

Land For Sale

ACREAGE:

157.20 Acres, m/l

LOCATION:

Harrison County, IA

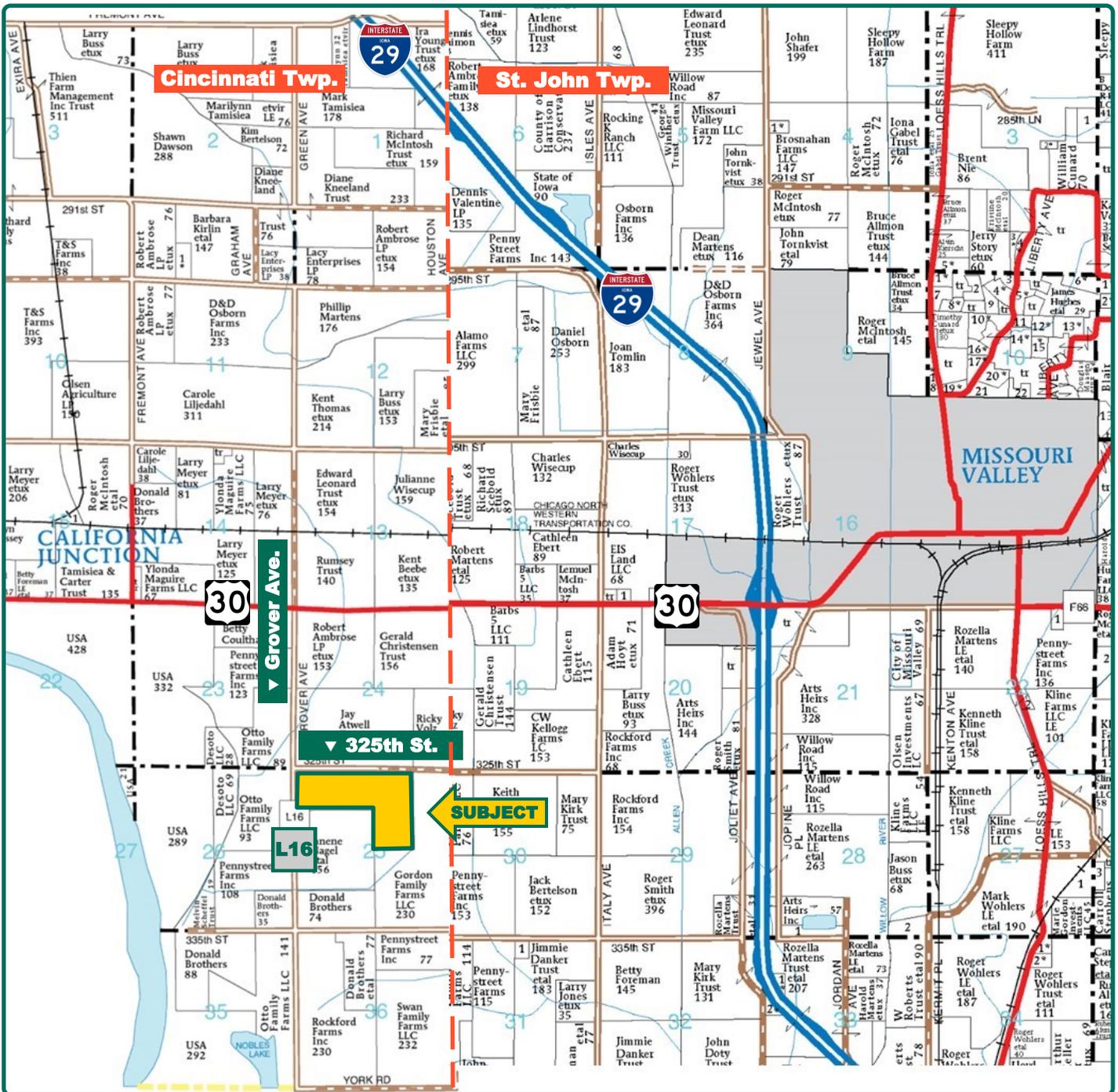


Property Key Features

- **100% Tillable Farm**
- **Just 15 Minutes from Cargill Blair Terminal**
- **4 Miles West of Missouri Valley**

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FSA/Eff. Crop Acres:	159.85
Corn Base Acres:	77.00
Bean Base Acres:	77.00
Soil Productivity:	57.10 CSR2

Property Information

157.20 Acres, m/l

Location

From Missouri Valley: Take Hwy 30 west approximately 3 miles to Grover Ave. / L16, then south 1 mile to 325th St. The property is on the south side of 325th St. and east of Grover Ave./ L16.

