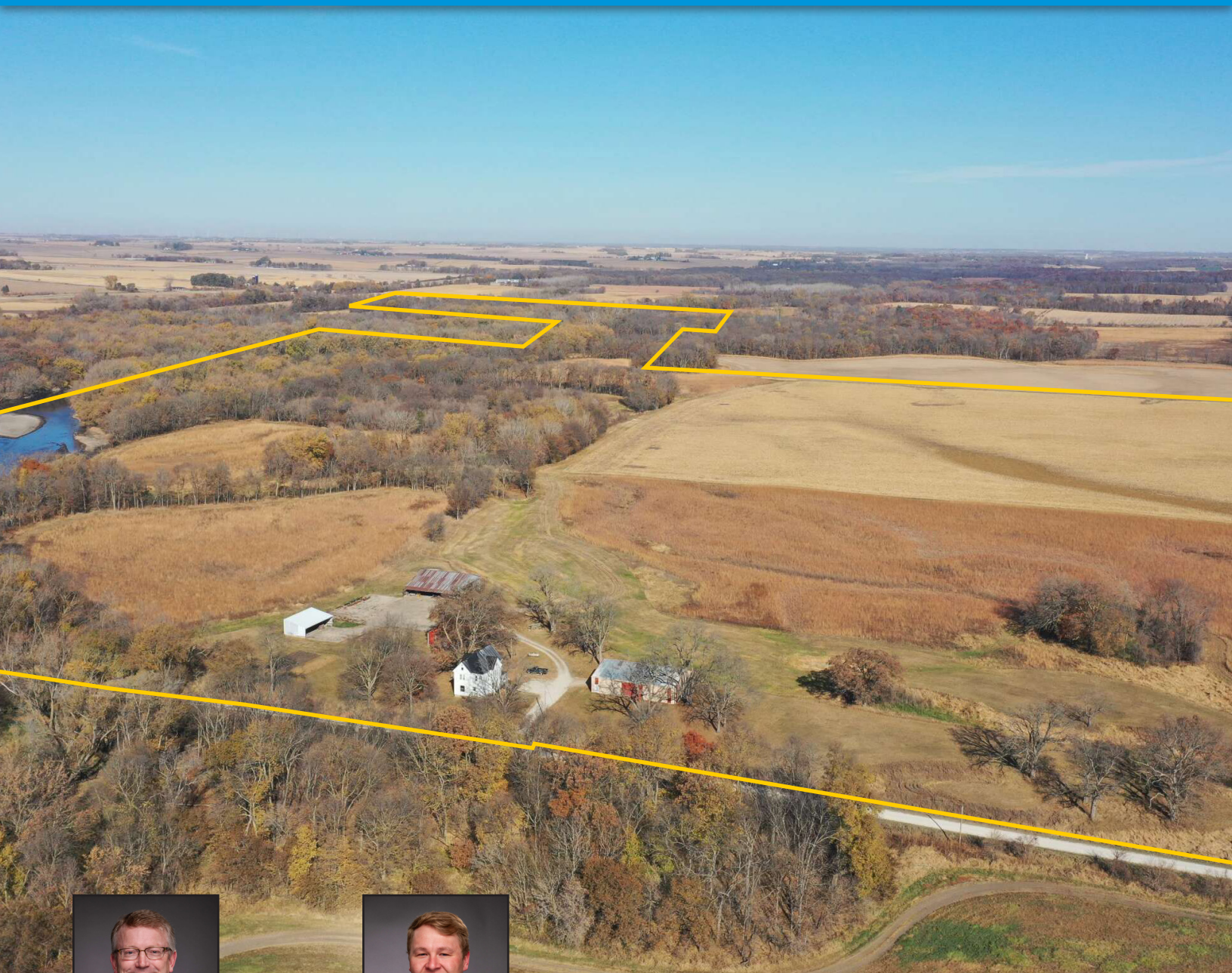


## Beverly J. White Revocable Trust Property



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