

Land For Sale

ACREAGE:

75.93 Acres, m/l

LOCATION:

Winnebago County, IA

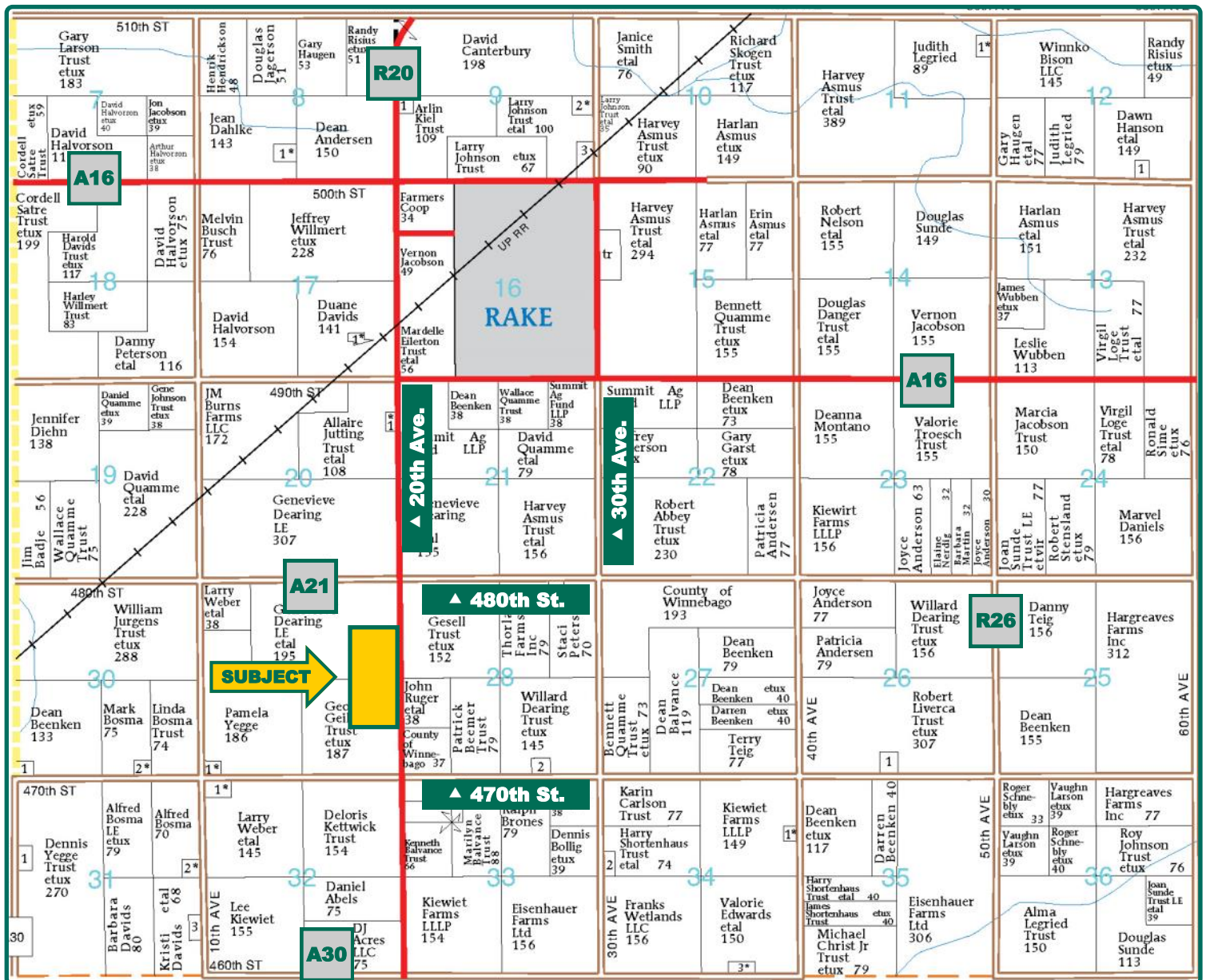


Property *Key Features*

- Blacktop Location
- Productive Soils
- Located in Drainage District #21

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FSA/Eff. Crop Acres: 77.37*

Corn Base Acres: 52.33*

Bean Base Acres: 22.05*

Soil Productivity: 73.60 CSR2

**Acres are estimated.*

Property Information

75.93 Acres, m/l

Location

From Rake: ¼ mile west on A16 then south 1¼ miles on R20 (20th Ave.). Property is located on the west side of R20 (20th Ave.).