Legal Description

N½ NW¼ and W½ NE¼, Section 25, Township 78 North, Range 45 West of the 5th P.M. (Cincinnati Twp.)

Price & Terms

- \$905,000
- \$5,757/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$3,720
Net Taxable Acres: 157.20
Tax per Net Taxable Acre: \$23.66

Lease Status

Open for 2021 crop year.

FSA Data

Farm Number 402, Tract 535
FSA/Eff. Crop Acres: 159.85
Corn Base Acres: 77.00
Corn PLC Yield: 131 Bu.
Bean Base Acres: 77.00
Bean PLC Yield: 36 Bu.

Soil Types/Productivity

Primary soils are Luton and Blencoe. CSR2 on the FSA/Eff. crop acres is 57.10. See soil map for details.

Mineral Rights

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

Land Description

Flat.

Drainage

Natural.

Water & Well Information

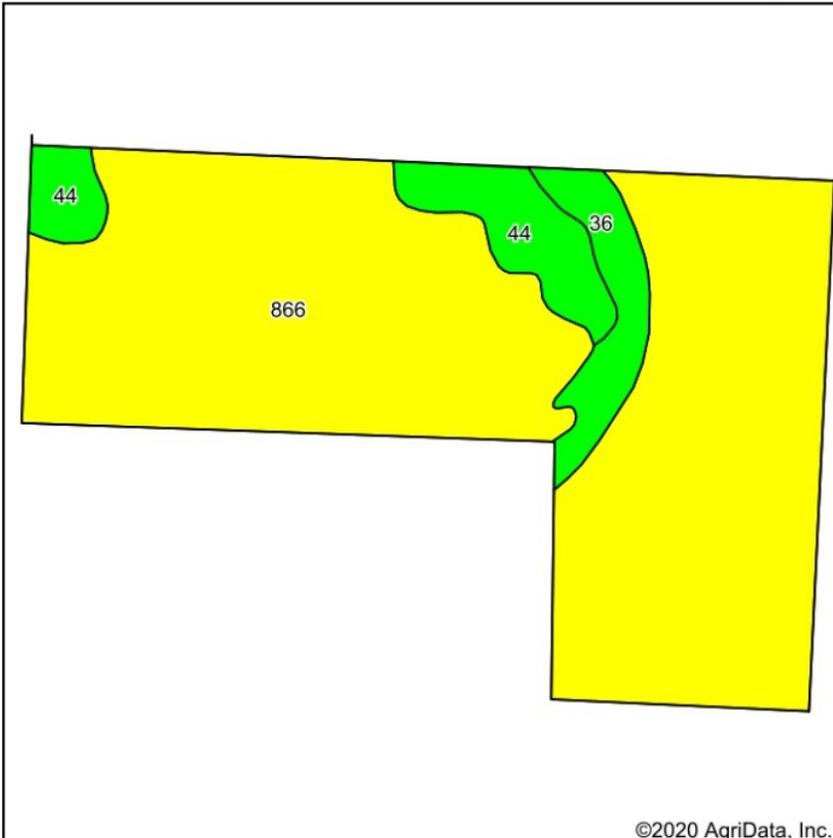
None known.

Comments

100% tillable farm just 15 minutes from Cargill Blair Terminal.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Harrison**
Location: **25-78N-45W**
Township: **Cincinnati**
Acres: **159.85**
Date: **9/4/2020**



Area Symbol: IA085, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR
866	Luton silty clay, thin surface	138.41	86.6%		IIIw	52	45
44	Blencoe silty clay	12.87	8.1%		IIw	85	70
36	Salix silty clay loam	8.57	5.4%		Iw	97	85
Weighted Average						57.1	49.2

**IA has updated the CSR values for each county to CSR2.

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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Looking North



Looking Northeast



Looking East



Looking Northeast



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