

# Land For Sale

**ACREAGE:**

**112.58 Acres, m/l**

**LOCATION:**

**Fayette County, IA**

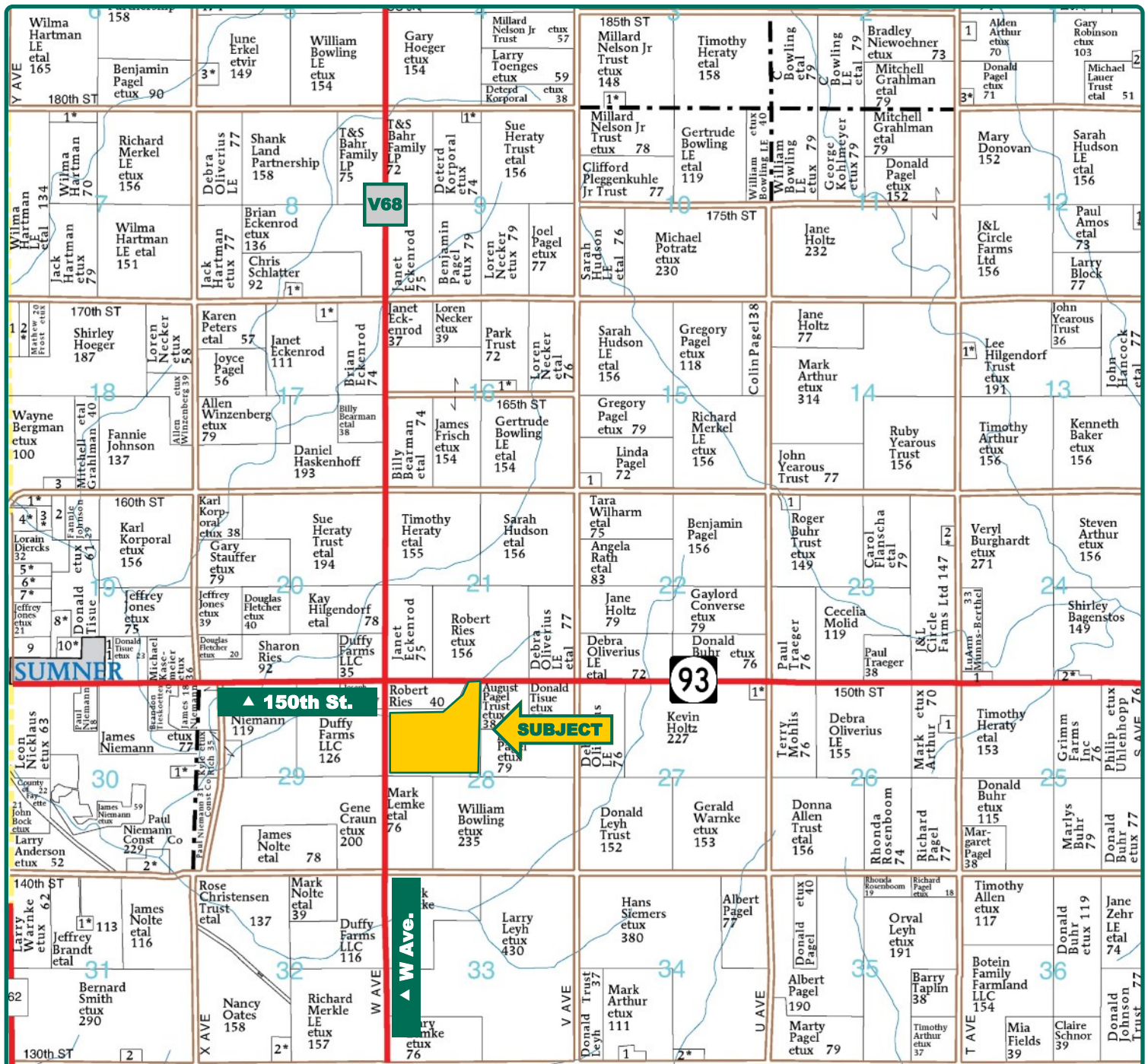


## Property *Key Features*

- **Highly Productive Soils with an 89.00 CSR2**
- **Located in a Strong Farming Community 1.5 Miles from Sumner, IA**
- **Excellent Investment Opportunity or Addition to a Farm Operation**

**Clint Kaller, AFM**  
Licensed Salesperson in IA, MN  
**ClintK@Hertz.ag**

**319.234.1949**  
6314 Chancellor Dr. / P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**



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<b>FSA/Eff. Crop Acres:</b>	<b>106.43</b>
<b>Corn Base Acres:</b>	<b>76.70</b>
<b>Bean Base Acres:</b>	<b>24.50</b>
<b>Soil Productivity:</b>	<b>89.00 CSR2</b>

## Property Information

### 112.58 Acres, m/l

### Location

Approximately 1½ miles east of Sumner, IA. North boundary is 150th St. (Hwy. 93), west boundary is W Ave.

### Legal Description

NW EX PC NW Side & EX parcel "B" N 1/2 NW, Section 28, Township 93 North, Range 10 West of the 5th P.M., Fayette County, IA.

