

Land For Sale

ACREAGE:

145.74 Acres, m/l

LOCATION:

Woodbury County, IA

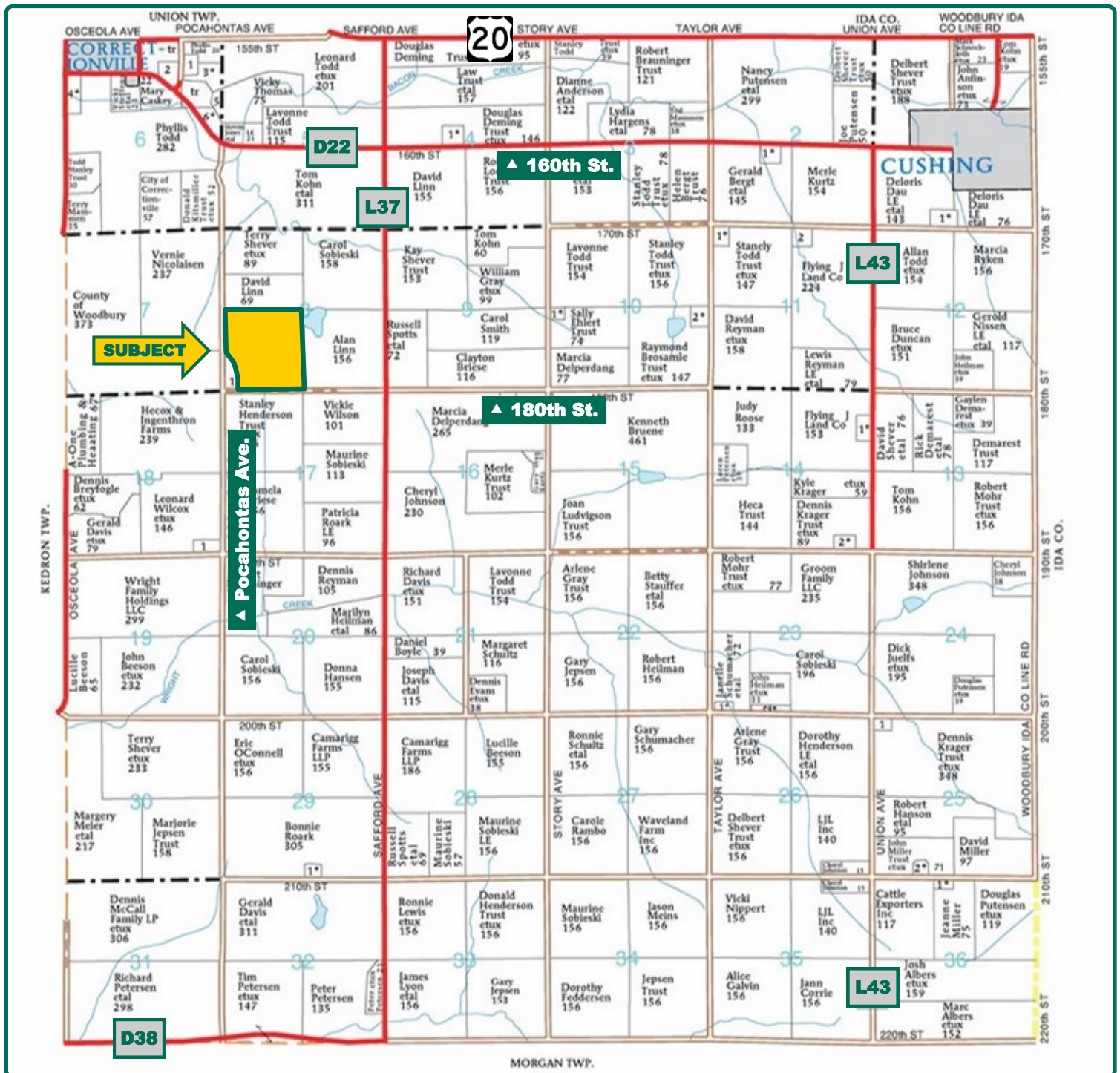


Property Key Features

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

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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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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.

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