

Land For Sale

ACREAGE:

26.47 Acres, m/l

LOCATION:

Cerro Gordo County, IA

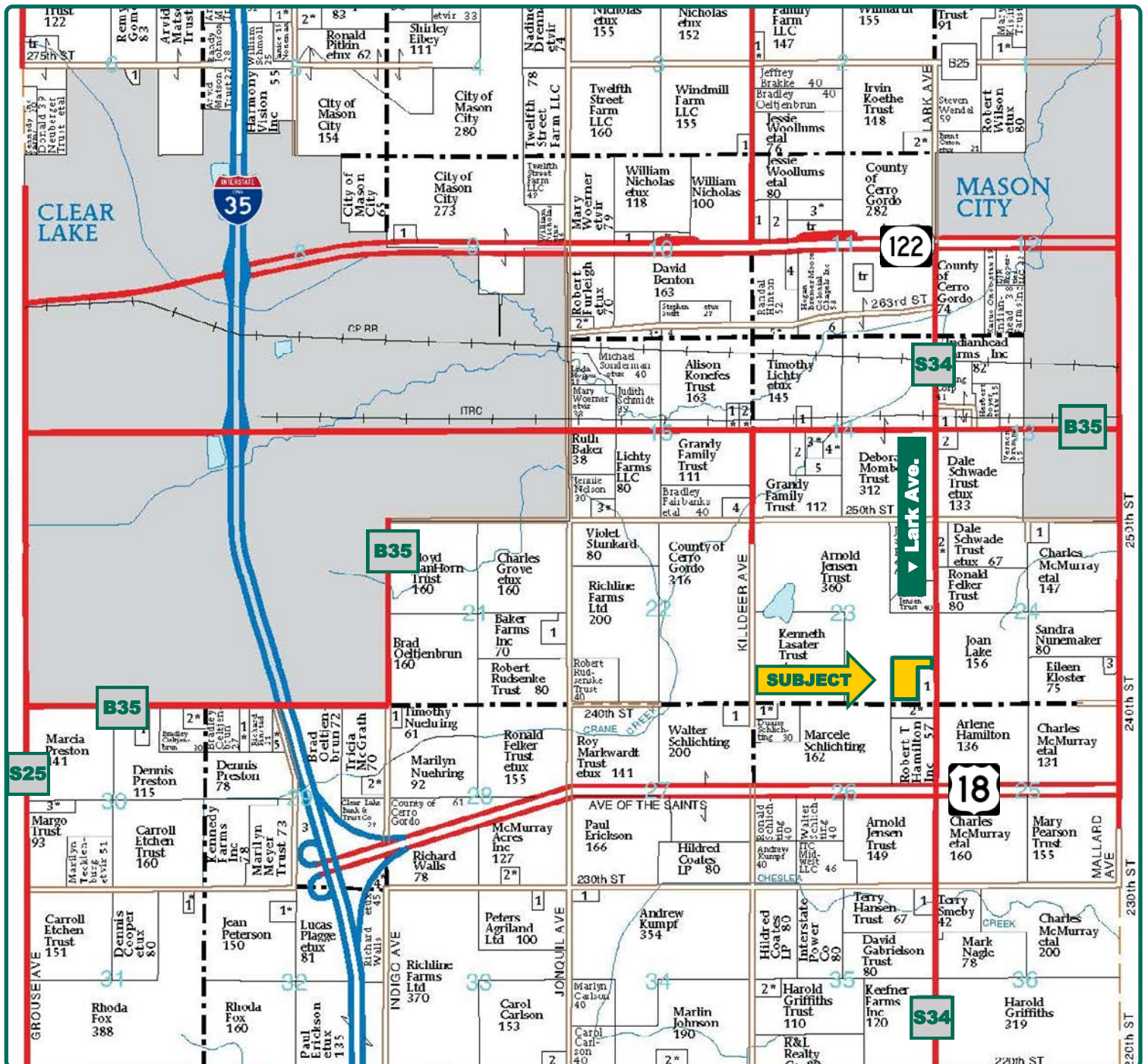


Property Key Features

- **Quality Farm with a CSR2 of 86.70**
- **25.67 Acres Currently Enrolled in CRP**
- **Affordable Sized Farm Located 2½ Miles South of Mason City**

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Licensed Broker in IA & MN
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FSA/Eff. Crop Acres:	0.00
CRP Acres:	25.67
Corn Base Acres:	14.90
Bean Base Acres:	10.77
Soil Productivity:	86.70 CSR2

Property Information

26.47 Acres, m/l

Location

From the intersection of Hwy 122 and Co. Hwy S34/Lark Ave. on the west edge of Mason City, go 2½ miles south on S34. The farm is located on the west side of the highway.

