

Land For Sale

ACREAGE:

14.19 Acres, m/l

LOCATION:

Mitchell County, IA

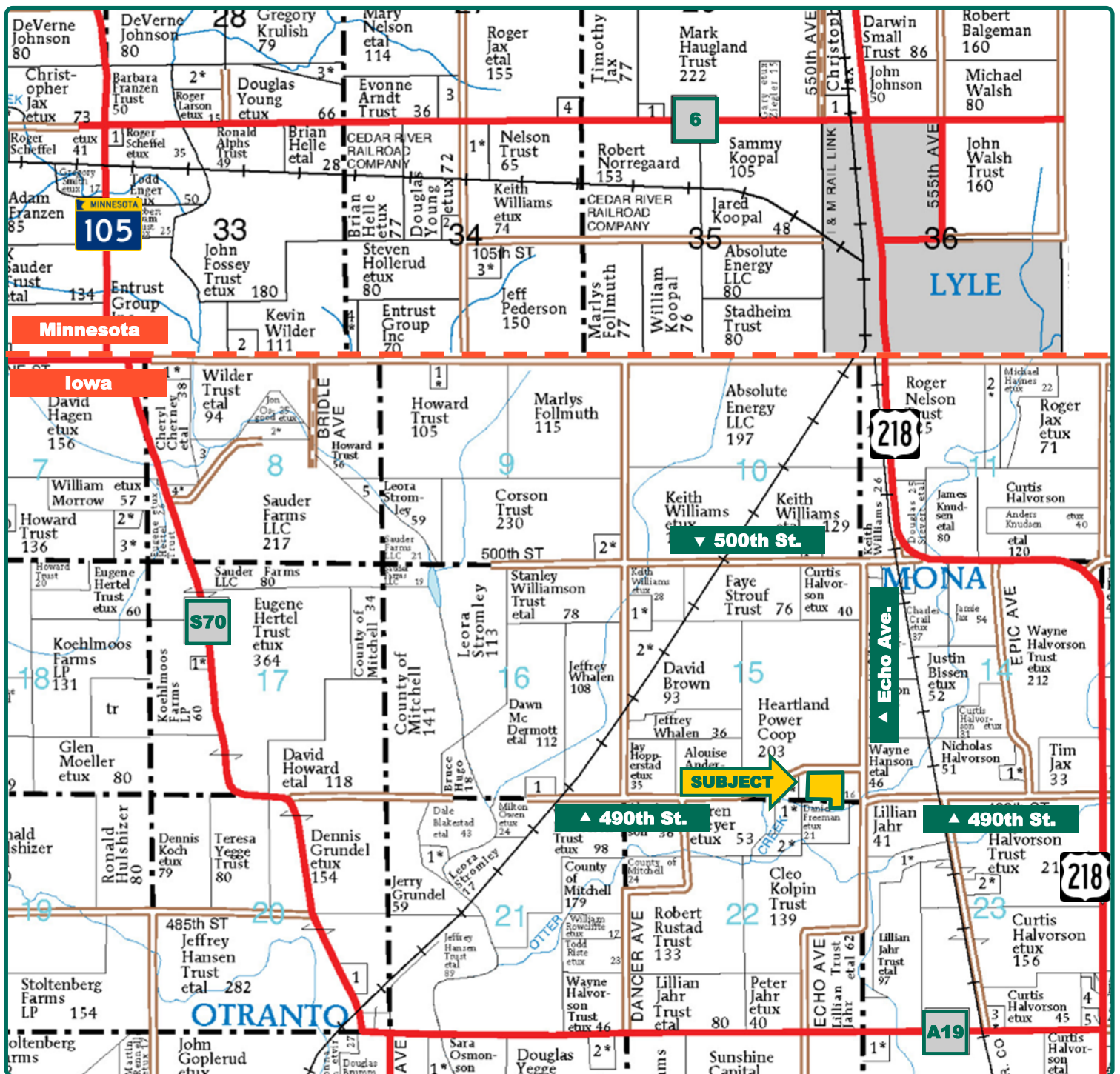


Property Key Features

- Located 2 Miles from Absolute Energy Ethanol Plant
- Located Near Otter Creek
- Excellent Wildlife Habitat

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Licensed Broker in IA & MN
SterlingY@Hertz.ag

641-423-9531
2800 4th St SW, Suite 7
Mason City, IA 50401
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FSA/Eff. Crop Acres:	13.51
Corn Base Acres:	13.51
Soil Productivity:	51.8 CSR2

Property Information

14.19 Acres, m/l

Location

From Lyle, MN go south on Hwy. 218 to 500th St. then go west to Echo Ave. Go south on Echo Ave. approx. 7/8 mile to 490th St., then west. Farm is on the south side of 490th St.

