

# Land For Sale

**ACREAGE:**

**120.68 Acres, m/l**

**LOCATION:**

**Wright County, IA**

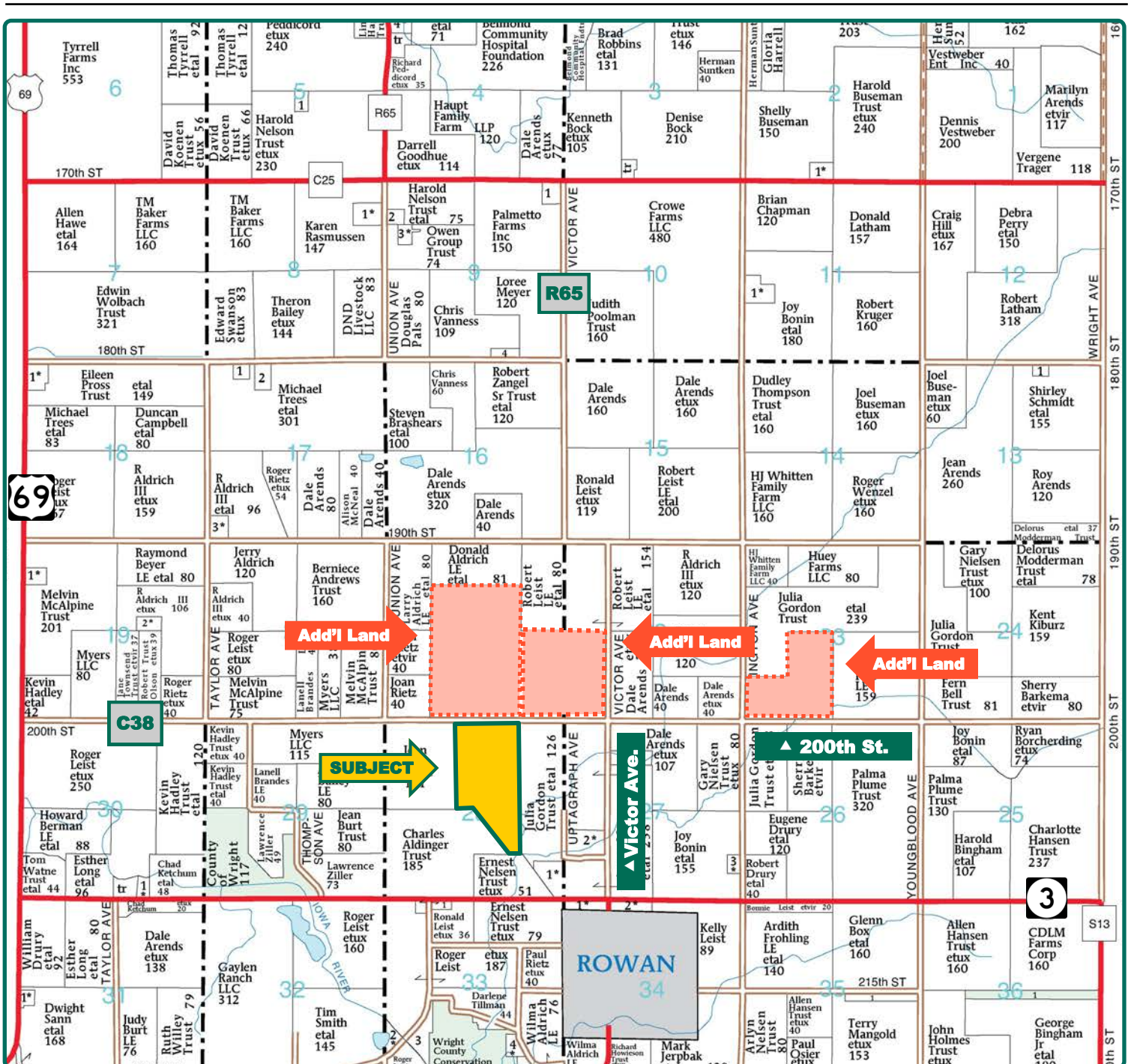


## Property Key Features

- Located Approximately 1 Mile North of Rowan
- Good-Quality Farm with 80.90 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**



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**FSA/Eff. Crop Acres: 117.10**  
**Corn Base Acres: 91.86\***  
**Bean Base Acres: 21.04\***  
**Soil Productivity: 80.90 CSR2**

*\*Base acres are estimated.*

## Property Information

**120.68 Acres, m/l**

### Location

From Rowan: one mile north on Victor Ave., then west ½ mile on Co. Rd. C38/200th St. The farm is on the south side of the road.

