

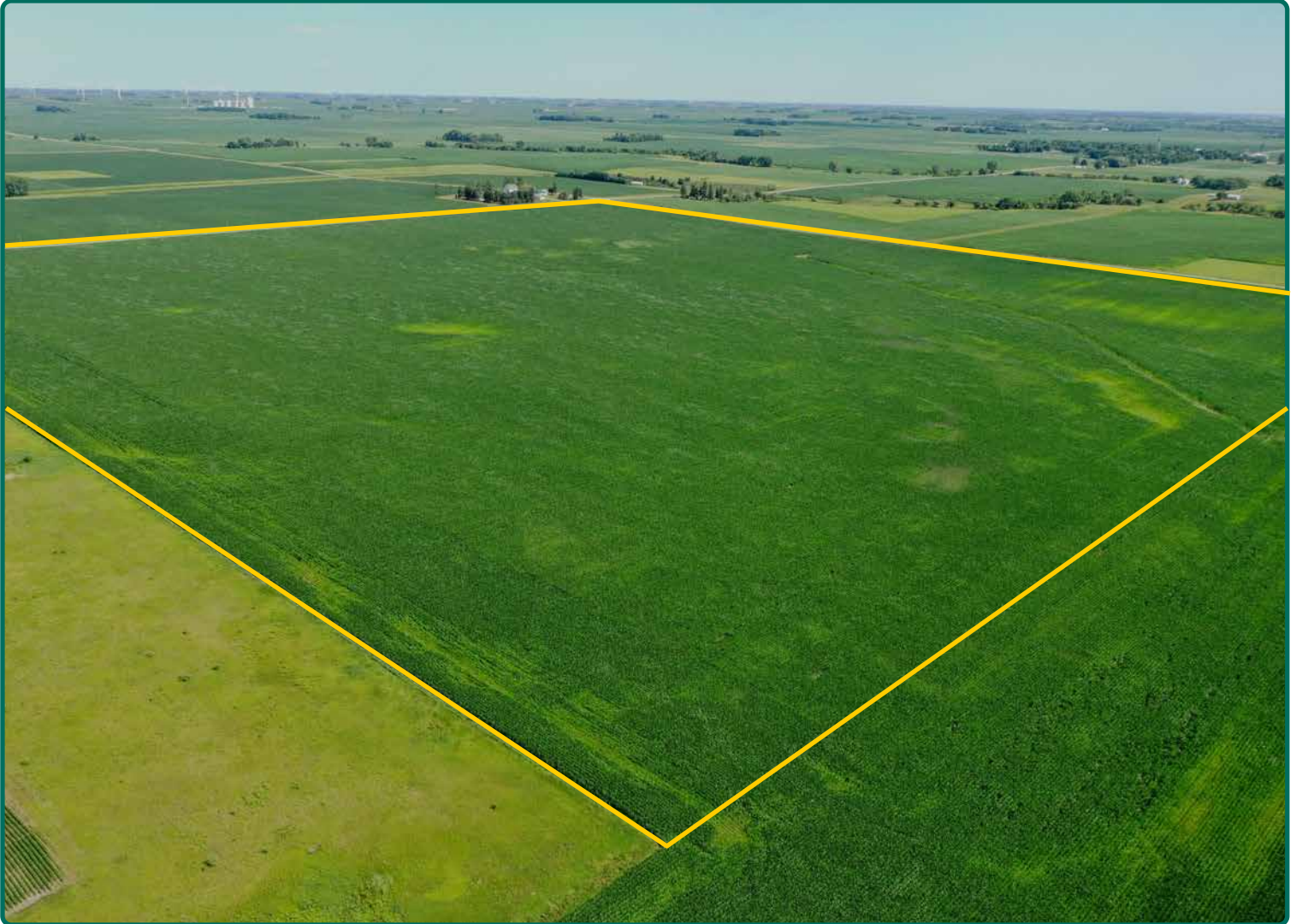
Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

