

# Land For Sale

**ACREAGE:**

**54.50 Acres, m/l**

**LOCATION:**

**Cerro Gordo County, IA**

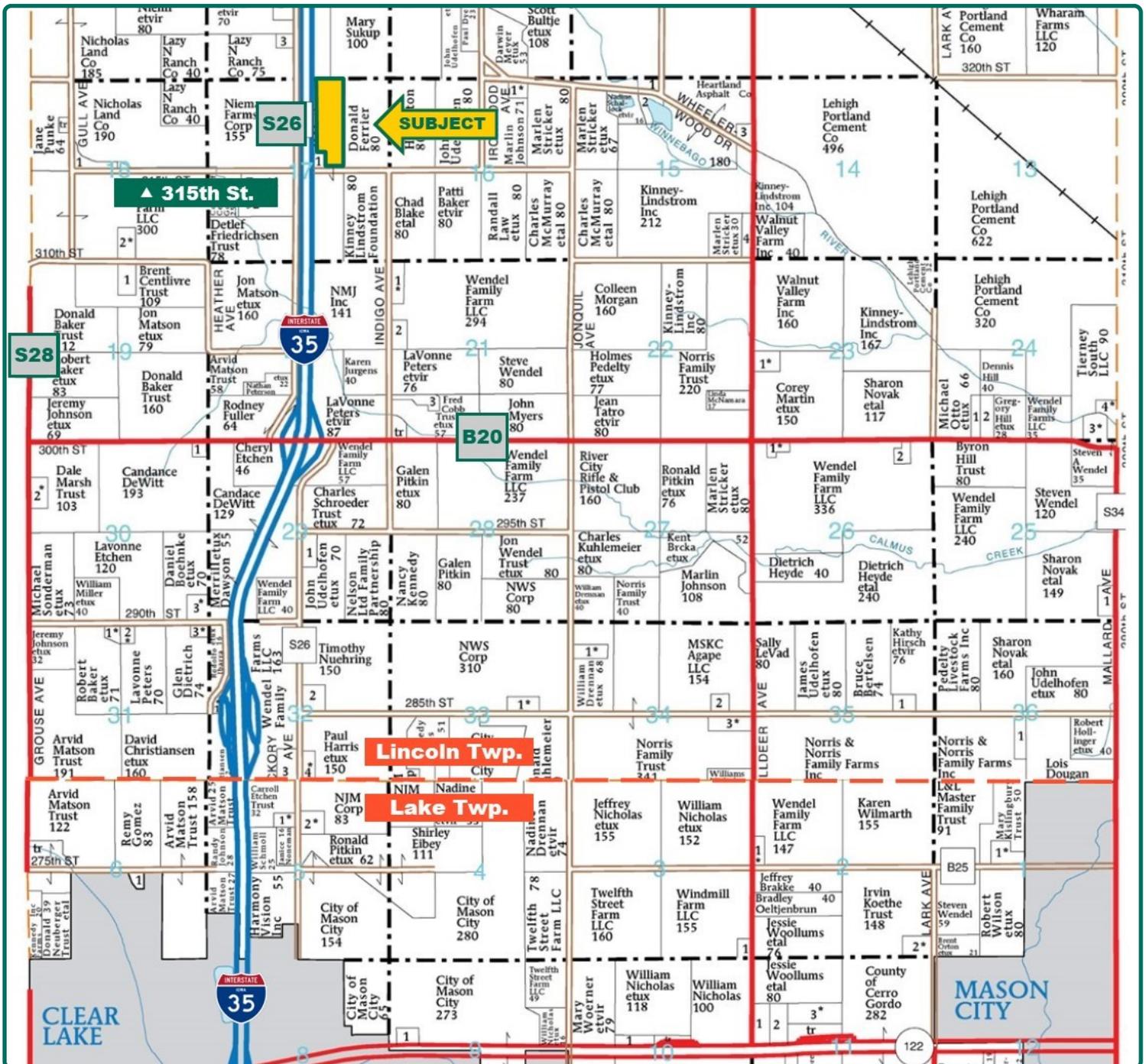


## **Property Key Features**

- Nice-Laying, Productive Farm
- 87.70 CSR2
- Available to Farm in 2021

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**FSA/Eff. Crop Acres: 53.21\***

**Corn Base Acres: 28.30**

**Bean Base Acres: 18.10**

**Soil Productivity: 87.70 CSR2**

*\*FSA/Eff. crop acres are estimated.*

## Property Information

**54.50 Acres, m/l**

### Location

From the northeast side of Clear Lake, 4½ miles north on S26 to 315th St. The property is located on the north side of 315th St. and east of S26.

