

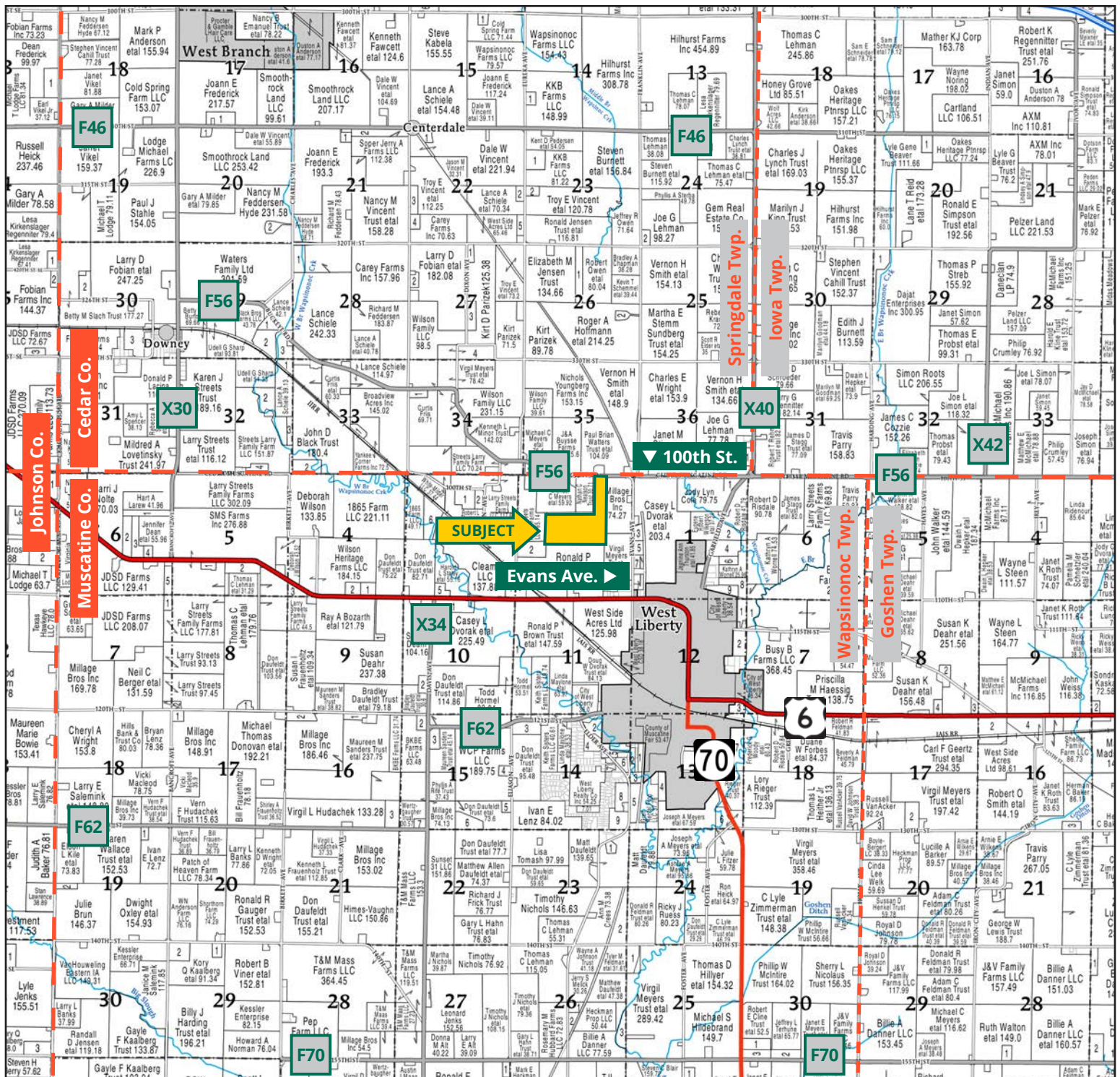
Smoothrock Land, L.L.C. Farm



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Mount Vernon, IA 52314-0050 | www.Hertz.ag

100.00 Acres, m/l
Muscatine County, IA



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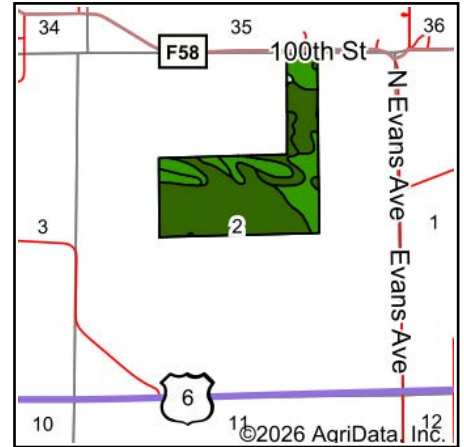
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FSA/Eff. Crop Acres: 98.37 | Soil Productivity: 92.60 CSR2



