

## **Land For Sale**

ACREAGE:

**LOCATION:** 

145.74 Acres, m/l

**Woodbury County, IA** 



#### **Property** Key Features

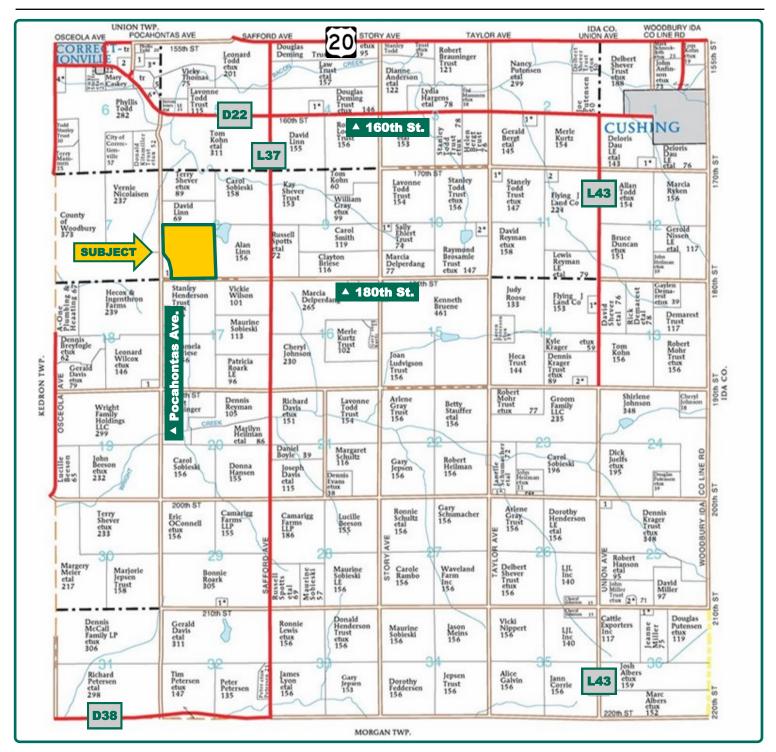
- Four Percent Sale Leaseback Offering
- 141.64 Crop Acres 97.1% Tillable
- Excellent Yield History

Scott Henrichsen, AFM Licensed in IA and NE ScottH@Hertz.ag **402-697-7500** 11717 M Circle Omaha, NE 68137 **www.Hertz.ag** 



## **Plat Map**

Rock Township, Woodbury County, IA



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## **Aerial Photo**

145.74 Acres



FSA/Eff. Crop Acres: 141.64
Corn Base Acres: 118.90
Bean Base Acres: 14.60
Soil Productivity: 63.4 CSR2

### Property Information 145.74 Acres, m/l

#### Location

From Correctionville, go approximately ½ mile southeast on D22 (160th St) to Pocahontas Avenue, then south approximately 1 mile. Subject tract is on the east side of Pocahontas Avenue.

#### **Legal Description**

Southwest quarter, less acreage in the southwest corner, of Section 8, Township 88N, Range 42W of the 5th P.M., Woodbury County, Iowa (Rock Township)

#### **Price & Terms**

- \$1,200,000
- \$8,233.84 acre
- 10% down upon acceptance of offer; balance due in cash at closing
- Seller will leaseback farm for four years at 4% of agreed sale price.

#### **Possession**

Upon closing

#### **Real Estate Tax**

Taxes Payable 2019 - 2020 \$4,096.00 Net Taxable Acres: 145.74 Tax per Net Taxable Acre: \$28.10

#### **FSA Data**

Farm Number 7845, Tract 2358 FSA/Eff. Crop Acres: 141.64 Corn Base Acres: 118.90 Corn PLC Yield: 175 Bu. Bean Base Acres: 14.60 Bean PLC Yield: 46 Bu.

#### **Soil Types/Productivity**

Primary soils are Monona silty clay loam, Ida silt loam and Judson silty clay loam. CSR2 on the FSA/Eff. crop acres is 63.4. See soil map for detail.

#### **Land Description**

Rolling

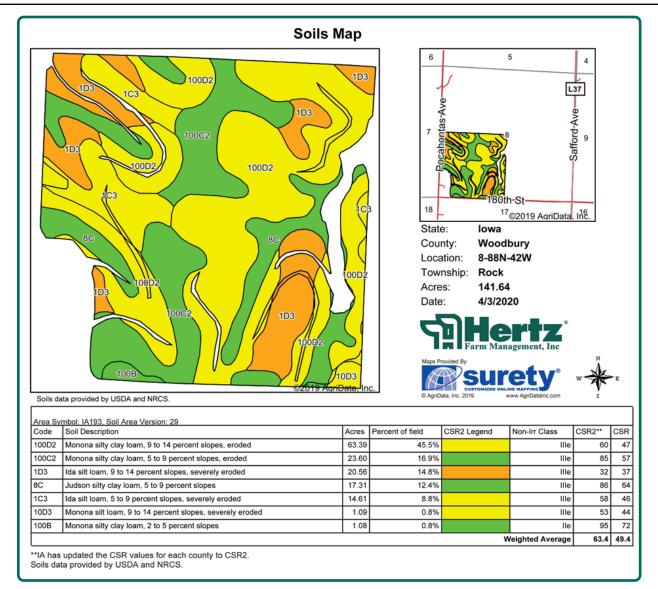
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## Soil Map

141.64 FSA/Eff. Crop Acres



#### Yield History (Bu./Ac.)

Year	Corn	Beans
2015	Com	60
	-	00
2016	221	-
2017	-	43
2018	234	-
2019	233	-

Yield information is reported by Actual Production History (APH) Database.

#### **Buildings/Improvements**

None

#### **Drainage**

Natural

#### **Water & Well Information**

Well in the Southeast corner supplying water to the acreage.

#### **Comments**

Opportunity to pick up a highly productive farm with a 4% return over the next four years on a 97.18% tillable farm. Farm is close to several ethanol plants.

The operator has a history of applying high amounts of fertilizer to the farm to generate high yields.



# **Property Photos**









The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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.



#### **Make the Most of Your Farmland Investment**

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- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals