

# Land For Sale

**ACREAGE:**

**129.30 Acres, m/l**

**LOCATION:**

**Marshall County, IA**

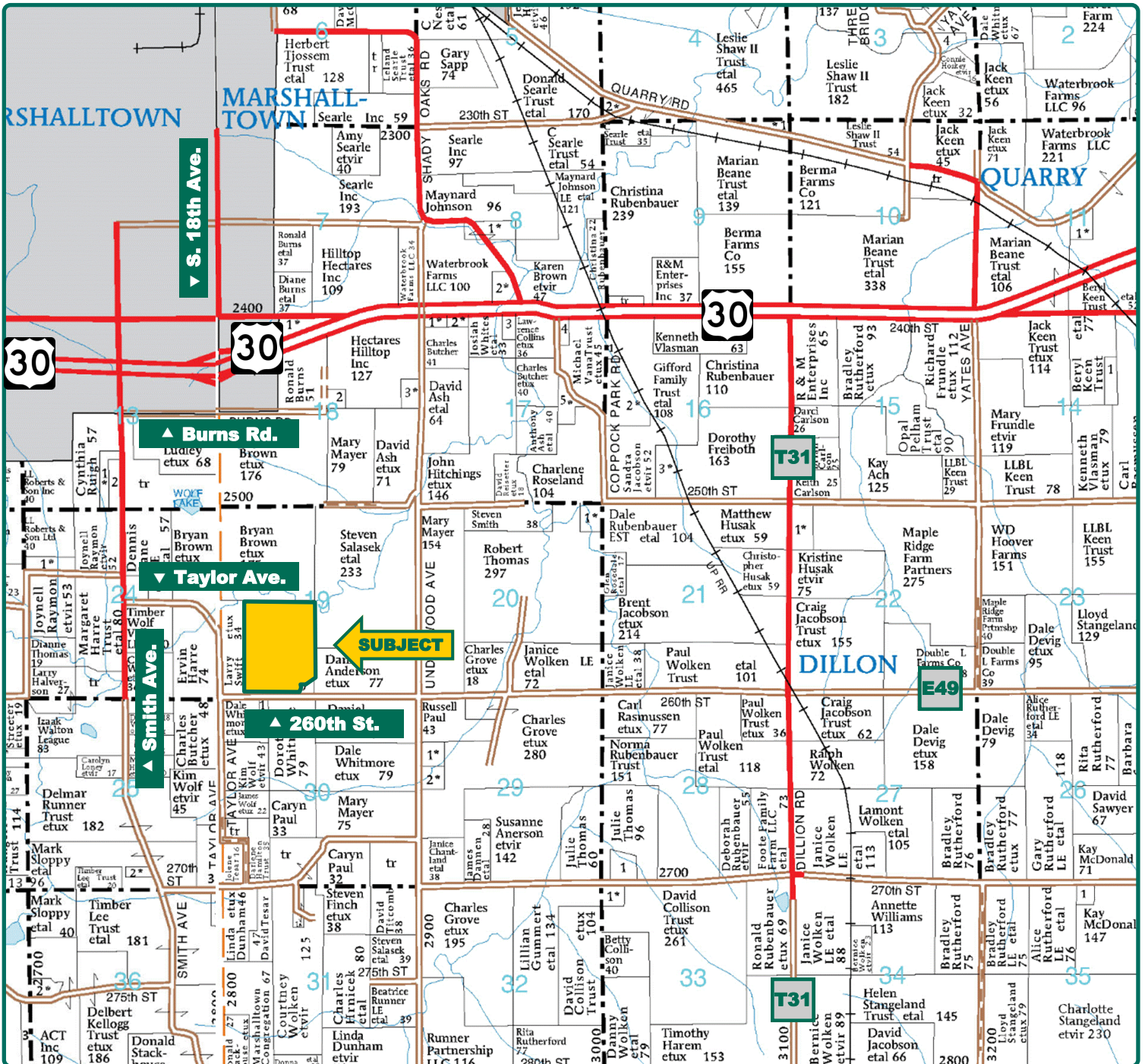


## **Property Key Features**

- **Great Mixed-Use Farm with Tillable and Recreational Acres**
- **One Mile Southeast of Marshalltown**
- **Open Lease for 2021 Crop Year**

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**FSA/Eff. Crop Acres: 113.15\***

**Corn Base Acres: 111.00\***

**Soil Productivity: 71.60 CSR2**

*\*Acres are estimated.*

## Property Information

**129.30 Acres, m/l**

### Location

From the Hwy 30 and S. 18th Ave. int., go south to Burns Rd. Head west ½ mile to Governor Rd./Smith Ave. Go south 1 mile to Taylor Ave. then east. Follow Taylor Ave. to 260th St., then east ¼ mile. Property is on the north side of 260th St.

