

Land For Sale

ACREAGE:

LOCATION:

120.00 Acres, m/l

Decatur County, IA



Property Key Features

- 3¹/₂ Miles North of Lamoni
- Mixed-Use Farm with Recreational Opportunities
- Open Lease for 2021 Crop Year

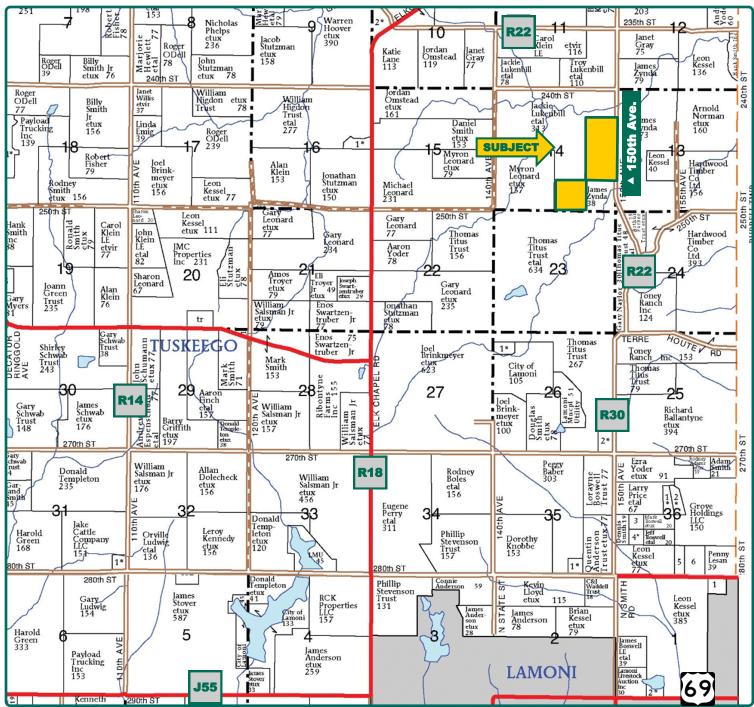
Kyle Hansen, ALC Licensed in IA & MO KyleH@Hertz.ag **515-382-1500** 415 S. 11th St/PO Box 500 Nevada, IA 50201-0500 **www.Hertz.ag**

REID: 000-3556-08



Plat Map

Bloomington Township, Decatur County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

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



Aerial Photo

120.00 Acres, m/l



FSA/Eff. Crop Acres:	55.85*
Corn Base Acres:	10.00*
Bean Base Acres:	2.50*
Oat Base Acres:	1.80*
Wheat Base Acres:	5.30*
Sorghum Base Acres:	0.70*
Soil Productivity: 28.4	40 CSR2
*Acres are estimated.	

Property Information 120.00 Acres, m/l

Location

3¹/₂ miles north of Lamoni on 150th Avenue.

Legal Description

SE¹/₄ NE¹/₄, NE¹/₄ SE¹/₄ AND SW¹/₄ SE¹/₄ 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

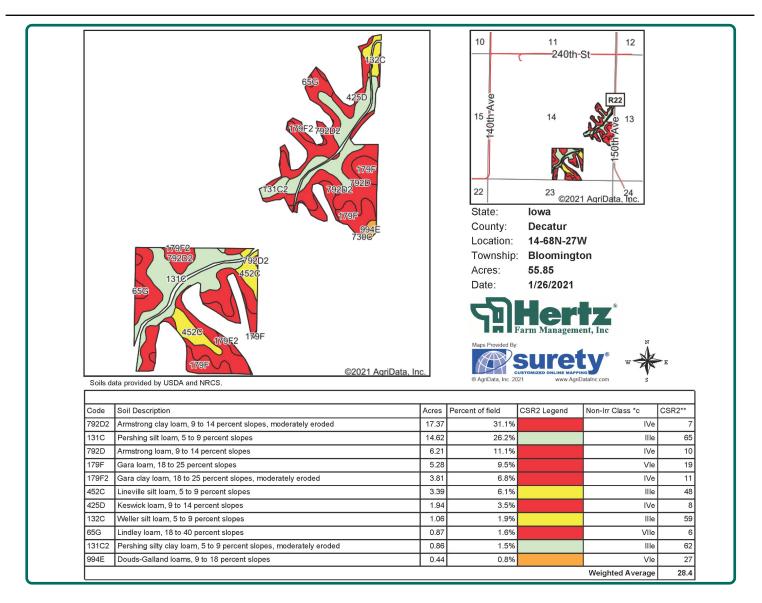
None.

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



Soil Map

55.85 Est. FSA/Eff. Crop Acres



Access Agreement/Easement

- North 80 acres has an access agreement with the adjoining landowner. Buyer to enter into a new agreement upon closing.
- Ingress/Egress Easement to adjoining land owner south of 40 acres.

Water & Well Information

- No known wells.
- 3 ponds throughout the property.

Comments

Great, mixed-use farm with good hay production and recreational opportunities.

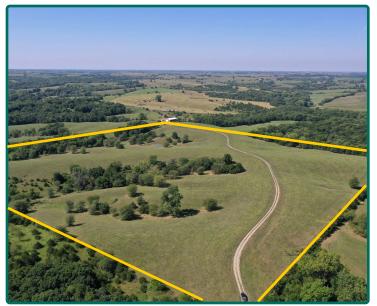
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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



Property Photos

Northeast of 40 Acres Looking Southwest



Open Pasture and Nice Path Through Property



Pasture, Hay and Recreation Acres





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



Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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