### Price & Terms

- \$1,092,026.00
- \$9,700/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$3,880  
Net Taxable Acres: 112.58  
Tax per Net Taxable Acre: \$34.46

### Lease Status

Open lease for the 2021 crop year.

### FSA Data

Farm Number 8097, Tract 10245  
FSA/Eff. Crop Acres: 106.43  
Corn Base Acres: 76.70  
Corn PLC Yield: 151 Bu.  
Bean Base Acres: 24.50  
Bean PLC Yield: 46 Bu.

### CRP Contracts

None.

### Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 89.00. 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

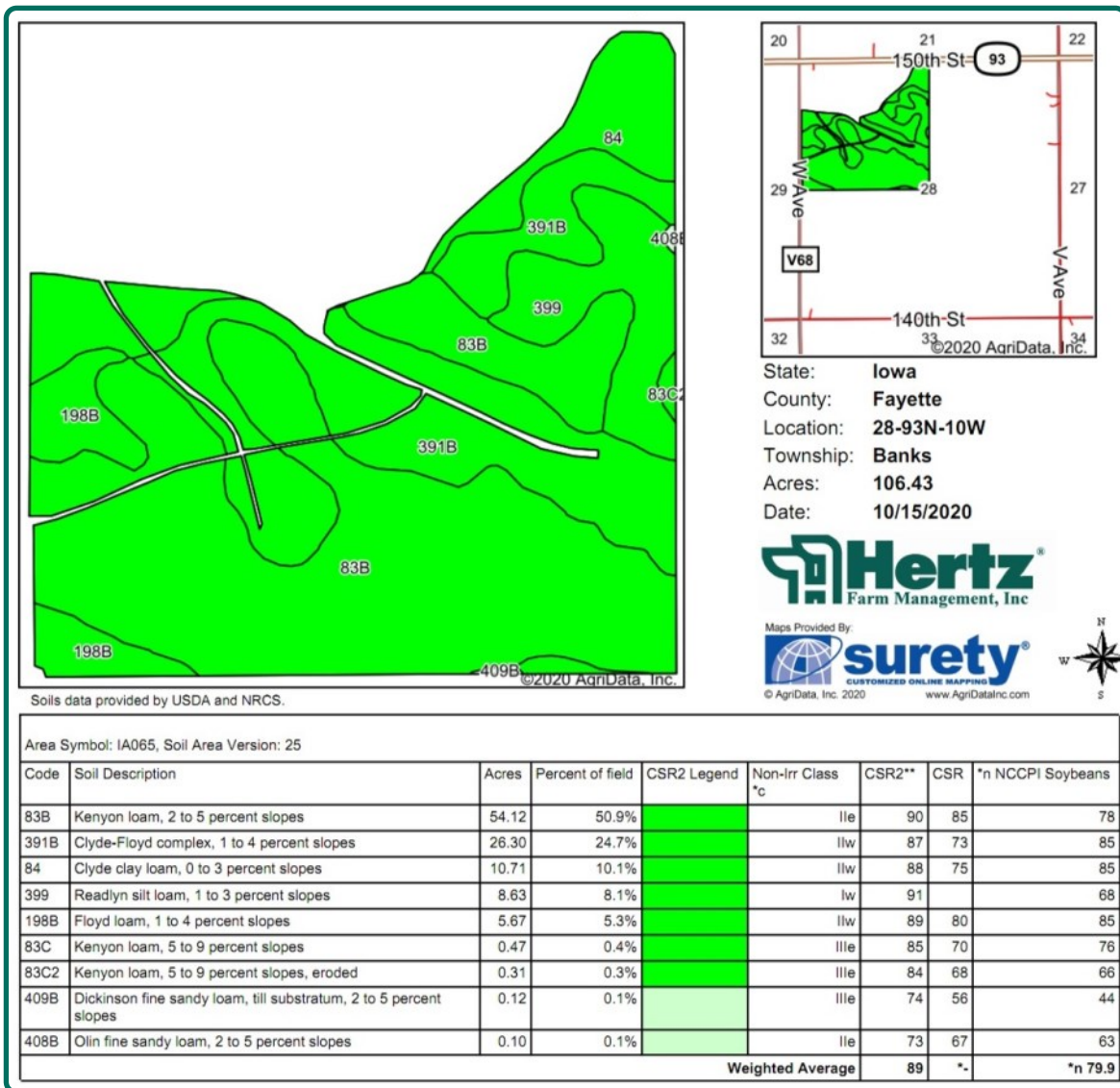
Level to gently sloping.

### Drainage

Extensive pattern tile. Contact listing agent for details.

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## Buildings/Improvements

None.

## Water & Well Information

None.

## Pipeline

Natural gas pipeline easement across the NE corner of the farm. Contact listing agent for a copy of the easement.

## Comments

Good-laying Fayette County farm with productive soils. Would make an excellent investment opportunity or add-on to existing farm operation.

*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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Looking Northwest



Looking West



Looking East



Looking East



## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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