### Legal Description

Part W½ NE½, Section 17, Township 97 North, Range 21 West of the 5th P.M. (Lincoln Twp.)

### Price & Terms

- \$517,750
- \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2020-2021 : \$1,530  
Gross Acres: 54.50  
Net Taxable Acres: 54.08  
Tax per Net Taxable Acre: \$28.29

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Farm Number 8165, Tracts 8268 & 8270  
FSA/Eff. Crop Acres: 53.21\*  
Corn Base Acres: 28.30  
Corn PLC Yield: 122 Bu.  
Bean Base Acres: 18.10  
Bean PLC Yield: 36 Bu.

*\*FSA/Eff. Crop acres are estimated pending reconstitution of the farm by the*

*Cerro Gordo County FSA office.*

### Soil Types/Productivity

Primary soils are Nicollet, Clarion and Waukee. CSR2 on the FSA/Eff. crop acres is 87.70. 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 gently rolling.

### Drainage

Some tile, no maps available.

### Water & Well Information

None.

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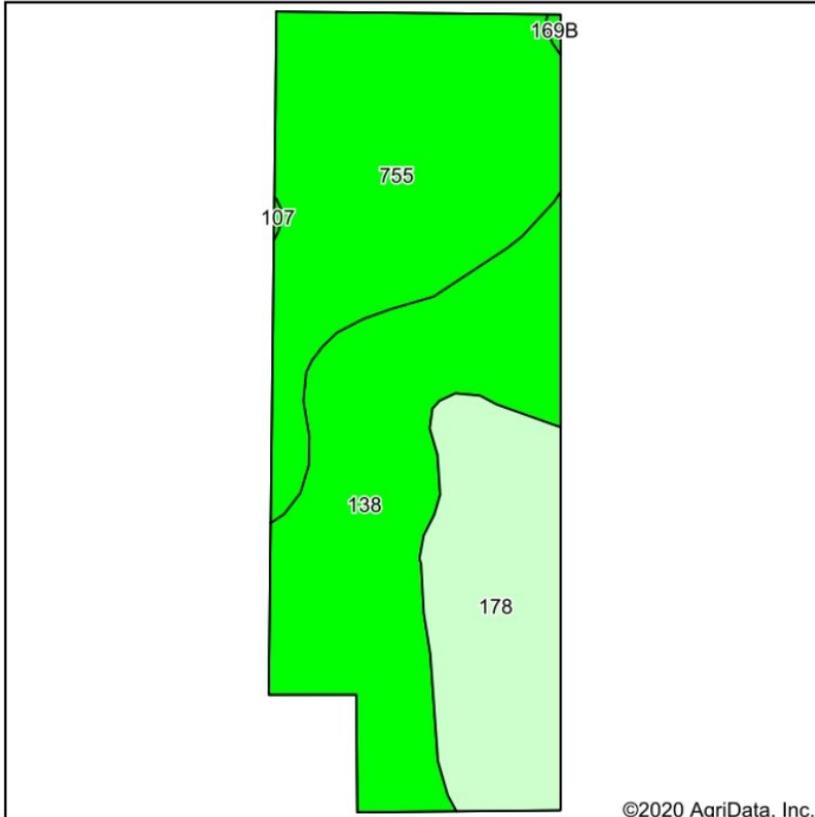
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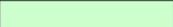


State: **Iowa**  
 County: **Cerro Gordo**  
 Location: **17-97N-21W**  
 Township: **Lincoln**  
 Acres: **53.21**  
 Date: **9/4/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
755	Nicollet loam, 1 to 3 percent long slopes	20.60	38.7%		lw	91	93
138	Clarion loam, 0 to 2 percent slopes	20.03	37.6%		l	96	90
178	Waukee loam, 0 to 2 percent slopes	12.48	23.5%		lls	69	77
169B	Clarion loam, 2 to 5 percent long slopes	0.10	0.2%		lle	91	85
<b>Weighted Average</b>						<b>87.7</b>	<b>88.1</b>

### Comments

Productive Cerro Gordo County farm ready to be farmed in 2021.

*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*

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Looking Southwest



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