

Land For Sale

ACREAGE:

137.01 Acres, m/l

LOCATION:

Fayette County, IA

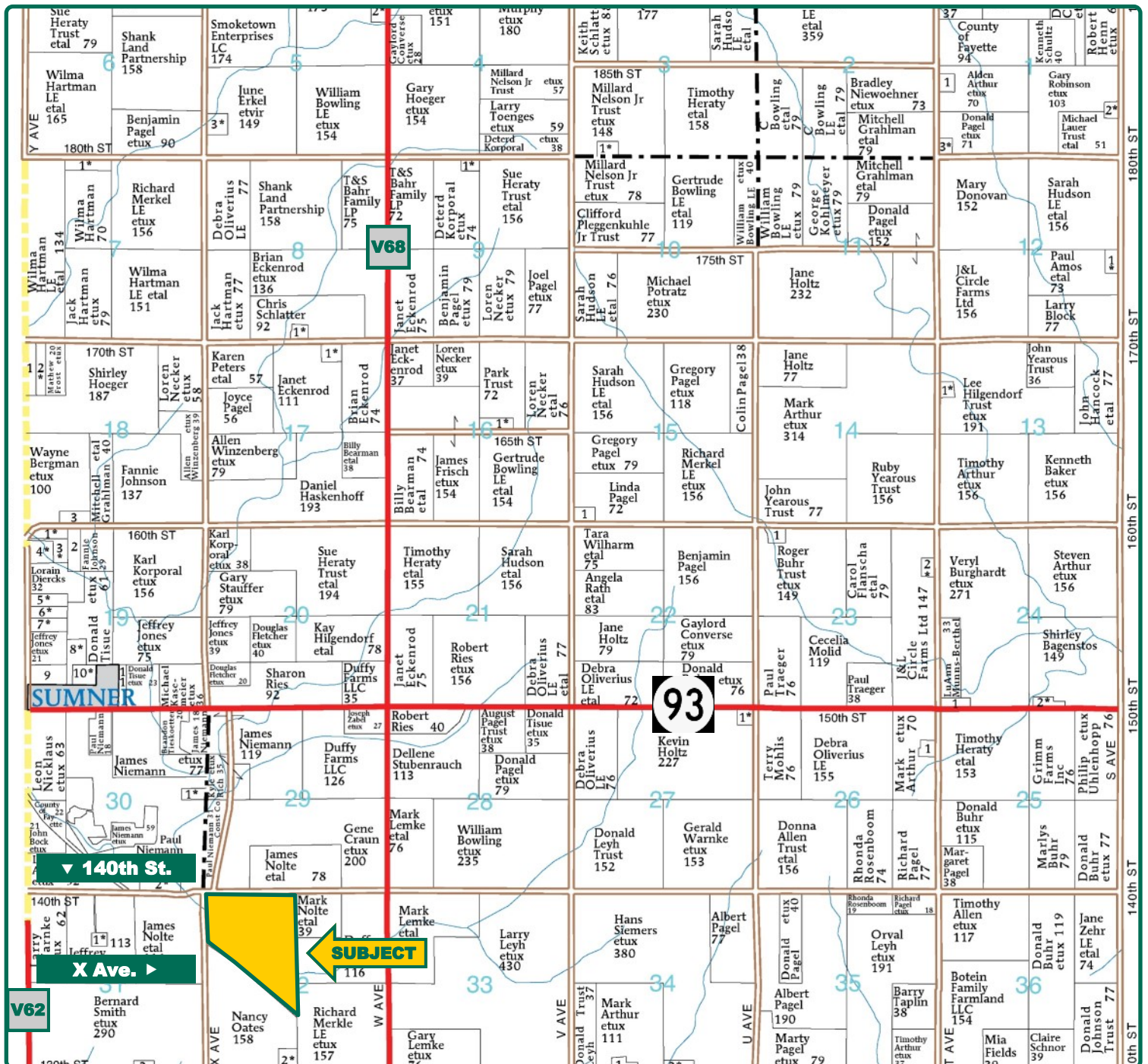


Property *Key Features*

- Excellent Investment Opportunity or Addition to Existing Farm Operation
- Located in a Strong Farming Community 1 Mile from Sumner, IA
- Open Lease for the 2021 Crop Year