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State: **Iowa**
 County: **Muscatine**
 Location: **2-78N-4W**
 Township: **Wapsinonoc**
 Acres: **98.37**
 Date: **7/8/2026**



Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: IA139, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
121B	Tama silt loam, 2 to 5 percent slopes	60.05	61.1%		Ile	95
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	22.23	22.6%		IIle	87
133B	Colo-Ely complex, 0 to 5 percent slopes	9.29	9.4%		IIw	86
119	Muscatine silty clay loam, 0 to 2 percent slopes	6.51	6.6%		Iw	100
121D2	Tama silt loam, 9 to 14 percent slopes, eroded	0.29	0.3%		IIIle	61
Weighted Average					2.16	92.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From West Liberty: At the intersection of US-6 and Evans Ave., 1 mile north on Evans Ave. and ¼ mile west on 100th St. The property is located south of the road.

Simple Legal

Parcel G a part of the W½ NE¼ & SE¼ SW¼ of Section 2, Township 78 North, Range 4 West of the 5th P.M., Muscatine County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,750,000.00
- \$17,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$4,324.00
Gross Surveyed Acres: 100.00
Net Surveyed Acres: 99.59
Tax per Net Taxable Acre: \$43.42

Lease Status

Farm is owner operated.

FSA Data

Farm 4045, Tract 3791
FSA/Eff. Crop Acres: 98.37
Corn Base Acres: 50.9
Corn PLC Yield: 195 Bu.
Bean Base Acres: 47.98
Bean PLC Yield: 62 Bu.

Soil Types/Productivity

Primary soil is Tama. CSR2 on the FSA/ Eff. crop acres is 92.60. See soil map for detail.

Mineral Rights

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

Yield History (Bu./Ac.)

Year	Corn	Beans
2021	—	78
2022	256	—
2023	—	75
2024	265	—
2025	264	—

Yield information is reported by Production Certificate.

Land Description

The land is level to gently rolling.

Drainage

There is considerable drainage tile installed on this farm. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Muscatine County farm with a 92.60 CSR2.



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.