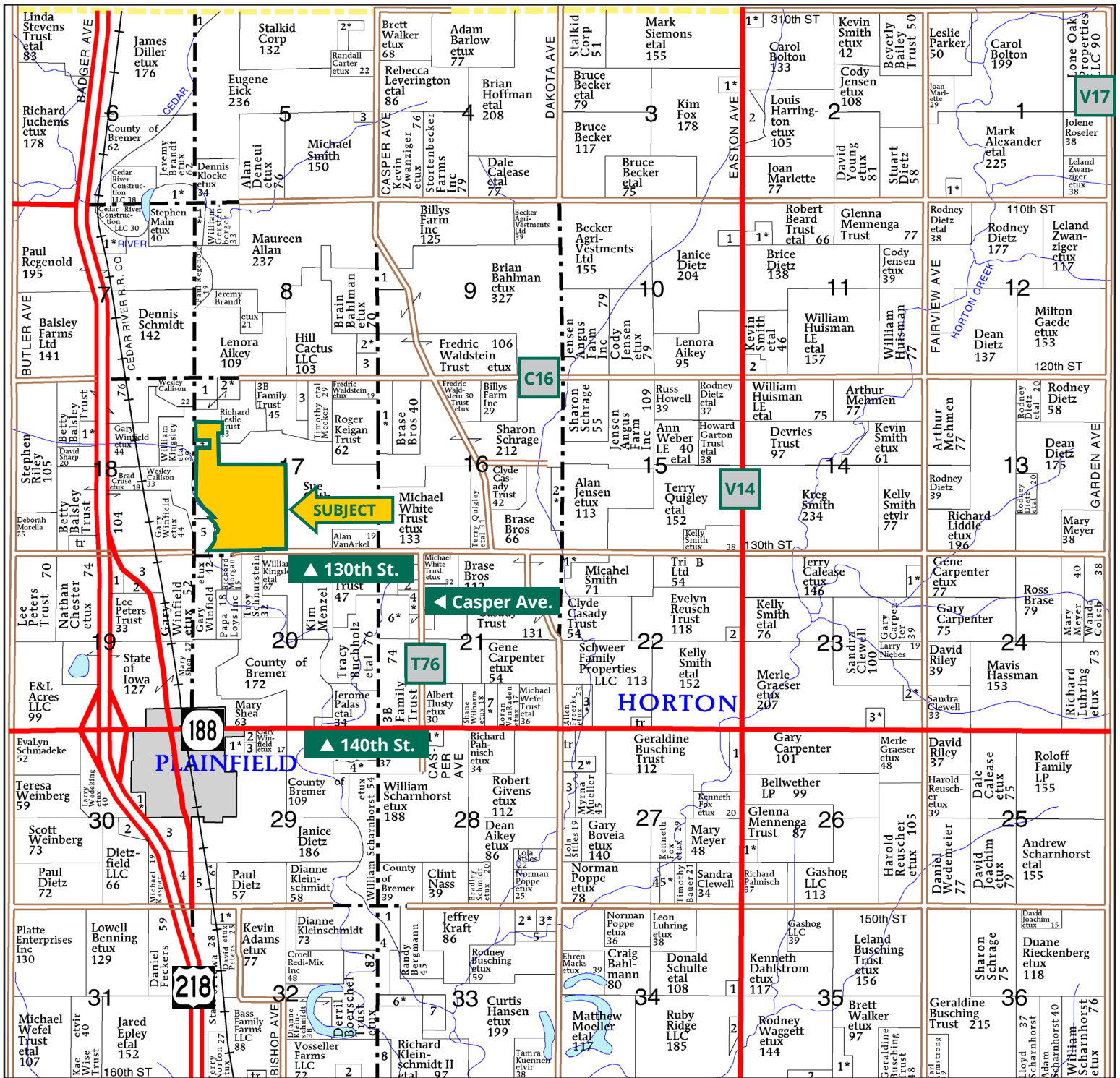


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**168.36 Acres, m/l**  
**Bremer County, IA**