Legal Description

Part SE¼ SE¼, Section 23, Township 96 North, Range 21 West of the 5th P.M., Cerro Gordo County, IA. Exact legal to be taken from abstract.

Price & Terms

- \$236,600
- \$8,938.42/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$716.00
Gross Acres: number: 26.47
Net Taxable Acres: 25.97
Tax per Net Taxable Acre: \$27.57

FSA Data

Farm Number 8081, Tract 7093
FSA/Eff. Crop Acres: 0.00
CRP Acres: 25.67
Corn Base Acres: 14.90
Corn PLC Yield: 157 Bu.
Bean Base Acres: 10.77
Bean PLC Yield: 43 Bu.

CRP Contracts

There are 25.67 acres enrolled in a CP-42 contract that pays \$7,239.00 annually and expires 9/30/27.

Soil Types/Productivity

Primary soils are Webster and Nicollet. CSR2 on the CRP acres is 86.70. See soil map for detail.

Mineral Rights

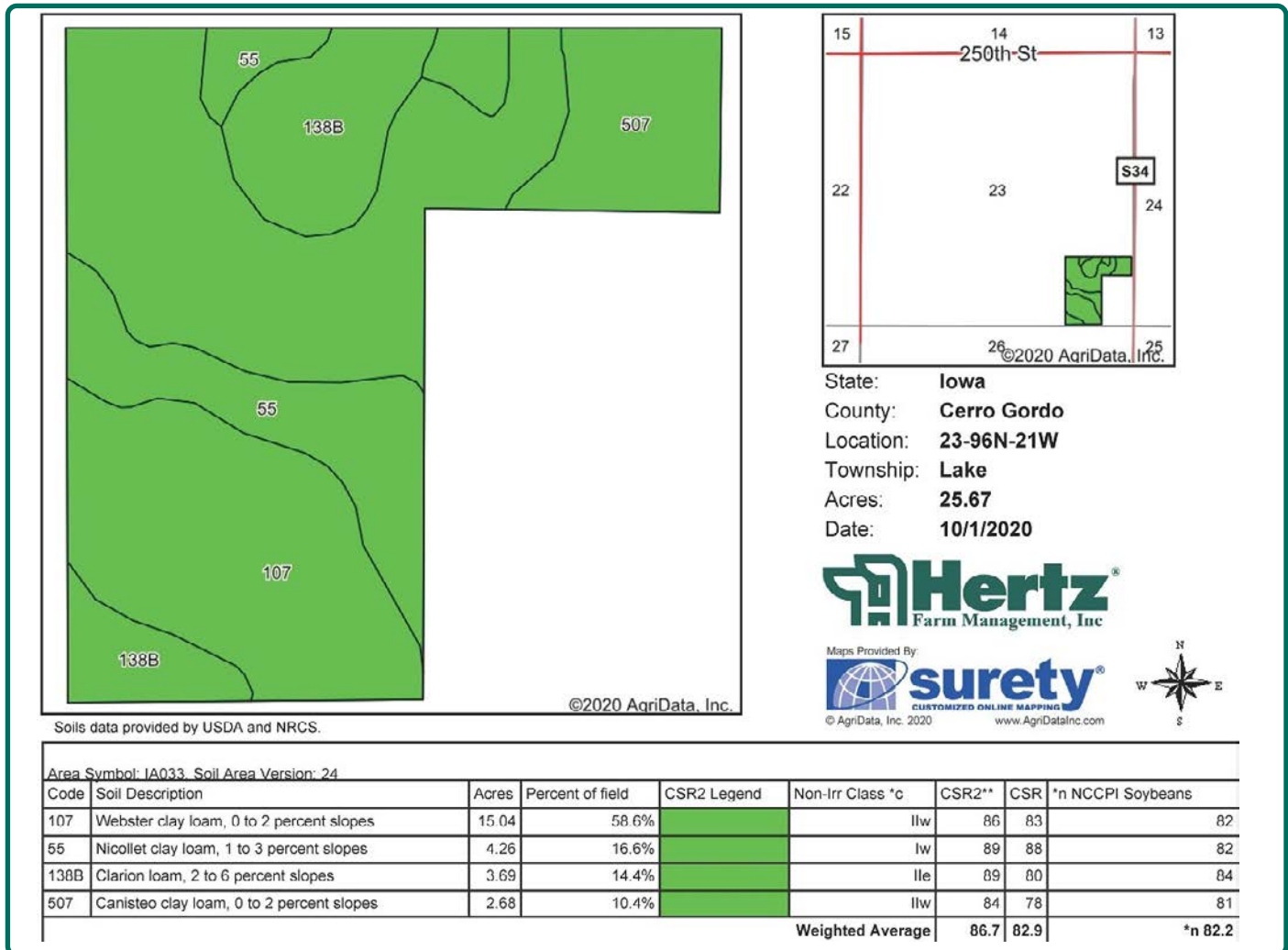
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to slightly rolling.

