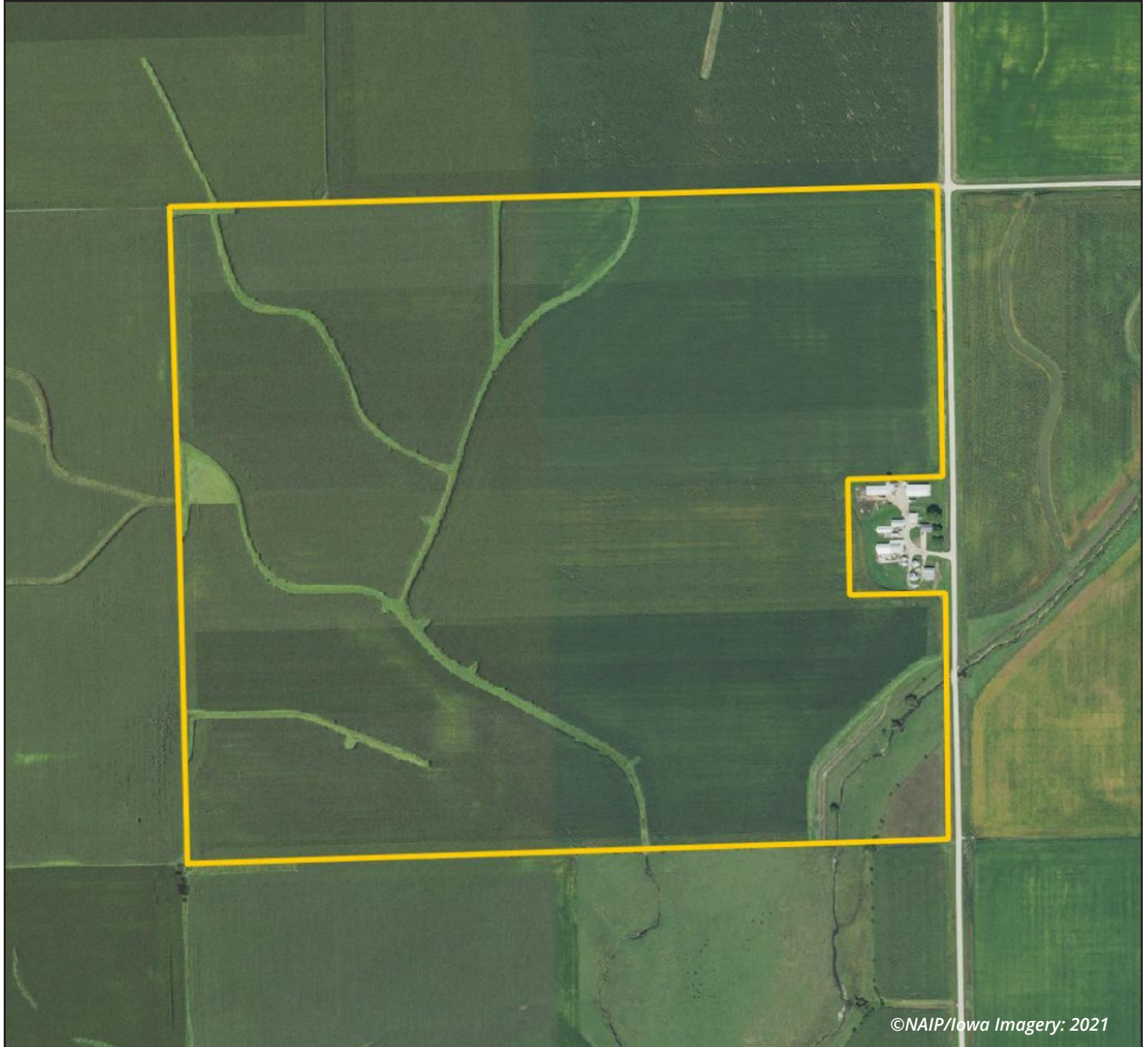
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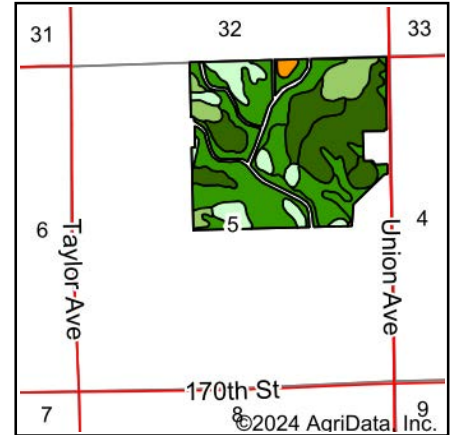
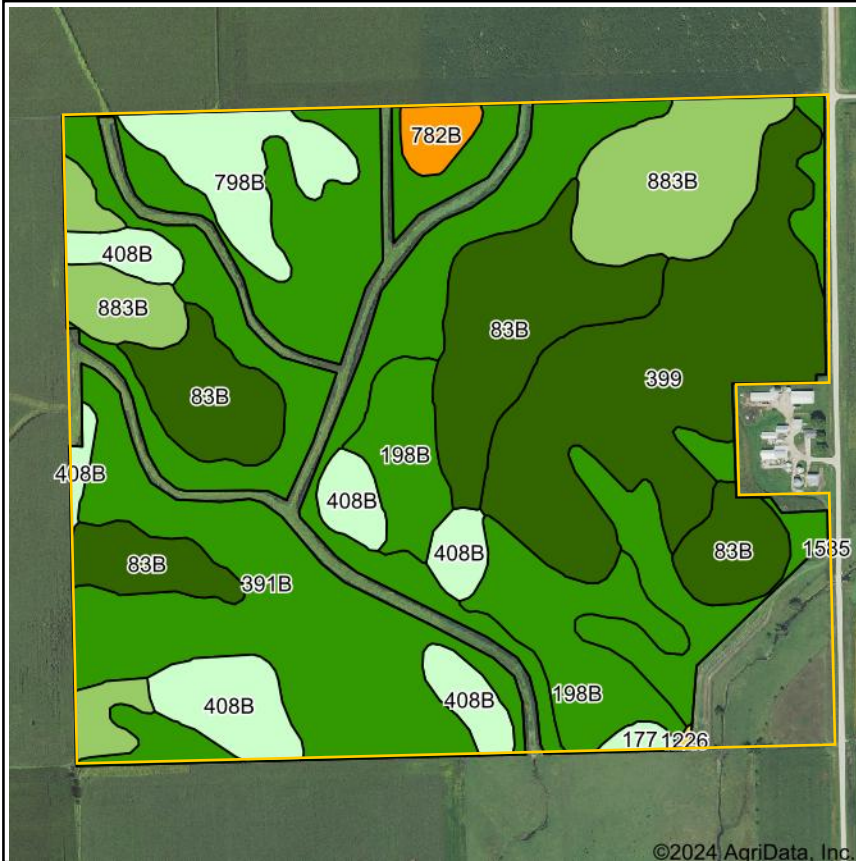
Est. FSA/Eff. Crop Acres: 186.05 | CRP Acres: 4.68 | Soil Productivity: 83.70 CSR2