Wright County, IA

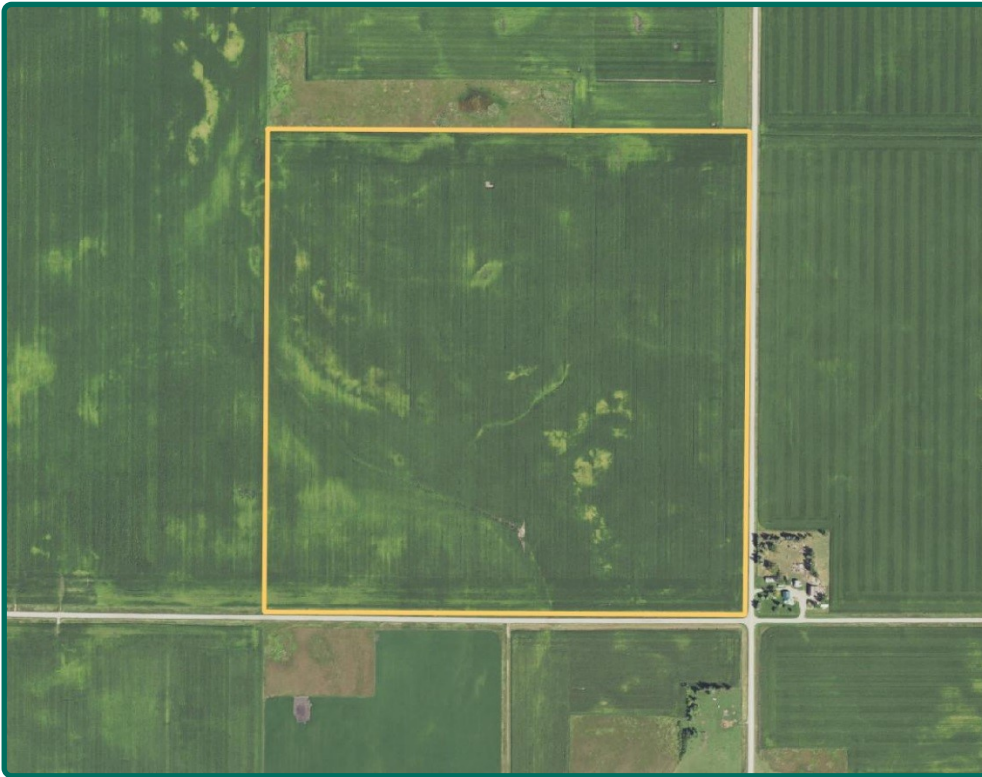


Property Key Features

- Located Approximately 1 Mile North of Rowan
- Good-Quality, Productive Soils with 84.50 CSR2
- No Farming Obstructions

Gary Loos, AFM
Licensed in IA & MN
GaryL@Hertz.ag

641-423-9531
2800 4th St. SW Ste. 7
Mason City, IA 50401
www.Hertz.ag



FSA/Eff. Crop Acres: 153.29*

Corn Base Acres: 120.24*

Bean Base Acres: 27.55*

Soil Productivity: 84.50 CSR2

**Acres are estimated.*

Property Information

160.00 Acres, m/l

Location

From Rowan: one mile north on Victor Ave. The farm is located on the NW corner of the intersection at Victor Ave. and C38/200th St.

Legal Description

E½ SE¼ of Section 21 and W½ SW¼ of Section 22, all in Township 92 North, Range 23 West of the 5th P.M., Wright Co., IA. (Iowa Twp.)

Price & Terms

- \$1,425,600
- \$8,910/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing subject to lease which expires 3/1/2021.

Real Estate Tax

Taxes Payable 2020-2021: \$5,010.00
Gross Acres: 160.00
Net Taxable Acres: 155.00
Tax per Net Taxable Acre: \$32.32

FSA Data

Farm Number 5301, Part of Tract 4709
FSA/Eff. Crop Acres: 153.29*
Corn Base Acres: 120.24*
Corn PLC Yield: 152 Bu.
Bean Base Acres: 27.55*
Bean PLC Yield: 44 Bu.
Acres are estimated pending reconstitution of farm by the Wright County FSA office.

