

Land For Sale

ACREAGE:

79.88 Acres, m/l

LOCATION:

Woodbury County, IA

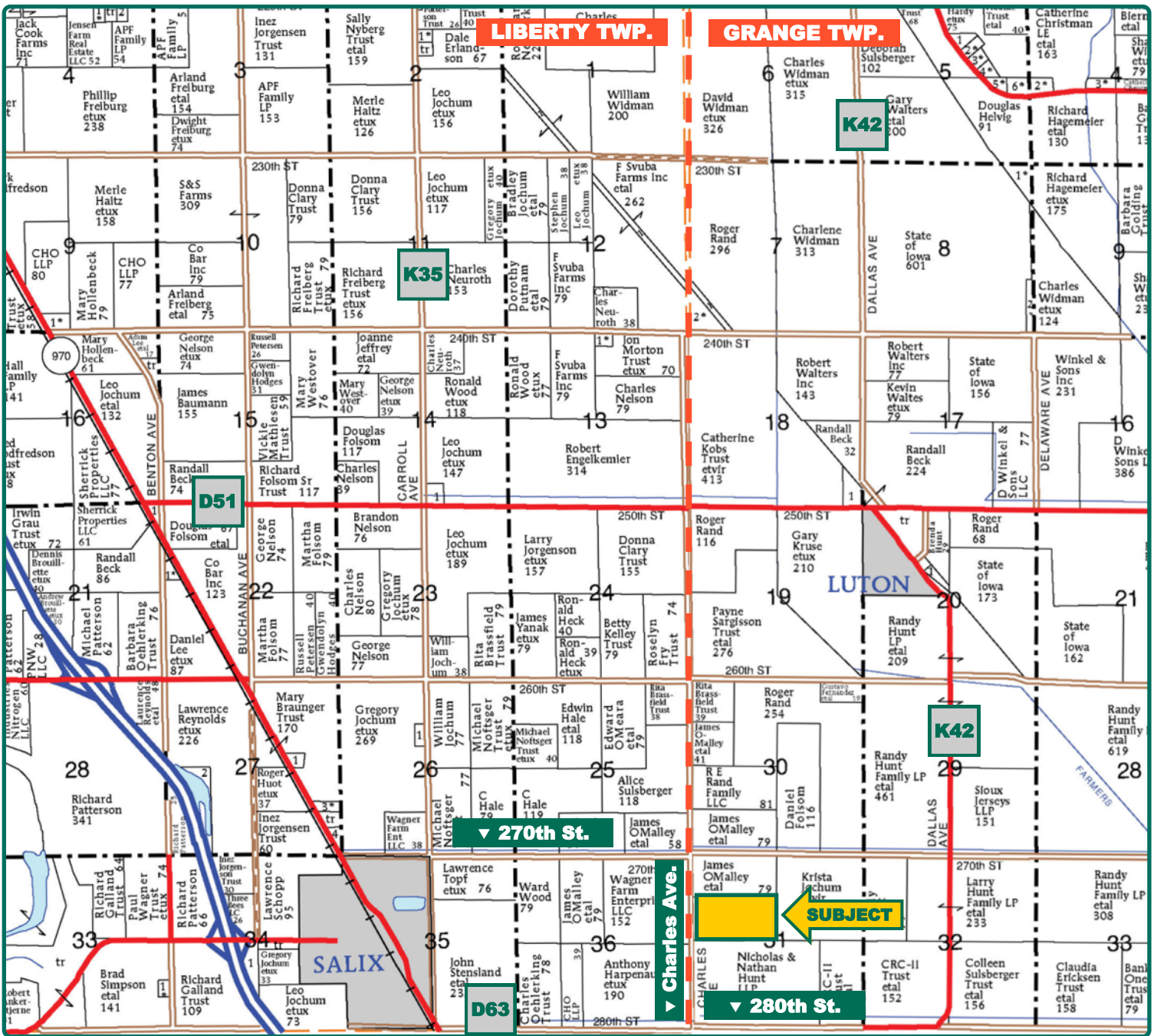


Property Key Features

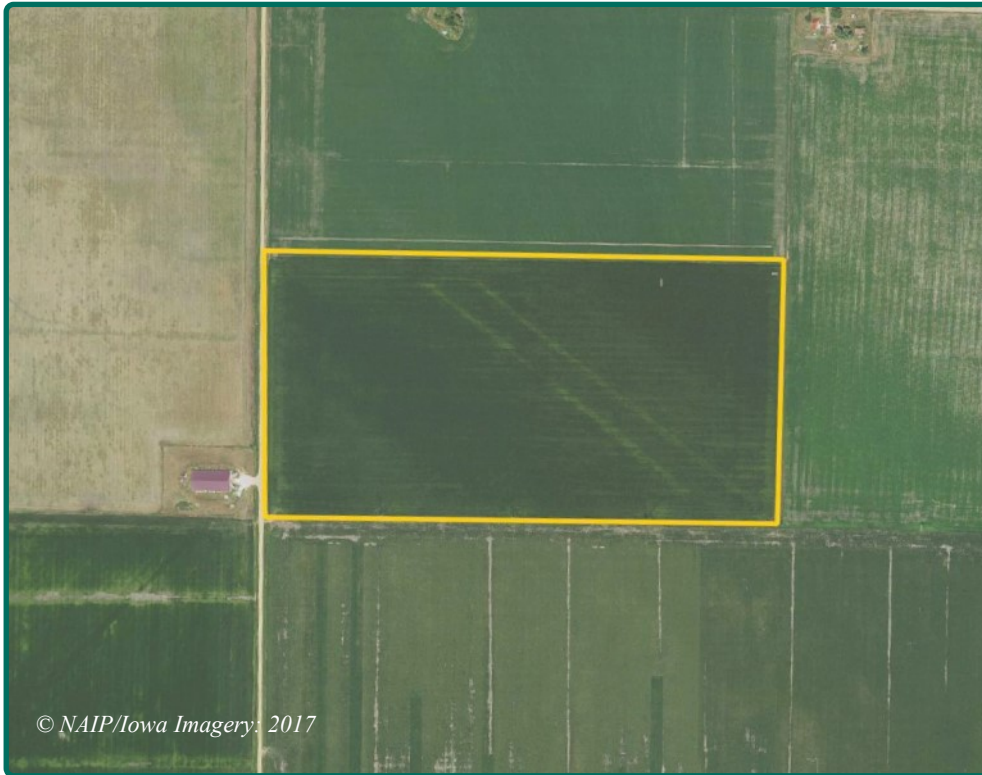
- **High-Producing, 97.3% Tillable Acre Farm**
- **Strong CSR2 of 78.60**
- **Buyer to Receive 2021 Rent if Closed by April 30, 2021**

Scott Henrichsen, AFM
Licensed in Nebraska & Iowa
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag



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FSA/Eff. Crop Acres:	77.90
Corn Base Acres:	38.95
Bean Base Acres:	38.95
Soil Productivity:	78.60 CSR2

Property Information

79.88 Acres, m/l

Location

Located 1½ miles east of Salix, IA. From Salix, take 280th St. (Co. Rd. D63) east to Charles Ave., then ½ mile north on Charles Ave. The property is on the east side of the road.

Legal Description

S½ NW¼ Section 31, Township 87 North, Range 46 West of the 5th p.m.

Price & Terms

- \$610,000
- \$7,636.45/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$2,608.00
Net Taxable Acres: 79.88
Tax per Net Taxable Acre: \$32.65