### Legal Description

Pt. E½ SW¼, W½ NE¼ and NW¼ SE¼ lying east of RR, Section 28, Township 92 North, Range 23 West of the 5th P.M., Wright Co., IA. (Iowa Twp.)

### Price & Terms

- \$1,048,709
- \$8,690/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: \$3,648.00  
Gross Acres: 120.68  
Net Taxable Acres: 118.61  
Tax per Net Taxable Acre: \$30.76

### FSA Data

Farm Number 5301, Part of Tract 4709  
FSA/Eff. Crop Acres: 117.10  
Corn Base Acres: 91.86\*  
Corn PLC Yield: 152 Bu.  
Bean Base Acres: 21.04\*  
Bean PLC Yield: 44 Bu.  
*Base 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 Clarion, Nicollet and Webster. CSR2 on the FSA/Eff. crop acres is 80.90. See soil map for detail.

### Mineral Rights

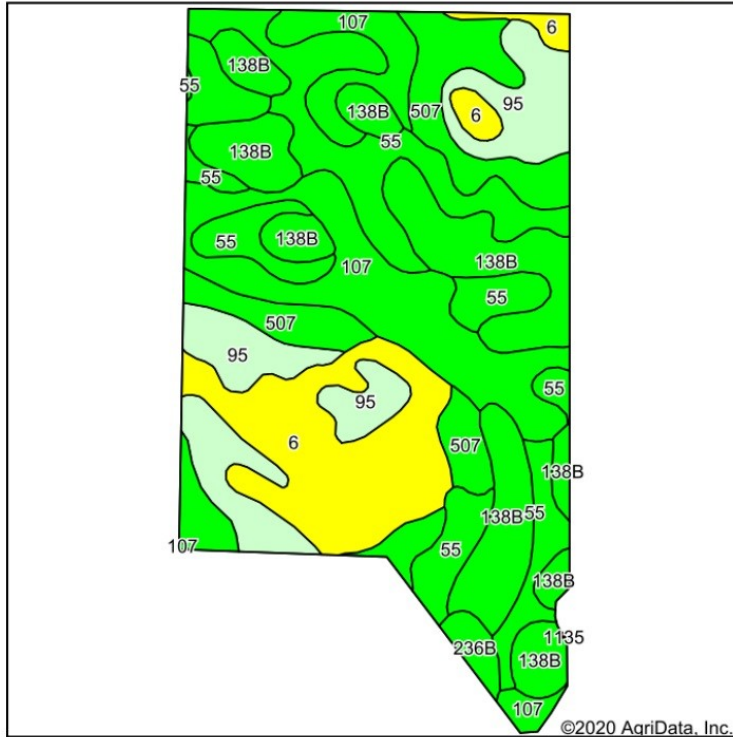
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to rolling.

### Drainage

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



Soils data provided by USDA and NRCS.

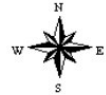
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State: Iowa  
County: Wright  
Location: 28-92N-23W  
Township: Iowa  
Acres: 117.1  
Date: 8/28/2020



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA197, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	23.42	20.0%			Ile	89 80
55	Nicollet clay loam, 1 to 3 percent slopes	22.39	19.1%			Iw	89 88
107	Webster clay loam, 0 to 2 percent slopes	21.65	18.5%			Ilw	86 83
6	Okoboji silty clay loam, 0 to 1 percent slopes	17.94	15.3%			Illw	59 57
95	Harps clay loam, 0 to 2 percent slopes	15.50	13.2%			Ilw	72 62
507	Canisteo clay loam, 0 to 2 percent slopes	14.86	12.7%			Ilw	84 78
236B	Lester loam, 2 to 6 percent slopes	1.34	1.1%			Ile	85 75
<b>Weighted Average</b>						<b>80.9</b>	<b>75.9</b>