Clint Kaller, AFM
Licensed Salesperson in IA, MN
ClintK@Hertz.ag

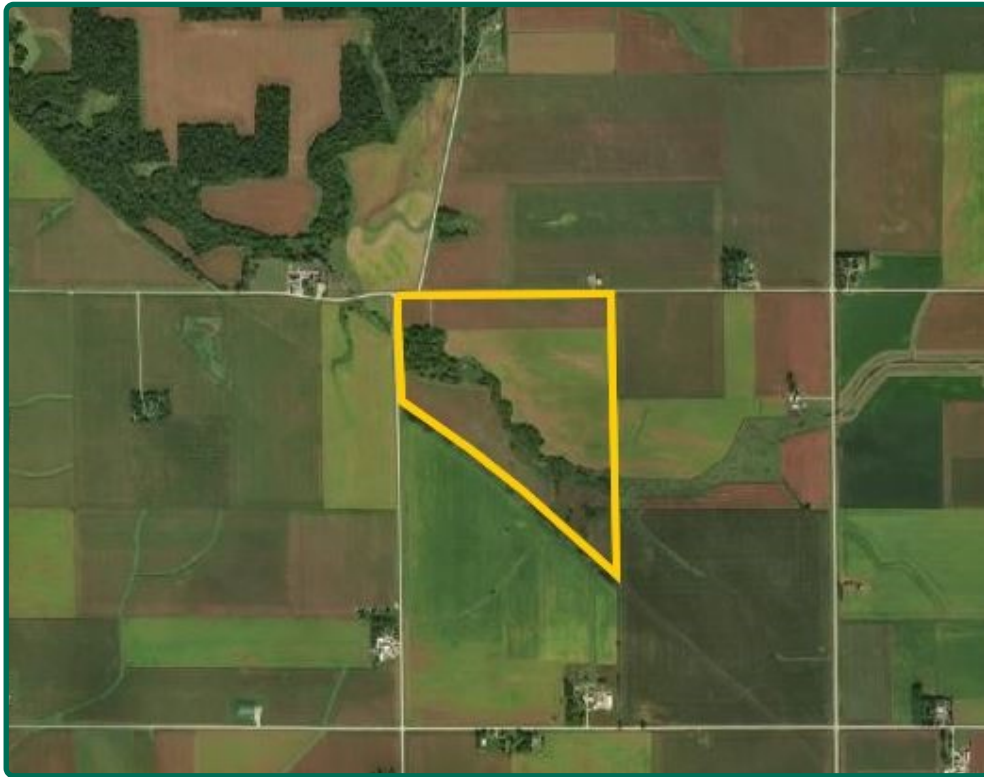
319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag



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

Clint Kaller, AFM
Licensed Salesperson in IA, MN
ClintK@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag



FSA/Eff. Crop Acres: 110.79
Corn Base Acres: 58.29
Bean Base Acres: 52.50
Soil Productivity: 65.74 CSR2

Property Information

137.01 Acres, m/l

Location

Approximately 1 mile southeast of Sumner, IA

Legal Description

NW Ex. S & W of RY, N & E RY NE SW Section 32, Township 93 North, Range 10 West of the 5th P.M.

Price & Terms

PRICE REDUCED!

- \$985,000-\$935,000
- \$7,189.26/acre-\$6,824.32
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,276.00
 Net Taxable Acres: 137.01
 Tax per Net Taxable Acre: \$23.91

Lease Status

Open lease for the 2021 crop year.

FSA Data

Farm Number 8994, Tract 547
 FSA/Eff. Crop Acres: 110.79
 Corn Base Acres: 58.29
 Corn PLC Yield: 150 Bu.
 Bean Base Acres: 52.50
 Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Primary soils are Hayfield loam and Floyd loam. CSR2 on the FSA/Eff. crop acres is 65.74. 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. Creek running through property.

Drainage

Some drainage tile. No tile maps available.