Lease Status

Leased for the 2021 Crop Year. Buyer to receive 2021 rent if closed by April 30, 2021. Contact agent for details.

FSA Data

Farm Number 516, Tract 5
FSA/Eff. Crop Acres: 77.90
Corn Base Acres: 38.95
Corn PLC Yield: 119 Bu.
Bean Base Acres: 38.95
Bean PLC Yield: 35 Bu.

Soil Types/Productivity

Primary soils are Blend and Owego. CSR2 on the FSA/Eff. crop acres is 78.60. 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.

Drainage

Natural.

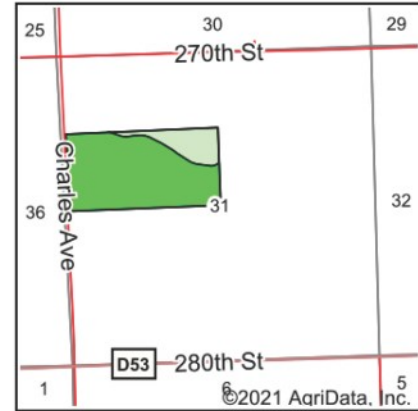
Water & Well Information

None known.

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Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **31-87N-46W**
 Township: **Grange**
 Acres: **77.9**
 Date: **3/17/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
244	Blend silty clay, 0 to 2 percent slopes, rarely flooded	64.75	83.1%		IIIw		81
552	Owego silty clay, 0 to 2 percent slopes, rarely flooded	13.15	16.9%		IIIw	IIIw	67
Weighted Average							78.6

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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