Drainage

Natural, plus some tile. No maps available.



Buildings/Improvements

None.

Water & Well Information

None.

Comments

A great opportunity to own a high-returning CRP farm or a highly productive crop farm. Seller will work with buyer to assign the CRP payments or to exit the CRP program and convert the land to crop ground.

Additional Land for Sale

Seller has an additional 38.66 acres of land for sale located approximately 5 miles east of this farm on the south side of Hwy 18. See Additional Land Aerial Photo.

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 East



Looking South



Looking North



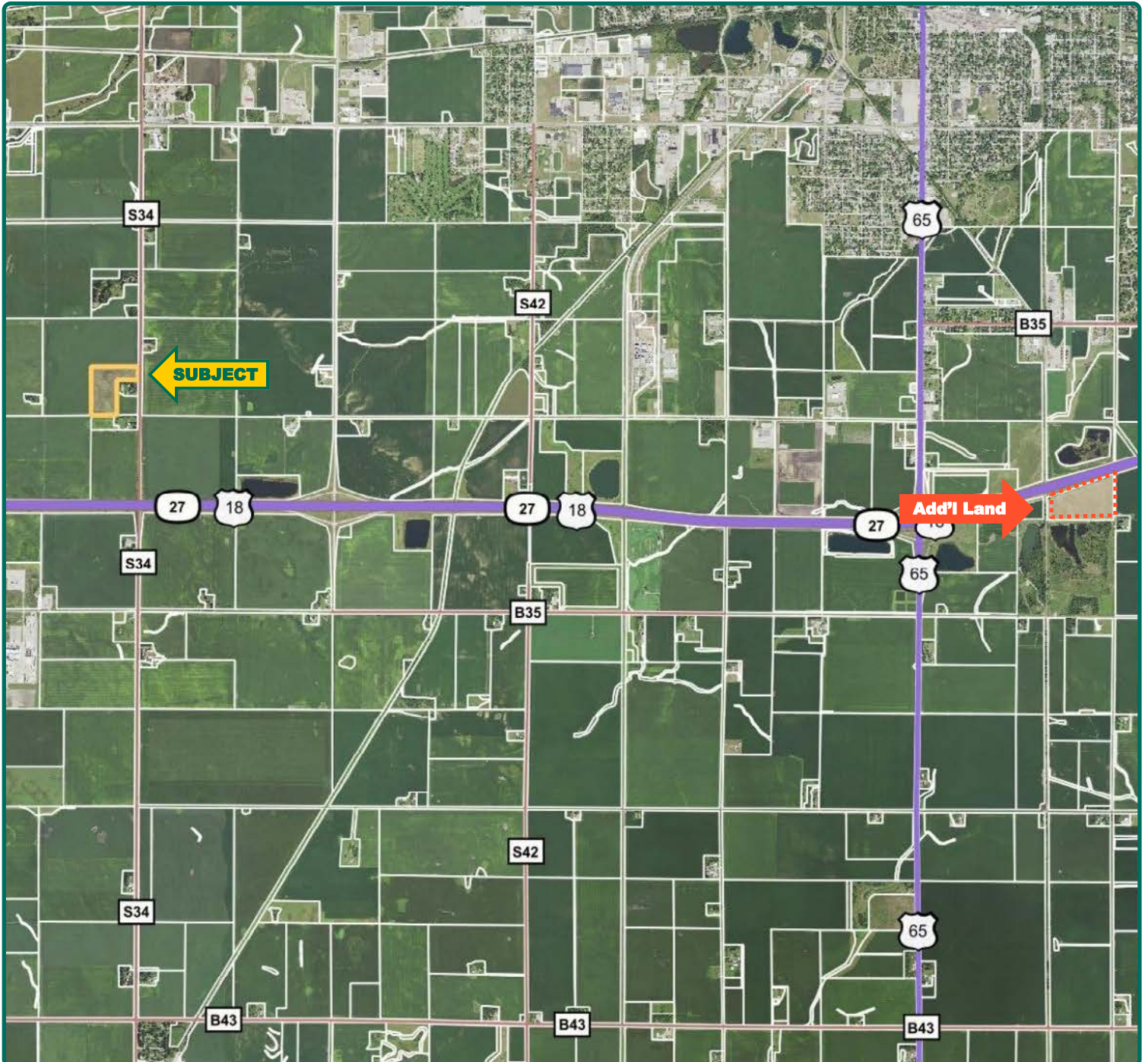
Looking East



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Additional Land Aerial Photo



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