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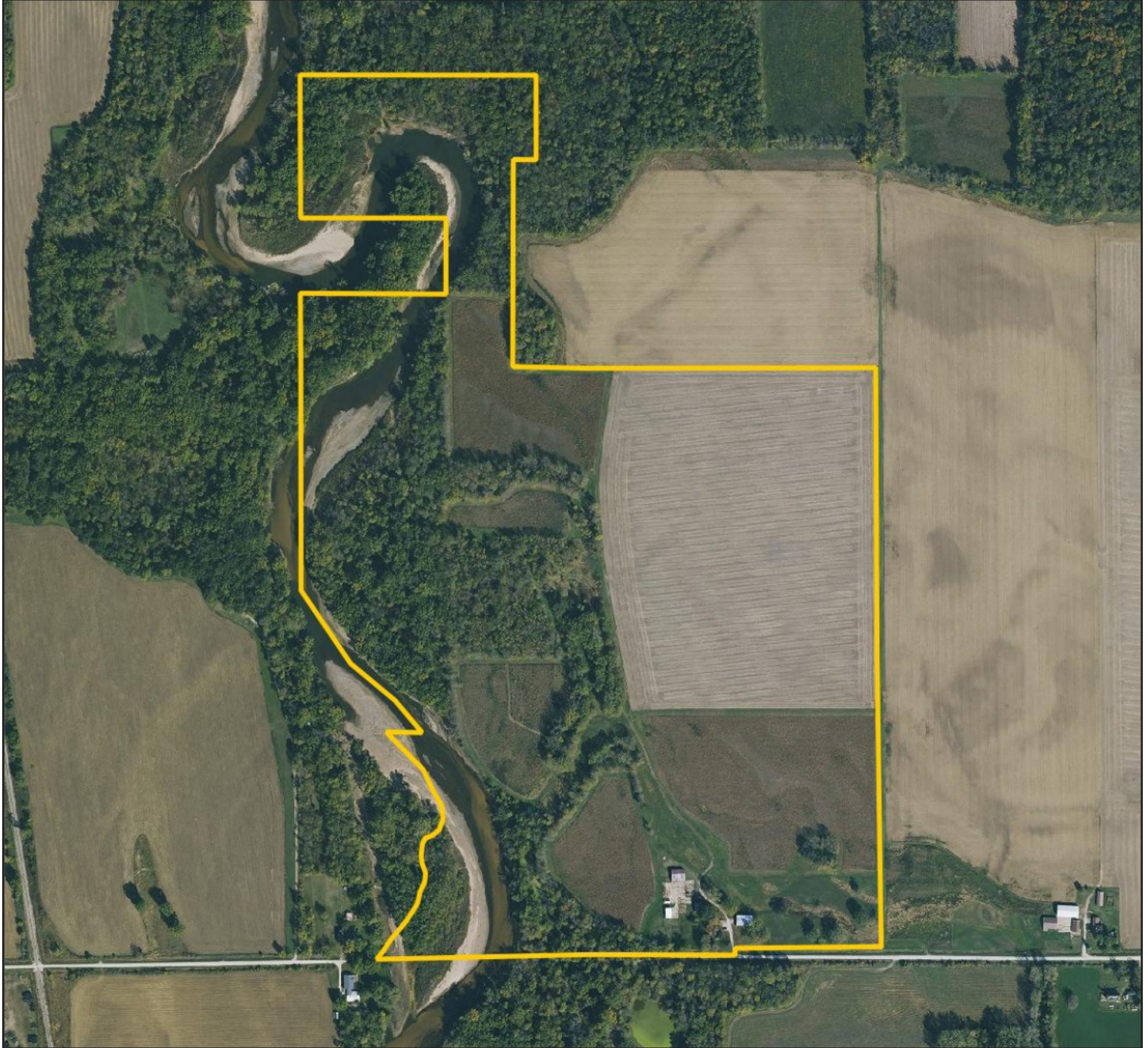
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FSA/Eff. Crop Acres: 43.83 | CRP Acres: 39.48 | Soil Productivity: 64.40 CSR2