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State: **Iowa**  
 County: **Buchanan**  
 Location: **5-89N-7W**  
 Township: **Fremont**  
 Acres: **186.05**  
 Date: **12/17/2024**






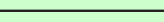






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Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	73.47	39.5%		IIw	87
399	Readlyn silt loam, 1 to 3 percent slopes	28.88	15.5%		Iw	91
83B	Kenyon loam, 2 to 5 percent slopes	27.48	14.8%		IIe	90
883B	Cresco loam, 2 to 5 percent slopes	17.14	9.2%		IIe	73
198B	Floyd loam, 1 to 4 percent slopes	15.32	8.2%		IIw	89
408B	Olin sandy loam, 2 to 5 percent slopes	13.61	7.3%		IIe	64
798B	Protivin loam, 1 to 4 percent slopes	7.46	4.0%		IIe	61
782B	Donnan loam, 2 to 6 percent slopes	1.86	1.0%		IIe	43
177	Saude loam, 0 to 2 percent slopes	0.71	0.4%		IIs	60
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.12	0.1%		IIs	59
<b>Weighted Average</b>					<b>1.84</b>	<b>83.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

**From Lamont:** 2½ miles south on Washburn Ave. and 2 miles west on 160th St. The property is on the southwest side of the intersection with Union Ave.

### Simple Legal

The NE¼ and the E½ E½ of the NW¼ of Section 5, Township 89 North, Range 7 West of the 5th P.M., Buchanan County, Iowa, excepting approximately 4.50 acres. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$2,823,480.00
- \$13,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2024-2025: \$6,709.00\*  
Net Taxable Acres: 202.40\*  
Tax per Net Taxable Acre: \$33.15\*

*\*Taxes estimated pending survey of building site. Buchanan County Treasurer/ Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 4700, Part of Tract 1346  
FSA/Eff. Crop Acres: 186.05\*  
CRP Acres: 4.68  
Corn Base Acres: 156.32\*  
Corn PLC Yield: 167 Bu.  
Bean Base Acres: 29.71\*  
Bean PLC Yield: 54 Bu.