## 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 north of this property, 160 acres directly northeast of this property and 120 acres approximately 1½ miles 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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Northeast Looking Southwest



Southeast Looking Northwest



Southeast Looking Northwest



South Looking North

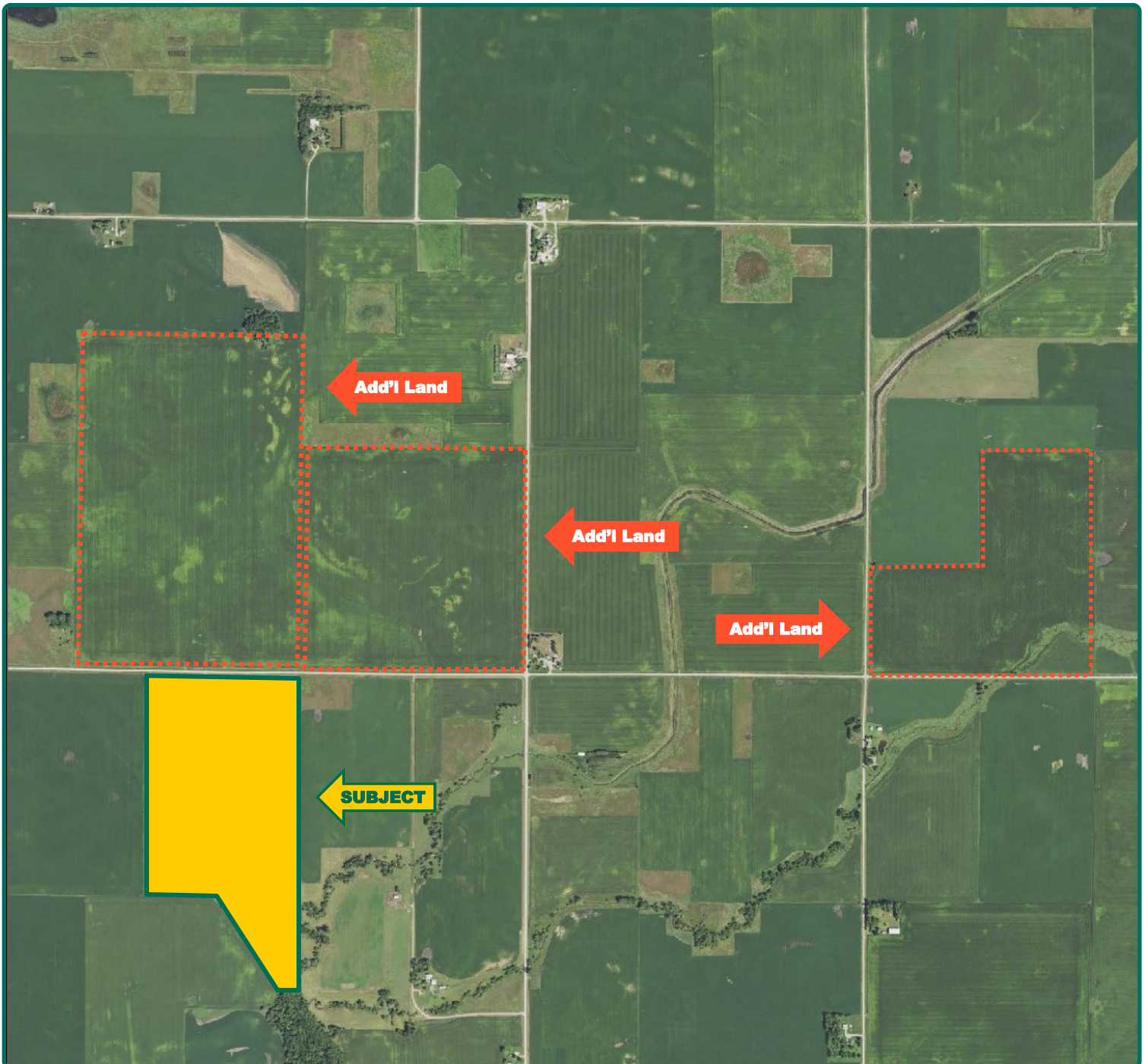


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# Additional Land Aerial Photo



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