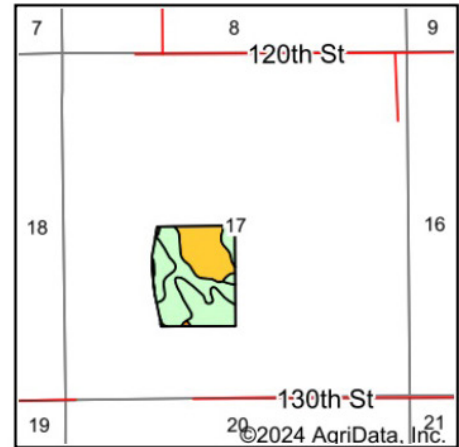
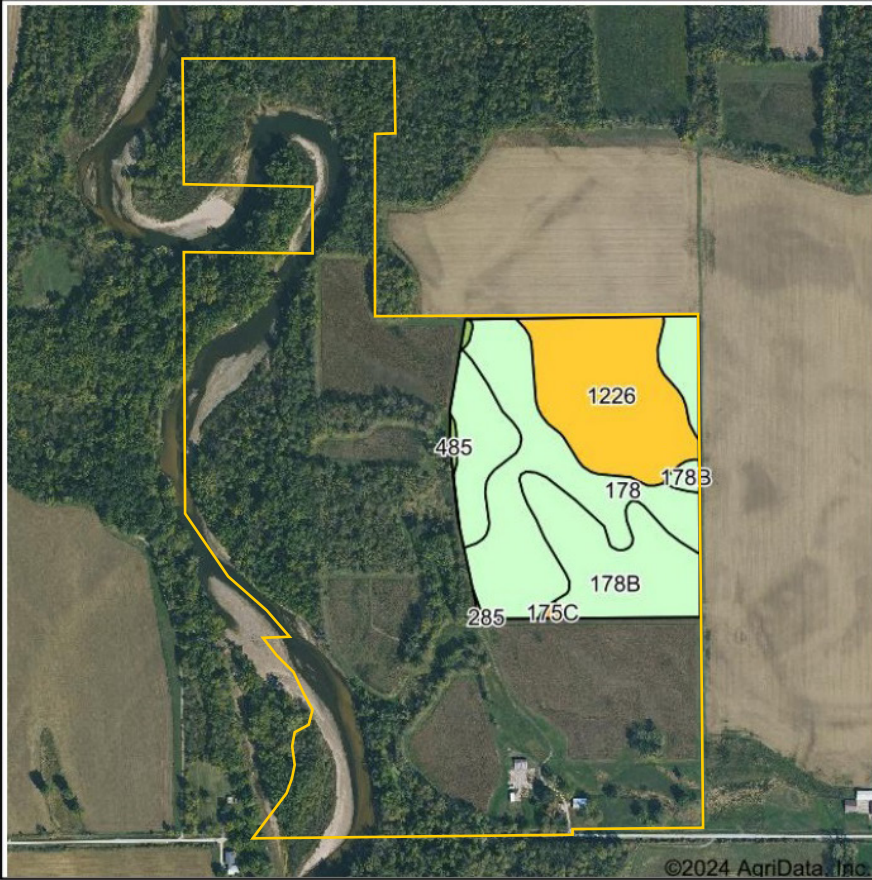


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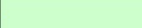






State: **Iowa**  
 County: **Bremer**  
 Location: **17-93N-14W**  
 Township: **Polk**  
 Acres: **43.83**  
 Date: **11/26/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA017, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	16.44	37.5%		IIs		69
178B	Waukee loam, 2 to 5 percent slopes, rarely flooded	14.08	32.1%		IIs		64
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.78	29.2%		IIs		59
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.37	0.8%		IIw		76
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.16	0.4%		IIIe		45
<b>Weighted Average</b>					<b>2.00</b>	<b>*-</b>	<b>64.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



### Location

**From Plainfield:** Go east on Hwy 188 / 140th St. for 1.4 miles, then north on T76 / Casper Ave. for 1 mile, and then west on 130th St. for 1 mile. Property is located on the north side of the road.

### Simple Legal

Part of the SW $\frac{1}{4}$  NW $\frac{1}{4}$ ; N $\frac{1}{2}$  SW $\frac{1}{4}$ ; part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; SE $\frac{1}{4}$  SW $\frac{1}{4}$  all in Section 17, Township 93 North, Range 14 West of the 5th P.M., Bremer Co., IA. Final abstract/ title documents to govern legal description.