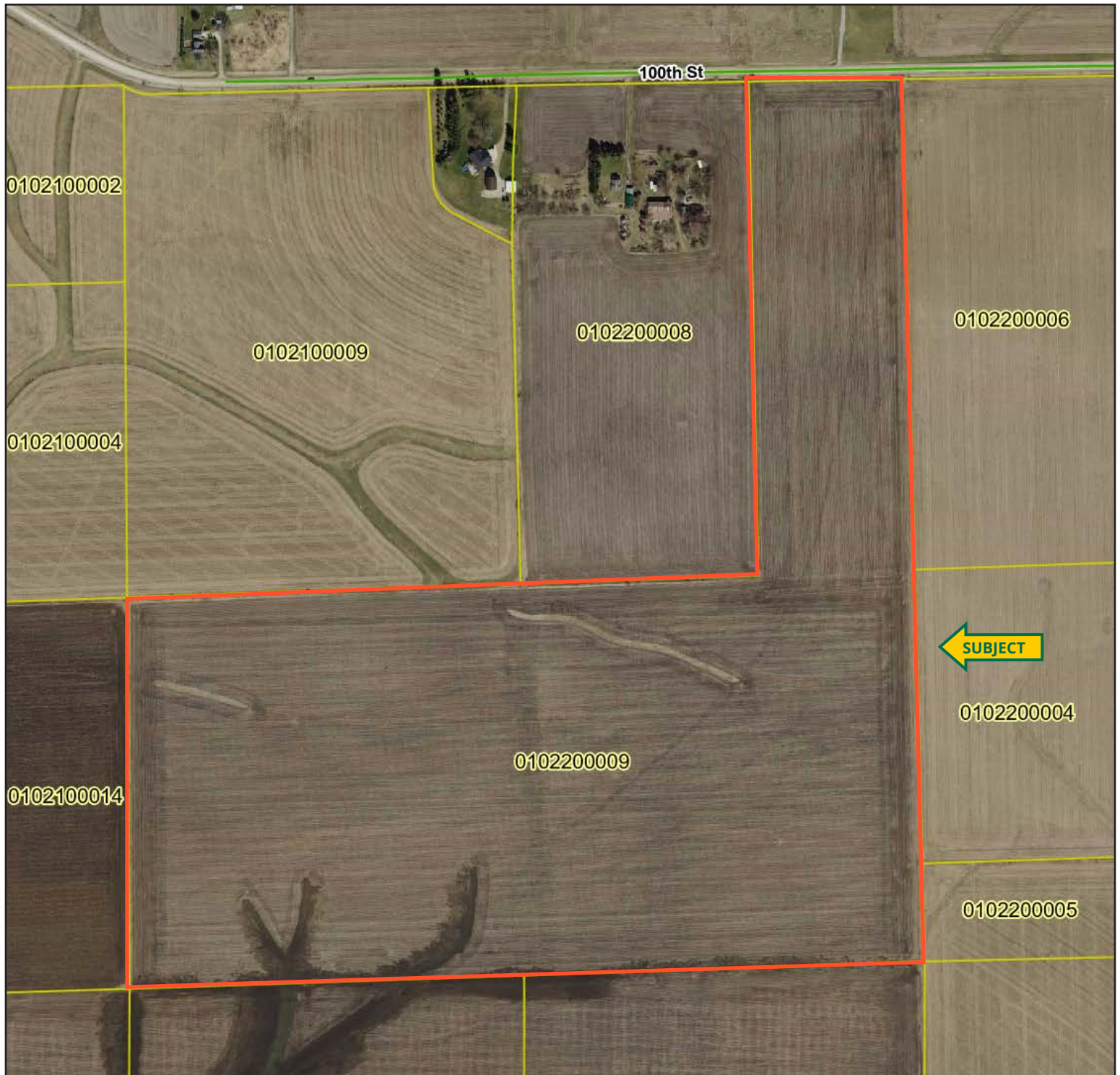
Northeast Corner Looking Southwest



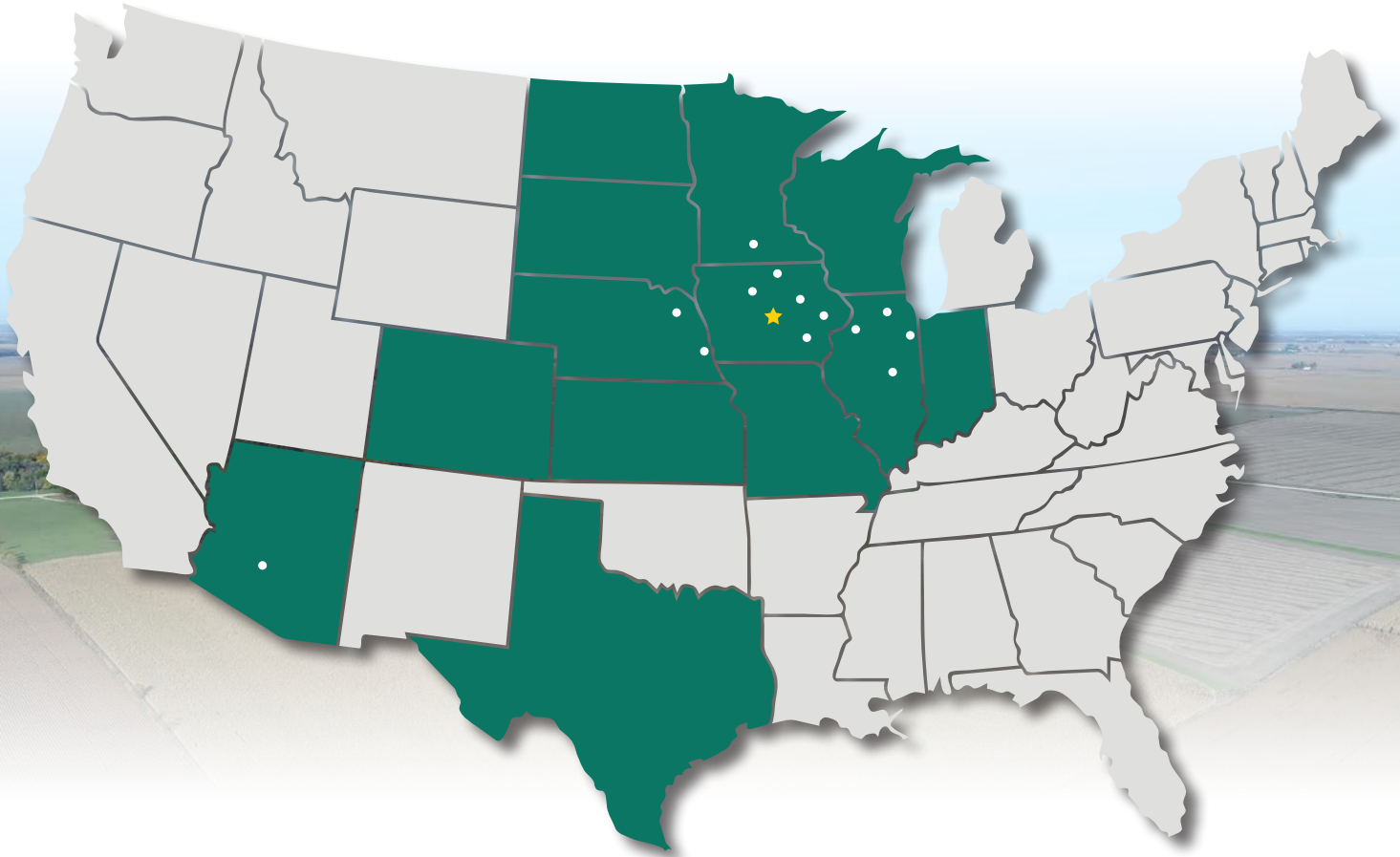
West Side Looking East







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