



AGRI • MANAGEMENT S E R V I C E S

**154 Acres m/l
Benton County, IA
\$827,750 (\$5,375/acre)**

**Farm for Sale
Ion Media**

Location: Located 3 miles North of Urbana, in Section 3 of Polk Township; south of Benton Buchanan Rd and east of 31st Ave. Look for signs.

Taxes: Estimated \$3,013.00

Acreege Breakdown:

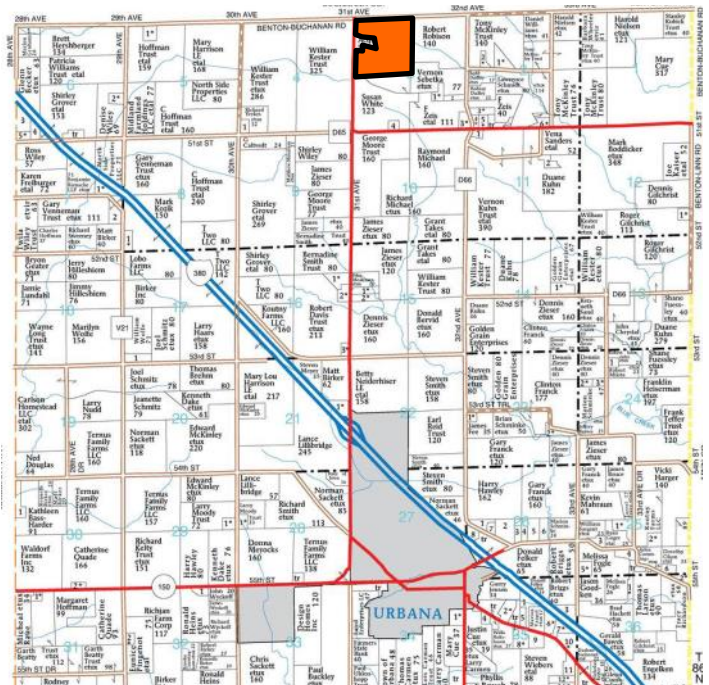
Total Acres: 154.0 A m/l
Tillable Acres: 130.21 A m/l

Possession: At time of closing. Farm is rented for the 2019 crop season.

Soil Productivity:

Tillable CSR2: 54.3 Tillable CSR: 50.2

Conditions: Ion media is retaining the tower and land with access from Highway 150. Ion will grant an access easement to the south field from this driveway. Ion will retain maintenance easements for the guy anchors and underground cable. See page 3 maps of guy anchors and underground cable.



Agri Management Services

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Appraisals

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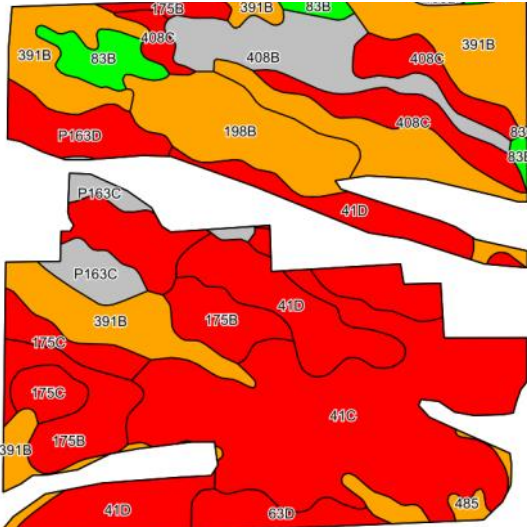
Real Estate Sales

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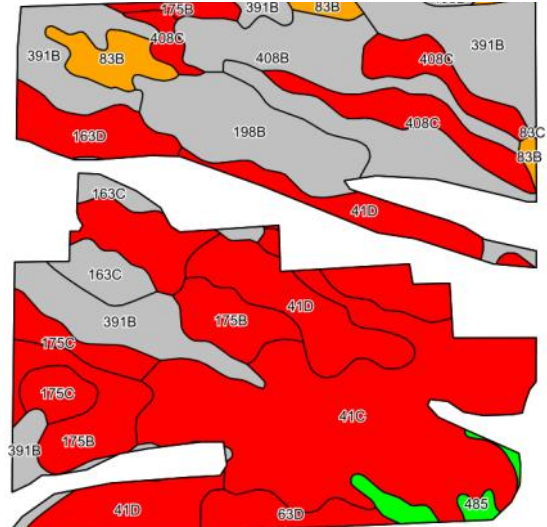