### Address

1139 130th St.  
Plainfield, IA 50666

### School District

Nashua-Plainfield Community Schools

### Price & Terms

- \$1,175,000
- \$6,979.09/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$3,434.00  
Net Taxable Acres: 168.36

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 1070, Tract 37  
FSA/Eff. Crop Acres: 43.83  
CRP Acres: 39.48  
Corn Base Acres: 40.40  
Corn PLC Yield: 143 Bu.  
Bean Base Acres: 3.43  
Bean PLC Yield: 42 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

### CRP Contracts

There are 39.48 acres enrolled in a CP-38E-25 contract that pays \$13,018.00 annually and expires 9/30/2030.

### Soil Types/Productivity

Primary soils are Waukee and Lawler. CSR2 on the FSA/Eff. crop acres is 64.40. 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

Level to gently sloping.

### Drainage

Natural.

### Dwelling

There is a 1910, 2-story home with 1,965 total sq. ft. and an unfinished basement. The home has 4 bedrooms and 1 bathroom.

### Water & Well Information

There is a well located north of the house.

### Buildings/Improvements

- 48' x 72' steel utility building (1977)
- 45' x 60' loafing shed (1959)
- 22' x 45' loafing shed (1983)
- 26' x 40' crib (1934)

### Comments

Sellers are willing to divide the property. Contact agent for details. Beautiful recreational property with a house, outbuildings, and income producing farmland and CRP acres.

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.

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View of Acreage Site



Southwest looking Northeast



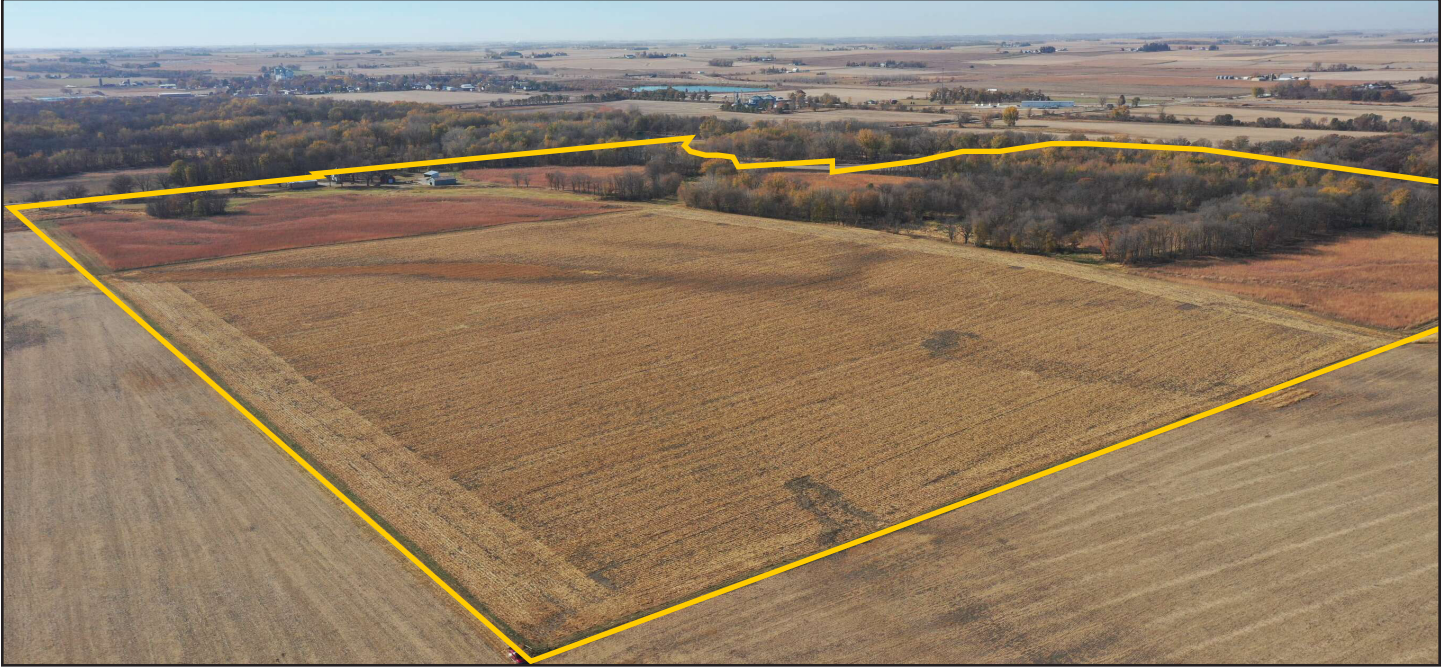
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Northeast looking Southwest