Buildings/Improvements

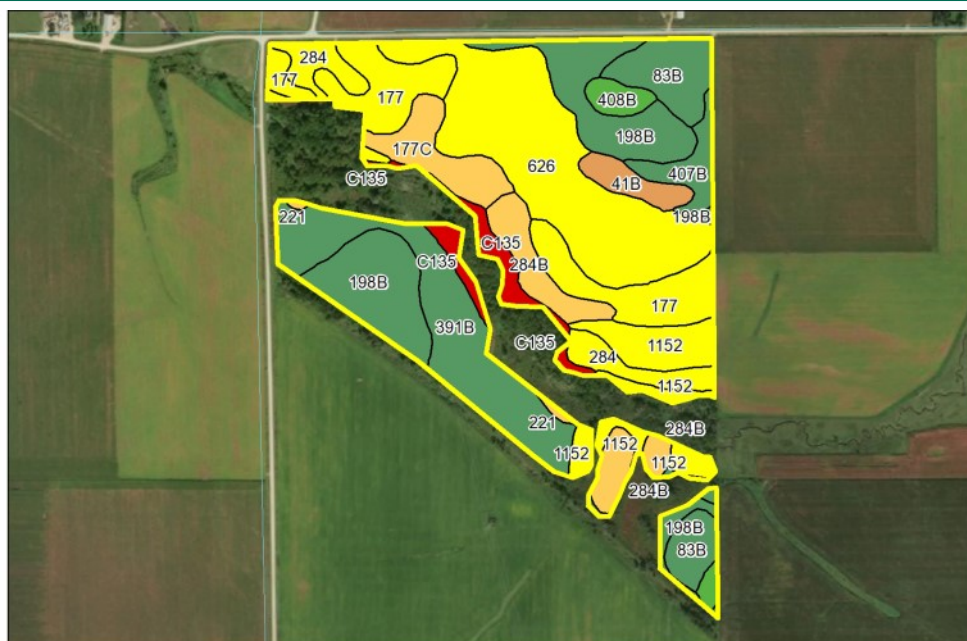
Abandoned building-site in the northwest corner of the farm.

Water & Well Information

There is a sand-point well near the abandoned building site. Condition is unknown.

Clint Kaller, AFM
 Licensed Salesperson in IA, MN
ClintK@Hertz.ag

319.234.1949
 6314 Chancellor Dr./ P.O. Box 1105
 Cedar Falls, IA 50613
www.Hertz.ag



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	23.63	21.33	2	53	
198B	Floyd loam, 1 to 4 percent slopes	16.74	15.11	2	89	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.72	13.28	2	87	
177	Saude loam, 0 to 2 percent slopes	12.71	11.47	2	60	
83B	Kenyon loam, 2 to 5 percent slopes	7.29	6.58	2	90	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	7.09	6.40	2	54	
284B	Flagler sandy loam, 2 to 5 percent slopes	6.59	5.95	3	49	
284	Flagler sandy loam, 0 to 2 percent slopes	5.31	4.79	3	56	
177C	Saude loam, 5 to 9 percent slopes	5.04	4.55	3	50	
C135	Coland clay loam, channeled, 0 to 2 percent slopes	3.70	3.34	5	18	
407B	Schley loam, 1 to 4 percent slopes	2.82	2.55	2	81	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.37	2.14	4e	39	
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.58	1.43	2	73	
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	0.58	0.52	3	74	
221	Klossner muck, 1 to 4 percent slopes	0.34	0.31	3	48	
84	Clyde clay loam, 0 to 3 percent slopes	0.28	0.25	2	88	

Measured Tillable Acres: 110.79

Average CSR2: 65.74

Comments

Excellent investment opportunity or add-on to existing farm operation. Available to farm in the spring of 2021.

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.

Clint Kaller, AFM
Licensed Salesperson in IA, MN
ClintK@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Looking south



Looking northwest



Looking east



Looking southeast



Clint Kaller, AFM
Licensed Salesperson in IA, MN
ClintK@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Make the Most of Your Farmland Investment

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

Clint Kaller, AFM
Licensed Salesperson in IA, MN
ClintK@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag