

# Land For Sale

**ACREAGE:**

**160.29 Acres, m/l**

**LOCATION:**

**Wright County, IA**



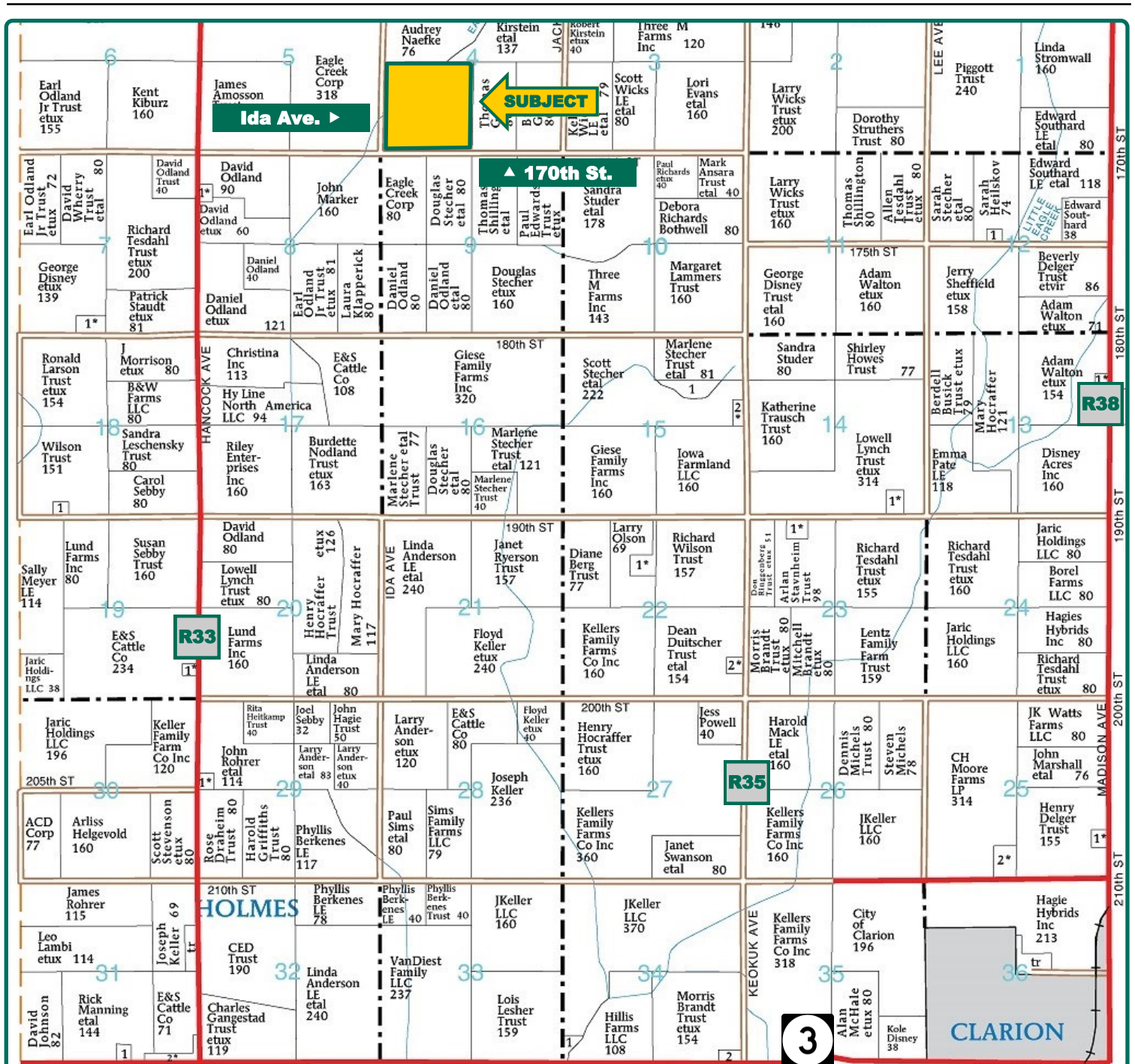
## **Property** *Key Features*

- Picturesque Wright County Farm Northwest of Clarion
- Recreational Opportunities with Farm Pond
- Good Tile Outlets

**Cal Dickson, AFM, ALC, CCA**  
Licensed Salesperson in IA & MN  
**CalD@Hertz.ag**

**641.423.9531**  
2800 4th St. SW, Ste. 7  
Mason City, IA 50401  
**www.Hertz.ag**





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

**Cal Dickson, AFM, ALC, CCA**  
Licensed Salesperson in IA & MN  
**CalD@Hertz.ag**

**641.423.9531**  
2800 4th St. SW, Ste. 7  
Mason City, IA 50401  
**www.Hertz.ag**



**FSA/Eff. Crop Acres:** 146.17  
**Corn Base Acres:** 74.60  
**Bean Base Acres:** 71.57  
**Soil Productivity:** 57.70 CSR2

## Property Information

### 160.29 Acres, m/l

#### Location

From Clarion: 4 miles west on Hwy 3 to R33/Hancock Ave., then 5 miles north to 170th St., then 1 mile east on 170th St. The property is at the intersection of 170th St. and Ida Ave. on the north side of the road.

#### Legal Description

SW¼, Section 4, Township 92 North, Range 25 West of the 5th P.M., Wright Co., IA. (Lake Twp.)

#### Price & Terms

- \$980,000
- \$6,113.92/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

At closing subject to existing lease which expires 3/1/22.

#### Real Estate Tax

Taxes Payable 2020-2021: \$3,104.00  
 Gross Acres: 160.29  
 Net Taxable Acres: 147.06  
 Tax per Net Taxable Acre: \$21.11

#### Lease Status

Leased through the 2021 crop year.

#### FSA Data

Farm Number 2593, Tract 934  
 FSA/Eff. Crop Acres: 146.17  
 Corn Base Acres: 74.60  
 Corn PLC Yield: 142 Bu.  
 Bean Base Acres: 71.57  
 Bean PLC Yield: 46 Bu.

#### Soil Types/Productivity

Primary soils are Talcot, Wadena, Biscay and Canisteo. CSR2 on the FSA/Eff. crop acres is 57.70. See soil map for detail.

#### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

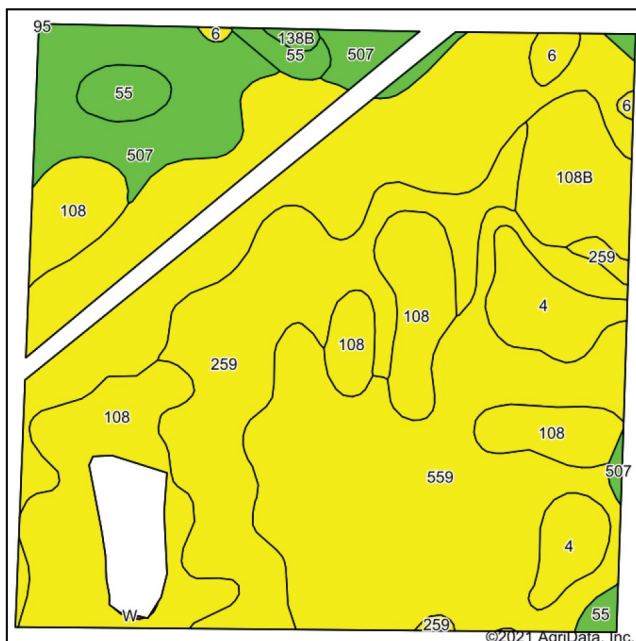
#### Land Description

Level to gently sloping.

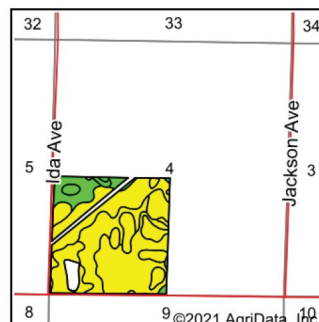
#### Drainage

Surface with tile installed where needed. Tile repair was completed in the fall of 2020 in the east-central part of the farm. A drainage ditch runs through the northwest corner of the farm. Part of Drainage Districts 36 & 206. Contact agent for details.





Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Wright**  
Location: **4-92N-25W**  
Township: **Lake**  
Acres: **146.17**  
Date: **2/1/2021**



Area Symbol: IA197, Soil Area Version: 29						
Cod e	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	67.03	45.9%		Ilw	54
108	Wadena loam, 0 to 2 percent slopes	25.60	17.5%		IlS	56
259	Biscay clay loam, 0 to 2 percent slopes	22.35	15.3%		Ilw	52
507	Canisteo clay loam, 0 to 2 percent slopes	13.15	9.0%		Ilw	84
4	Knoke silty clay loam, 0 to 1 percent slopes	6.96	4.8%		IlIw	56
108B	Wadena loam, 2 to 6 percent slopes	6.12	4.2%		Ille	52
55	Nicollet clay loam, 1 to 3 percent slopes	3.46	2.4%		Iw	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.13	0.8%		IlIw	59
138B	Clarion loam, 2 to 6 percent slopes	0.37	0.3%		Ille	89
<b>Weighted Average</b>						<b>57.7</b>

\*\*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.

## Water & Well Information

There is a pond in the southwest corner of the farm.

## Comments

Picturesque Wright County farmland and pond located northwest of Clarion.

*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.*

**Cal Dickson, AFM, ALC, CCA**  
Licensed Salesperson in IA & MN  
**CalD@Hertz.ag**

**641.423.9531**  
2800 4th St. SW, Ste. 7  
Mason City, IA 50401  
**www.Hertz.ag**

Looking Southwest



Looking Northwest



Looking North at Pond



Looking Southeast



**Cal Dickson, AFM, ALC, CCA**  
Licensed Salesperson in IA & MN  
**CalD@Hertz.ag**

**641.423.9531**  
2800 4th St. SW, Ste. 7  
Mason City, IA 50401  
**www.Hertz.ag**

## **Make the Most of Your Farmland Investment**

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