### Legal Description

SW¼, except Parcel A and except west 685', Section 19, Township 83 North, Range 17 West of the 5th P.M.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$4,068.00  
Net Taxable Acres: 129.30  
Tax per Net Taxable Acre: \$31.46

### Price & Terms

#### PRICE REDUCED!

- ~~\$846,915.00~~ \$804,892.50
- ~~\$6,550.00/acre~~ \$6,225.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Farm Number 7158, Tract 9580  
FSA/Eff. Crop Acres: 113.15\*  
Corn Base Acres: 111.00\*  
Corn PLC Yield: 135 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Marshall County FSA office.*

### Soil Types/Productivity

Primary soils are Downs, Koszta and Colo-Ely. CSR2 on the est. FSA/Eff. crop acres is 71.60. See soil map for detail.

### Land Description

Rolling to strongly sloping.

### Drainage

Natural

### Water & Well Information

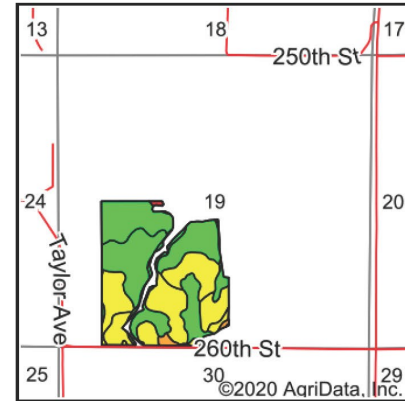
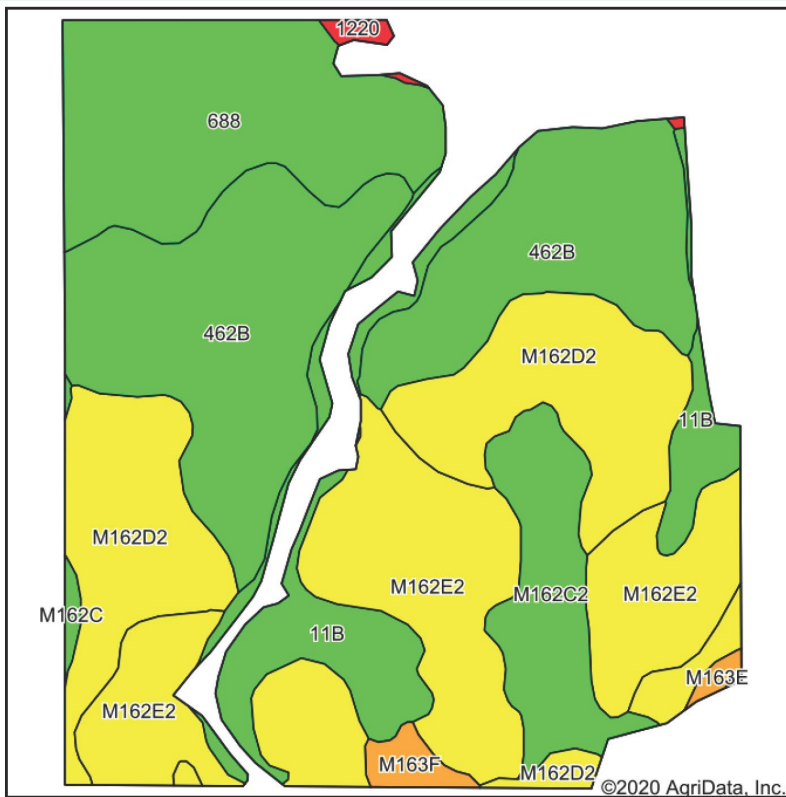
North Timber Creek crosses northeast part of property.

### Comments

- Great, mixed-use property close to Marshalltown.
- Timber is in a conservation easement.

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State: **Iowa**  
 County: **Marshall**  
 Location: **19-83N-17W**  
 Township: **Le Grand**  
 Acres: **113.15**  
 Date: **12/1/2020**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
462B	Downs silt loam, benches, 2 to 5 percent slopes	30.55	27.0%		Ile	90
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	24.99	22.1%		IVe	45
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	21.63	19.1%		IVe	57
688	Koszta silt loam, 1 to 3 percent slopes	16.34	14.4%		Iw	89
11B	Colo-Ely complex, 0 to 5 percent slopes	9.90	8.7%		IIw	86
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	7.46	6.6%		IIIe	82
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	1.09	1.0%		VIe	21
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	0.46	0.4%		Vw	5
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.40	0.4%		IIIe	85
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	0.33	0.3%		IVe	39
Weighted Average						71.6

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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South Looking North



Southeast Looking Northwest



Southeast Looking Northwest



Northeast Looking Southwest



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