Lease Status

Leased through 2020 crop year.

Soil Types/Productivity

Primary soils are Webster, Clarion and Nicollet. CSR2 on the estimated FSA/Eff. crop acres is 84.50. See soil map for detail.

Mineral Rights

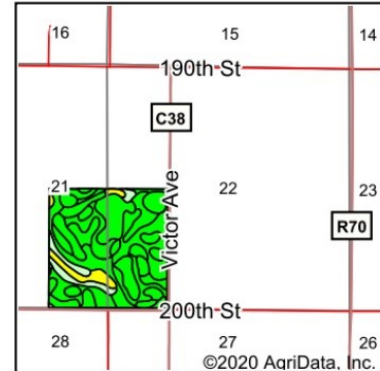
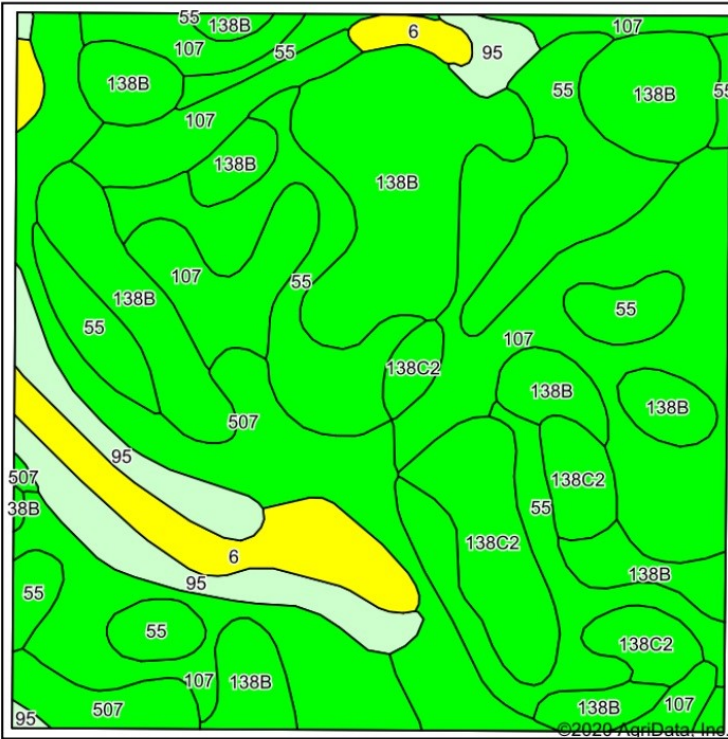
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to rolling.

Drainage

Natural, plus some tile. No Maps available. Outlets available for tile.

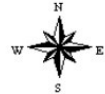


State: Iowa
 County: Wright
 Location: 21-92N-23W
 Township: Iowa
 Acres: 153.29
 Date: 8/28/2020



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA197, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	40.44	26.4%		llw	86	83
138B	Clarion loam, 2 to 6 percent slopes	36.16	23.6%		llc	89	80
55	Nicollet clay loam, 1 to 3 percent slopes	29.92	19.5%		llw	89	88
507	Canisteo clay loam, 0 to 2 percent slopes	17.17	11.2%		llw	84	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	11.37	7.4%		llc	83	63
95	Harps clay loam, 0 to 2 percent slopes	10.02	6.5%		llw	72	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.21	5.4%		llw	59	57
Weighted Average						84.5	78.5

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Good-quality farm with productive soils and easy to operate.

Additional Land for Sale

Seller has 3 additional tracts of land for sale. 240 acres directly west of this property, 120.68 acres directly southeast of this property and 120 acres approximately one mile east of this property.