Legal Description

S½ SE¼ SE¼ Exc. Parcel B in Section 15; and the N 365' of Lots 3 & 4 in the NE¼ of Section 22, Exc. Parcel C; all in Township 100 North, Range 18 West of the 5th P.M., Mitchell County, IA.
Exact legal subject to Abstract of Title.

Price & Terms

- \$78,045.00
- \$5,500.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$218.00
Gross Acres: 14.19
Net Taxable Acres: 13.55
Tax per Net Taxable Acre: \$16.09

Lease Status

Open lease for 2021.

FSA Data

Farm Number 6412, Tract 11442
FSA/Eff. Crop Acres: 13.51 (NHEL)
Corn Base Acres: 13.51
Corn PLC Yield: 131.00 Bu.

Soil Types/Productivity

Primary soils are Waucoma and Winneshiek. CSR2 on the FSA/Eff. crop acres is 51.8. 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

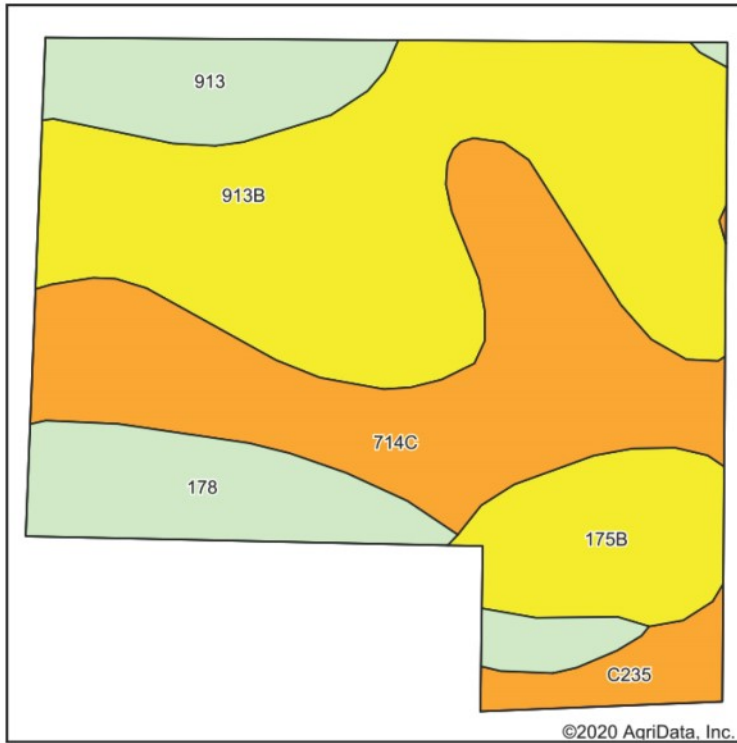
Level to gently sloping.

Drainage

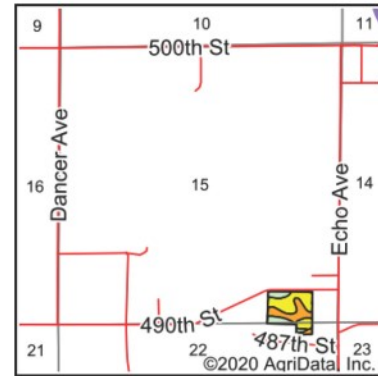
Natural.

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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Mitchell**
 Location: **22-100N-18W**
 Township: **Otranto**
 Acres: **13.5**
 Date: **11/10/2020**



Maps Provided By:



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Area Symbol: IA131. Soil Area Version: 26

Cod e	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
913 B	Waucoma silt loam, till plain, 2 to 5 percent slopes	5.35	39.6%		I	58
714 C	Winneshiek loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes	3.69	27.3%		IIIc	37
178	Wauke silt loam, 0 to 2 percent slopes	1.57	11.6%		IIs	68
175 B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.31	9.7%		IIIe	50
913	Waucoma silt loam, till plain, 0 to 2 percent slopes	1.08	8.0%		I	63
C23 5	Coland-Turlin complex, channeled, 0 to 2 percent slopes	0.50	3.7%		Vw	24
Weighted Average						51.8

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Small farmland tract with potential for building site and/or solar energy production.

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 North



Looking East



Looking South



Looking West



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