

# Land For Sale

**ACREAGE:**

**120.00 Acres, m/l**

**LOCATION:**

**Decatur County, IA**



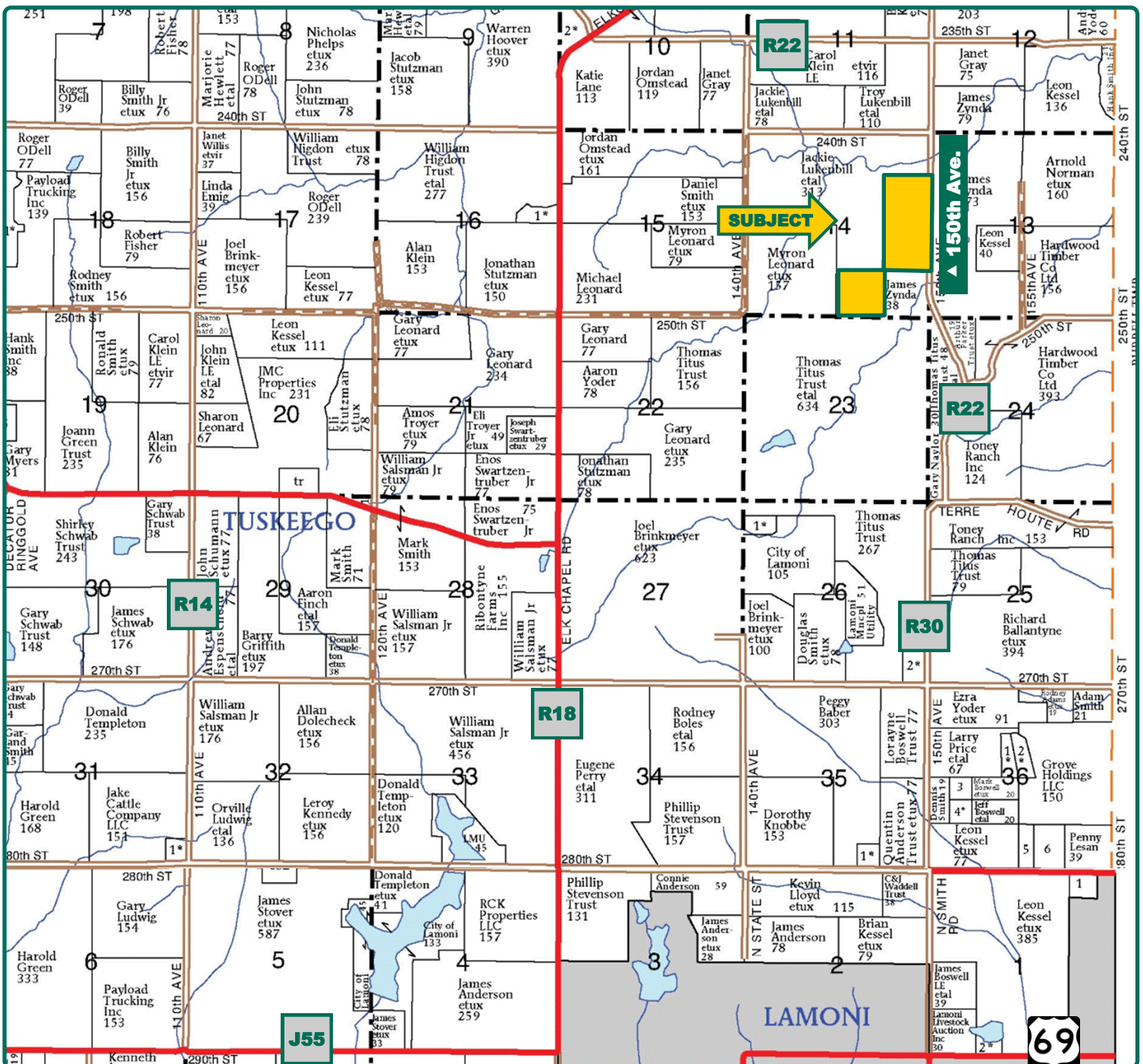
## Property *Key Features*

- 3½ Miles North of Lamoni
- Mixed-Use Farm with Recreational Opportunities
- Open Lease for 2021 Crop Year

**Kyle Hansen, ALC**  
Licensed in IA & MO  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S. 11th St/PO Box 500  
Nevada, IA 50201-0500  
**www.Hertz.ag**