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Tillable Soil Map - CSR2



Tillable Soil Map - CSR



Code	Soil Description	Acres	% of field	CSR2 Legend	Non-Irr Class	CSR2*	CSR
41C	Sparta loamy fine sand, 5 to 9 percent slopes	29.49	22.6%		IVs	34	25
391B	Clyde-Floyd complex, 1 to 4 percent slopes	25.49	19.6%		IIw	87	74
41D	Sparta loamy fine sand, 9 to 14 percent slopes	17.53	13.5%		VIIs	8	15
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	9.29	7.1%		IIIe	50	55
198B	Floyd loam, 1 to 4 percent slopes	8.64	6.6%		IIw	89	77
408B	Olin fine sandy loam, 2 to 5 percent slopes	7.90	6.1%		Ile	73	70
408C	Olin fine sandy loam, 5 to 9 percent slopes	7.88	6.1%		IIIe	68	65
P163D	Fayette silt loam, paha, 9 to 14 percent slopes	7.75	6.0%		IIIe	50	
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	4.08	3.1%		IIIe	45	40
83B	Kenyon loam, 2 to 5 percent slopes	4.04	3.1%		Ile	90	87
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	3.44	2.6%		IIIe	78	
63D	Chelsea loamy fine sand, 9 to 18 percent slopes	3.01	2.3%		VIIIs	5	11
485	Spillville loam, 0 to 2 percent slopes	1.67	1.3%		IIw	87	92
Weighted Average						54.3	50.2



***CSR vs. CSR2:** The USDA Natural Resources Conservation Service (NRCS) released an updated Corn Suitability Rating soil survey for Iowa in January 2014, called CSR2. It is a revised formula of the original CSR formula which has been used since 1971 to measure potential soil productivity. It is likely the CSR values based on the CSR2 formula will be different than the original CSR values. During this transition to the CSR2 formula, Agri Management Services will provide both the CSR and CSR2 values.

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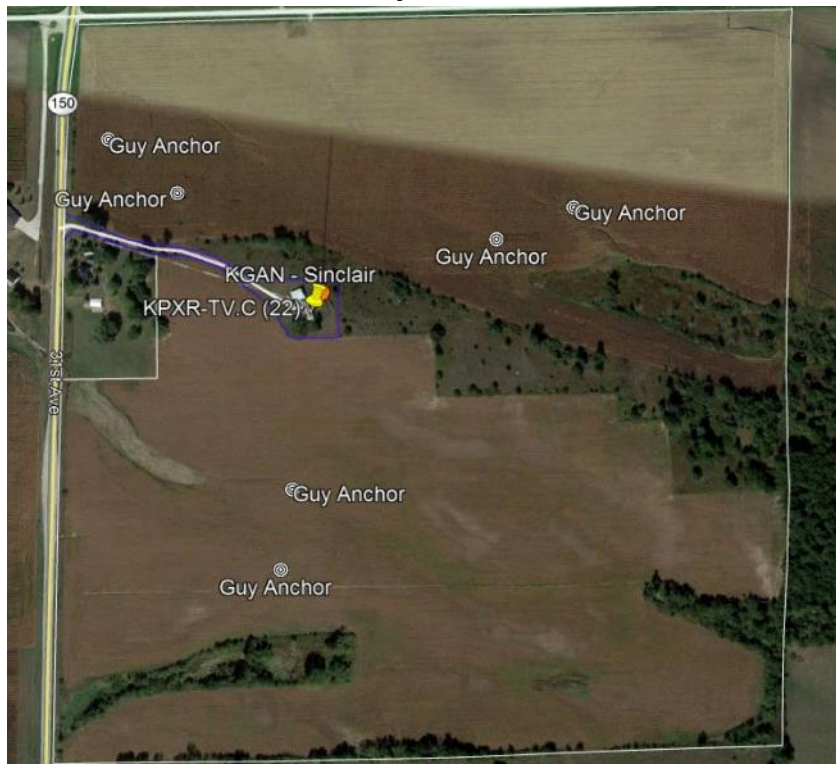


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Cable Route



Guy Anchors



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