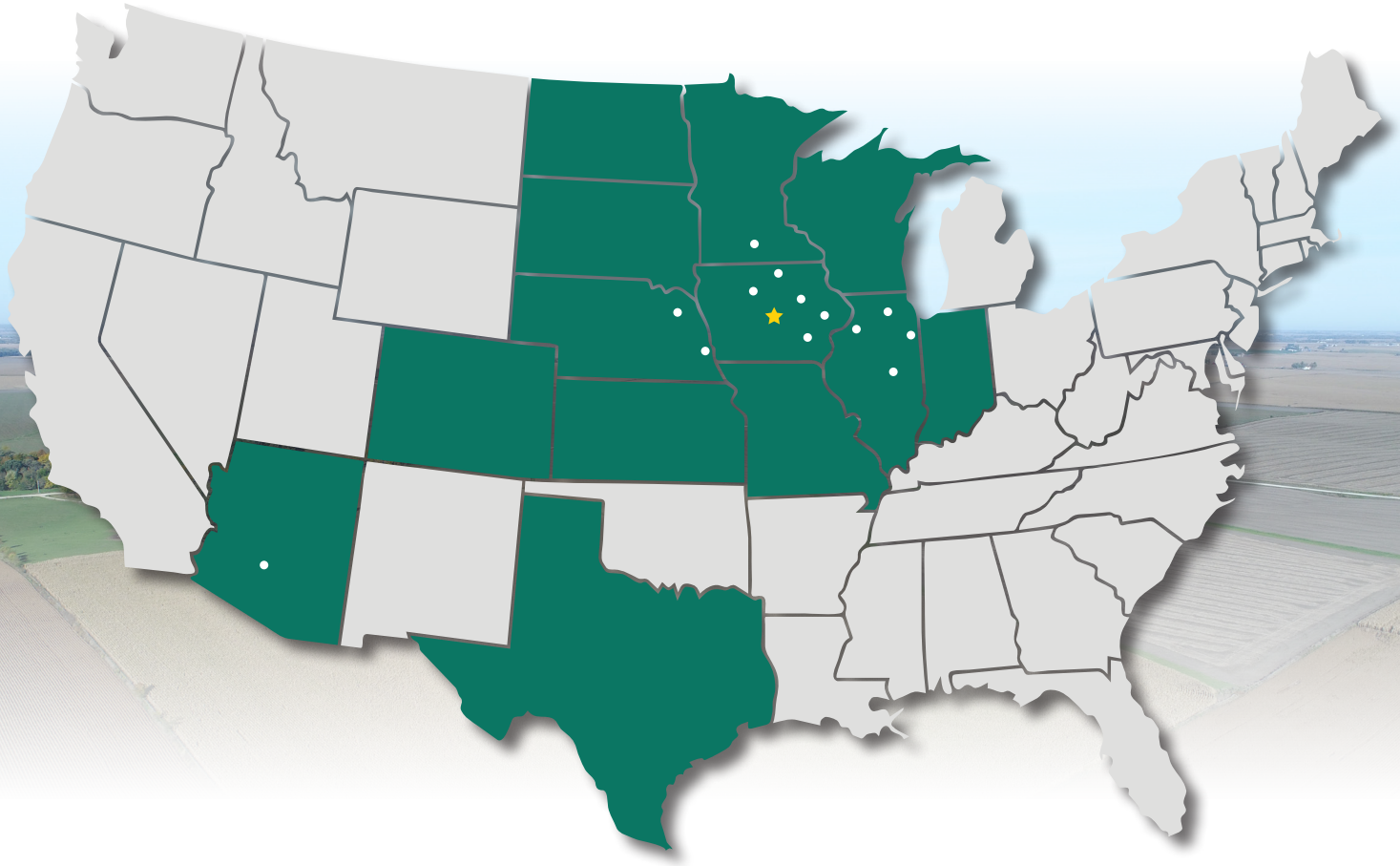


Northwest looking Southeast





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