Legal Description

NE¼ SE¼ and SE¼ NE¼ all in Section 29, Township 100 North, Range 26 West of the 5th P.M., Winnebago Co., IA.

Price & Terms

- \$425,208
- \$5,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Full possession at closing subject to lease that expires 03/01/2021.

Real Estate Tax

Taxes Payable 2020-2021: \$2,340
Gross Acres: 75.93
Net Taxable Acres: 75.93
Tax per Net Taxable Acre: \$30.82

Lease Status

Open lease for the 2021 Crop Year.

FSA Data

Farm Number 4018, Tract 5444
FSA/Eff. Crop Acres: 77.37*
Corn Base Acres: 52.33*
Corn PLC Yield: 152 Bu.
Bean Base Acres: 22.05*
Bean PLC Yield: 41 Bu.

**Acres are estimated pending*

reconstitution of farm by the Winnebago Co. FSA office.

Soil Types/Productivity

Primary soils are Canisteo, Harps and Klossner. CSR2 on the estimated FSA/Eff. crop acres is 73.60. 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

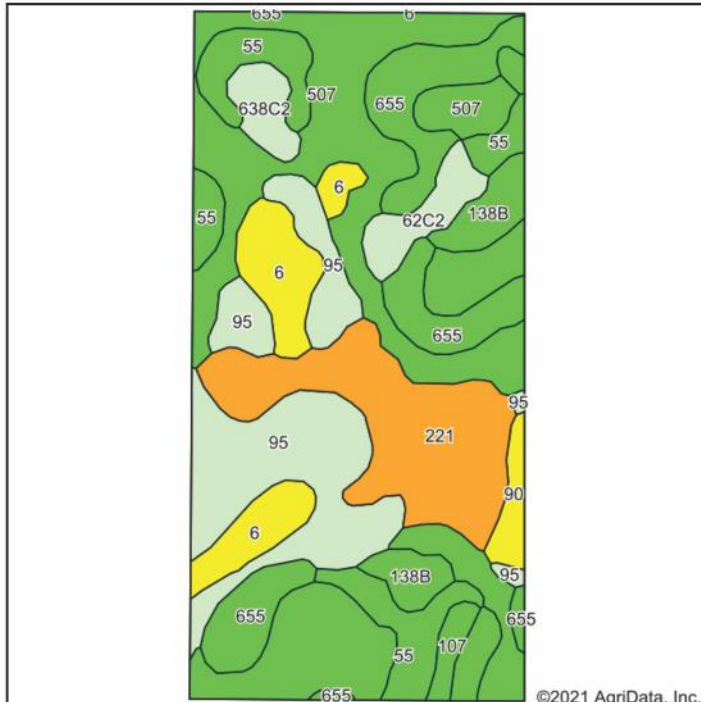
Level to gently rolling.

Drainage

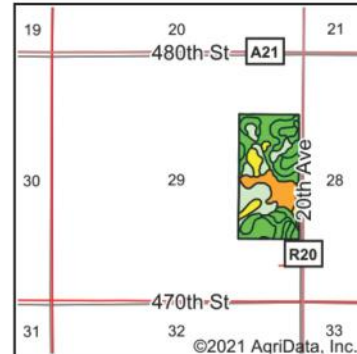
Natural with some tile. Located in Drainage District #21. See drainage district map.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Winnebago**
Location: **29-100N-26W**
Township: **Lincoln**
Acres: **77.37**
Date: **1/19/2021**



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	23.77	30.7%		IIw	84
95	Harps clay loam, 0 to 2 percent slopes	12.72	16.4%		IIw	72
221	Klossner muck, 0 to 1 percent slopes	10.36	13.4%		IIlw	32
655	Crippin loam, 1 to 3 percent slopes	8.91	11.5%		Ie	91
55	Nicollet clay loam, 1 to 3 percent slopes	6.39	8.3%		Iw	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.52	7.1%		IIlw	59
138B	Clarion loam, 2 to 6 percent slopes	4.06	5.2%		Ile	89
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	2.10	2.7%		IIle	64
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.57	2.0%		IIle	75
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.16	1.5%		IIlw	55
107	Webster clay loam, 0 to 2 percent slopes	0.81	1.0%		Iw	86
Weighted Average						73.6

Buildings/Improvements

None.