*\*Acres are estimated pending reconstitution of farm by the Buchanan County FSA office.*

### CRP Contracts

There are 4.68 acres enrolled in a CP-21 contract that pays \$1,404.00 annually and expires September 30, 2027.

### Soil Types/Productivity

Primary soils are Clyde-Floyd, Readlyn and Kenyon. CSR2 on the estimated FSA/ Eff. crop acres is 83.70. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

The terrain is gently rolling.

### Drainage

Drainage is natural with some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a highly productive Buchanan County farm with good soils.

### Additional Land for Sale

Seller has an additional tract of land for sale located on the east side of this property. See Additional Land Aerial Photo.



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, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.



West Side Looking East



Northwest Corner Looking Southeast



Northeast Corner Looking Southwest



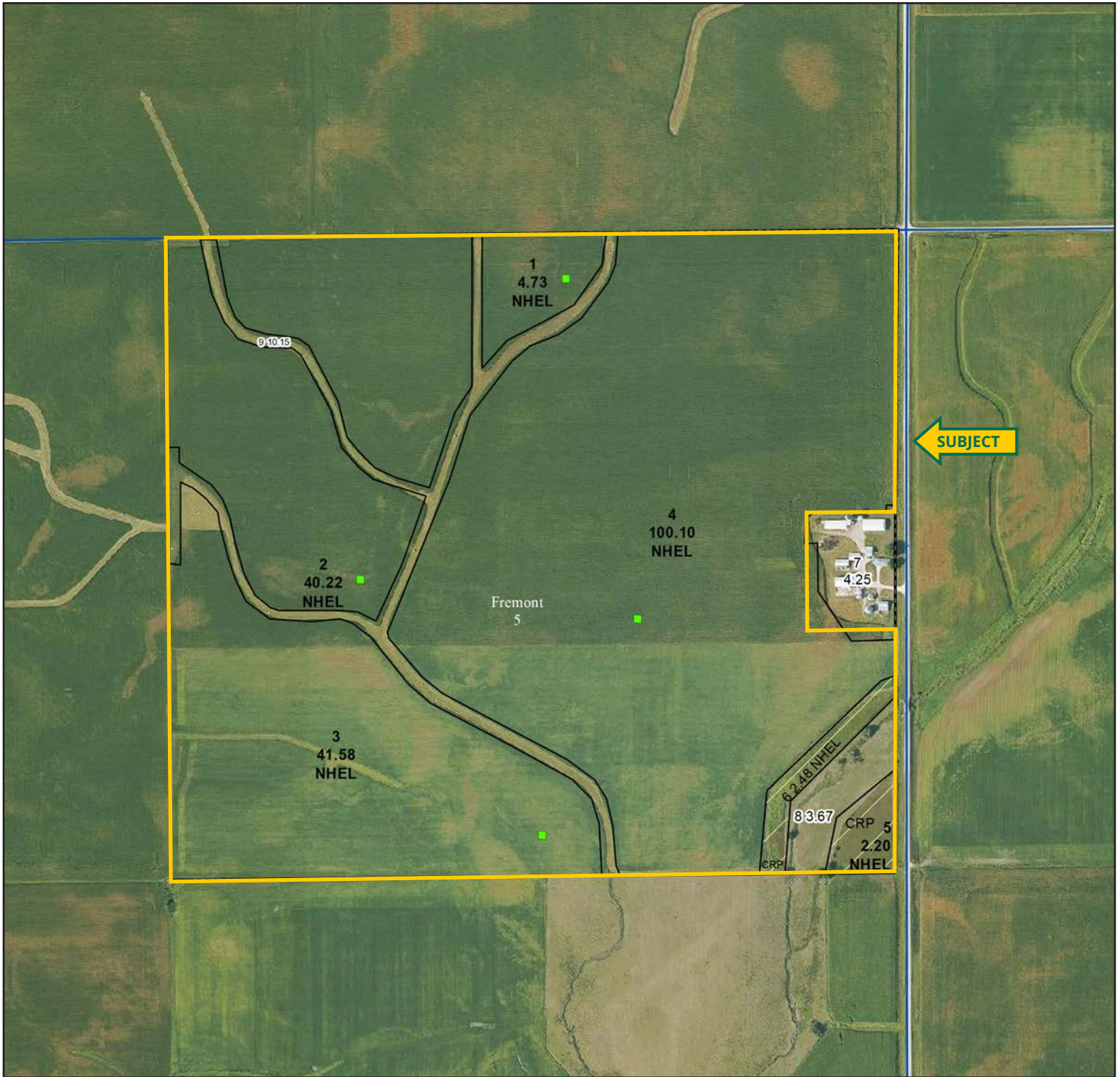
East Looking West



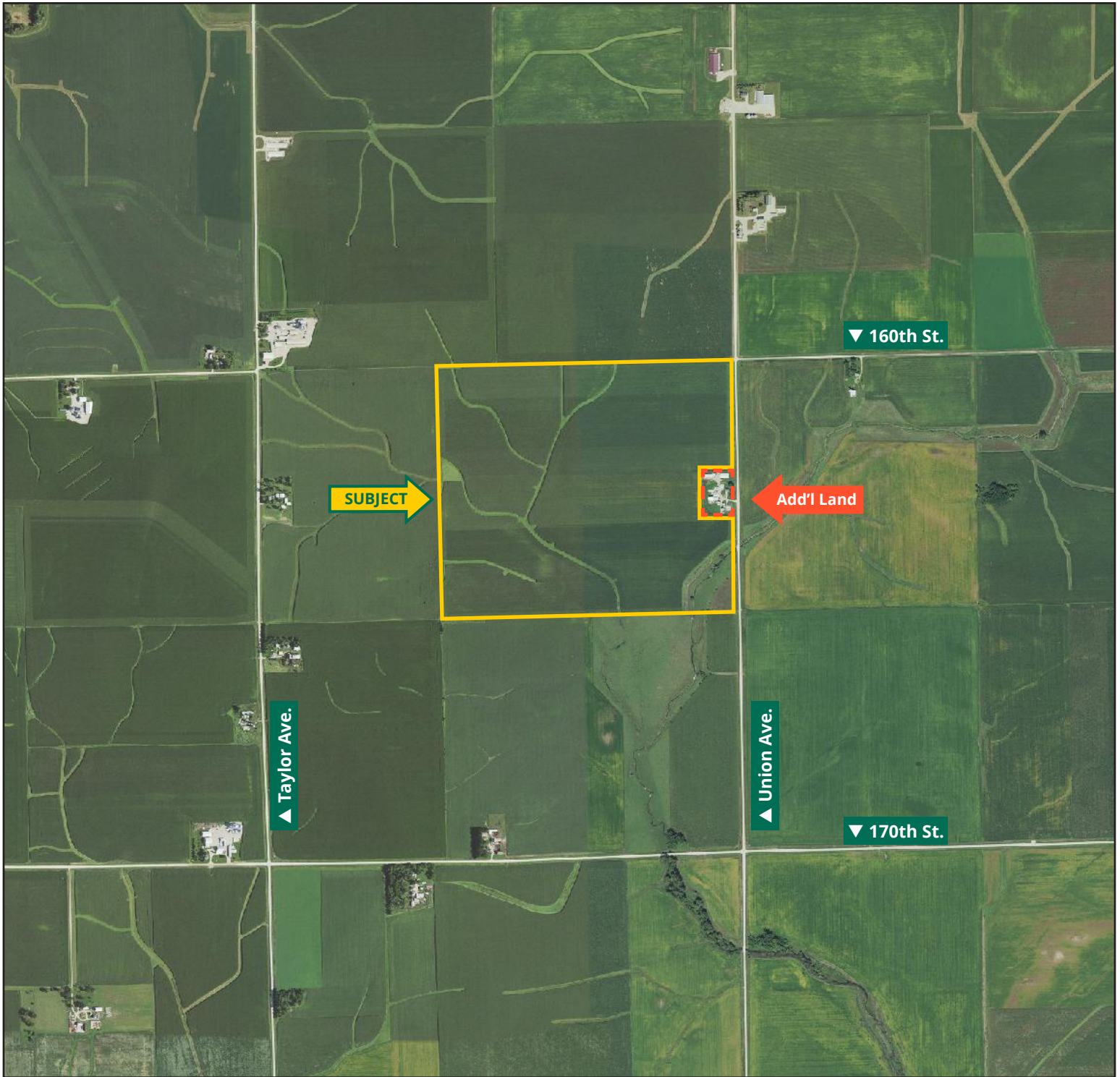
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