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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Southeast Looking Northwest



Northwest Looking Southeast



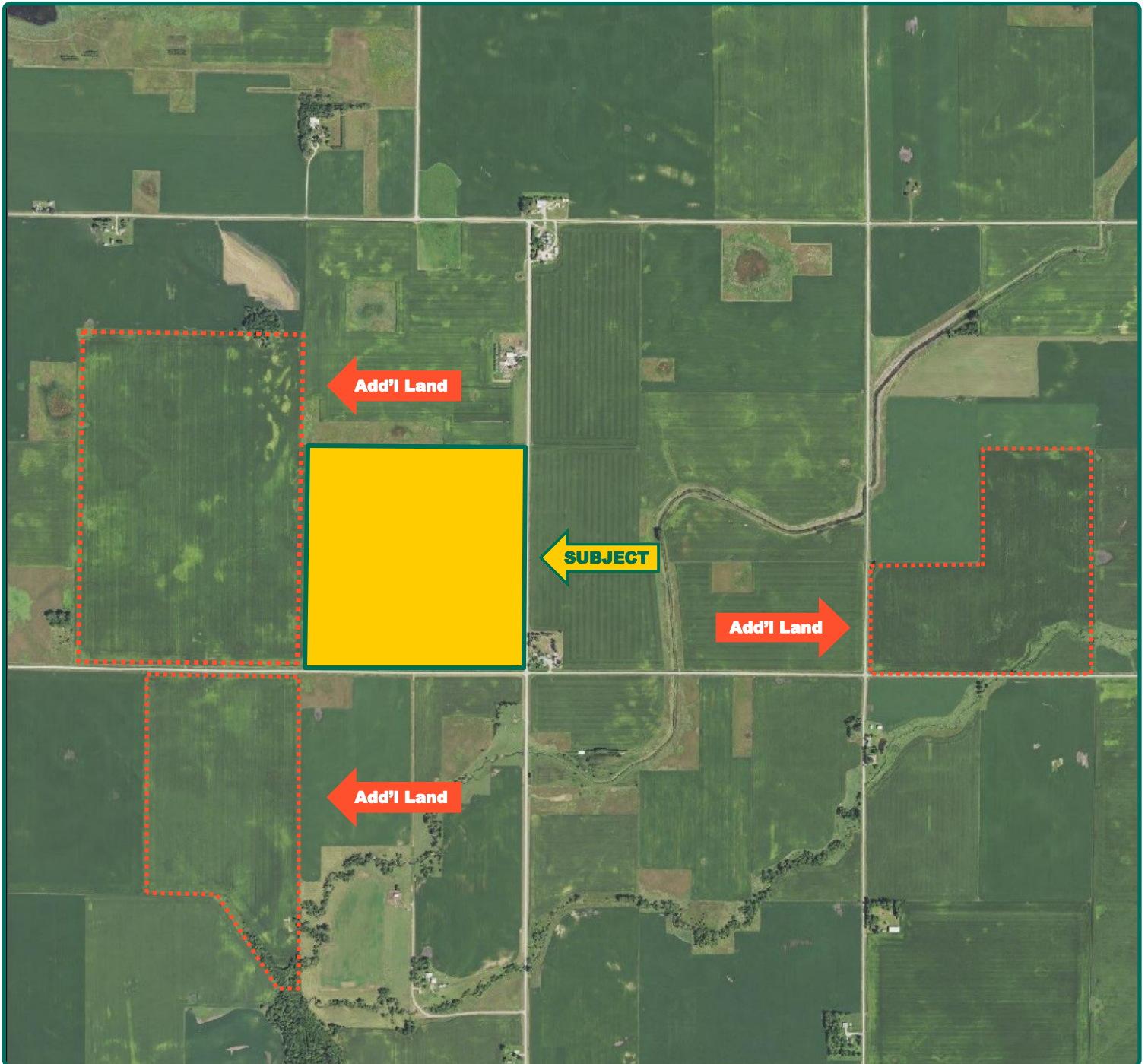
North Looking South



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Additional Land Aerial Photo



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