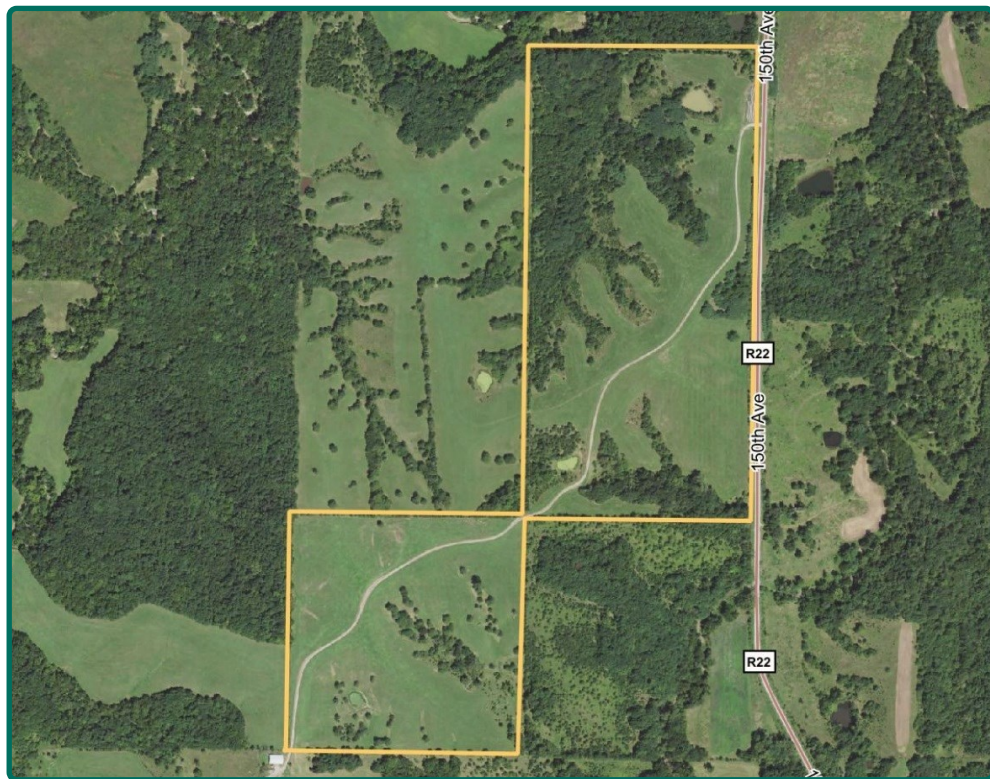




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<b>FSA/Eff. Crop Acres:</b>	<b>55.85*</b>
<b>Corn Base Acres:</b>	<b>10.00*</b>
<b>Bean Base Acres:</b>	<b>2.50*</b>
<b>Oat Base Acres:</b>	<b>1.80*</b>
<b>Wheat Base Acres:</b>	<b>5.30*</b>
<b>Sorghum Base Acres:</b>	<b>0.70*</b>
<b>Soil Productivity:</b>	<b>28.40 CSR2</b>

*\*Acres are estimated.*

## Property Information

### 120.00 Acres, m/l

### Location

3½ miles north of Lamoni on 150th Avenue.

### Legal Description

SE¼ NE¼, NE¼ SE¼ AND SW¼ SE¼  
Section 14, Township 68 North, Range 27  
West of the 5th P.M. (Bloomington Twp.)

### Price & Terms

- \$396,000.00
- \$3,300.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$966.00  
Gross Acres: 120.00  
Net Taxable Acres: 117.00  
Tax per Net Taxable Acre: \$8.26

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Part of Farm Number 2259, Tract 397  
FSA/Eff. Crop Acres: 55.85\*  
Corn Base Acres: 10.00\*  
Corn PLC Yield: 117 Bu.  
Bean Base Acres: 2.50\*  
Bean PLC Yield: 43 Bu.  
Oat Base Acres: 1.80\*  
Corn PLC Yield: 39 Bu.  
Wheat Base Acres: 5.3\*  
Wheat PLC Yield: 35 Bu.

Sorghum Base Acres: 0.70\*

Sorghum PLC Yield: 43 Bu.

*\*Acres are estimated pending  
reconstitution of farm by the Decatur  
County FSA office.*

### Soil Types/Productivity

Primary soils are Armstrong, Pershing and  
Gara Loam. CSR2 on the est. FSA/Eff.  
crop acres is 28.40. See soil map for  
detail.

### Land Description

Gently rolling to strongly sloping.

### Drainage

Natural, no tile maps available.

### Buildings/Improvements

None.

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Northeast of 40 Acres Looking Southwest



Northeast of 80 Acres Looking Southwest



Open Pasture and Nice Path Through Property



Pasture, Hay and Recreation Acres



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