Water & Well Information

None.

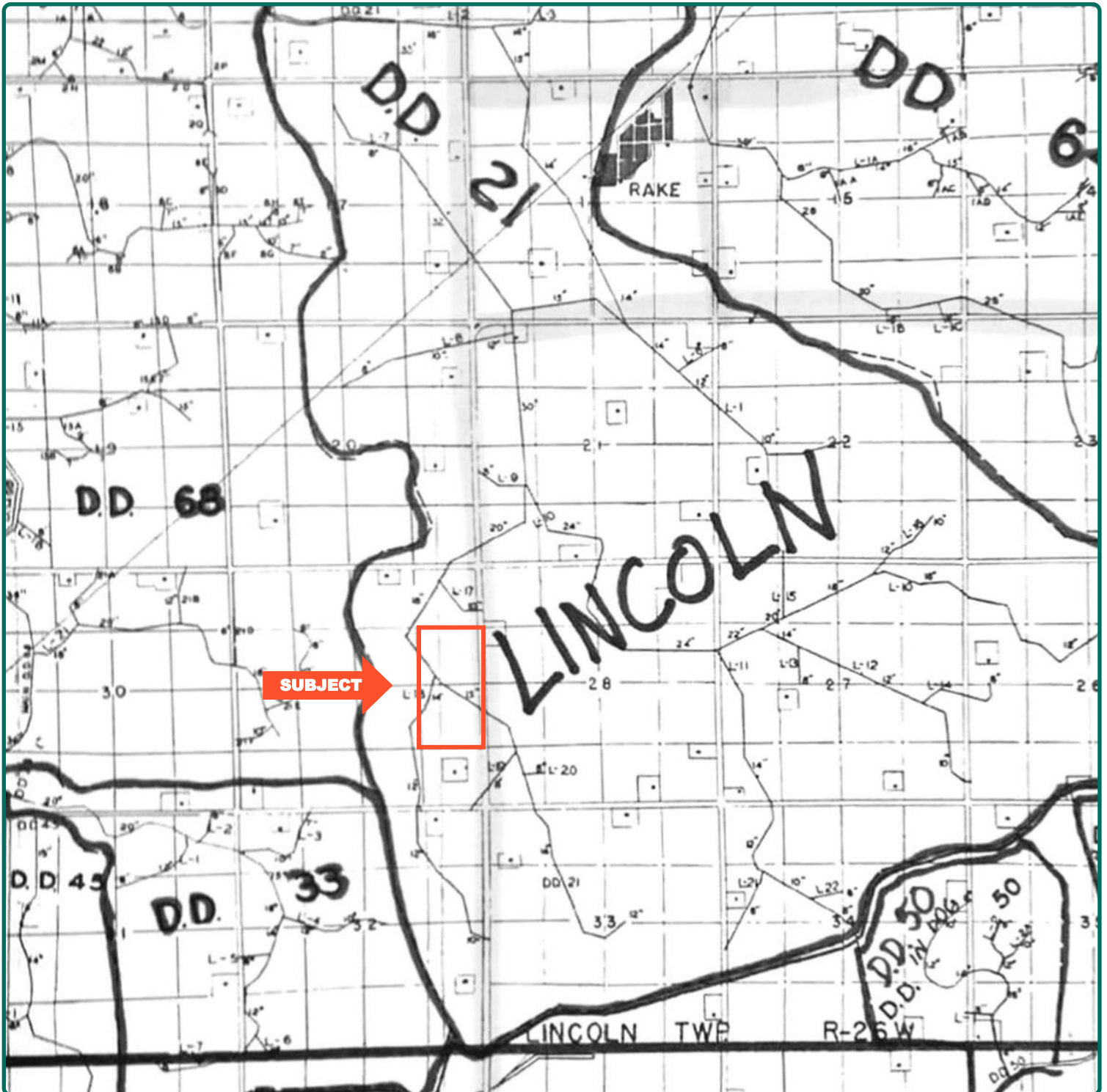
Comments

This is a well-located farm with productive soils on a hard-surface road in a strong farming area.

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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From NE Corner Looking SW



From North Border Looking South



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