

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Wright County, IA



Property Key Features

- Four Miles South of Clarion
- 77.31 FSA/Eff. Crop Acres Carrying a 71.50 CSR2
- Productive Wright County Farmland on a Hard-Surfaced Road

Matt Vegter, ALC

Licensed in IA

515-290-7286

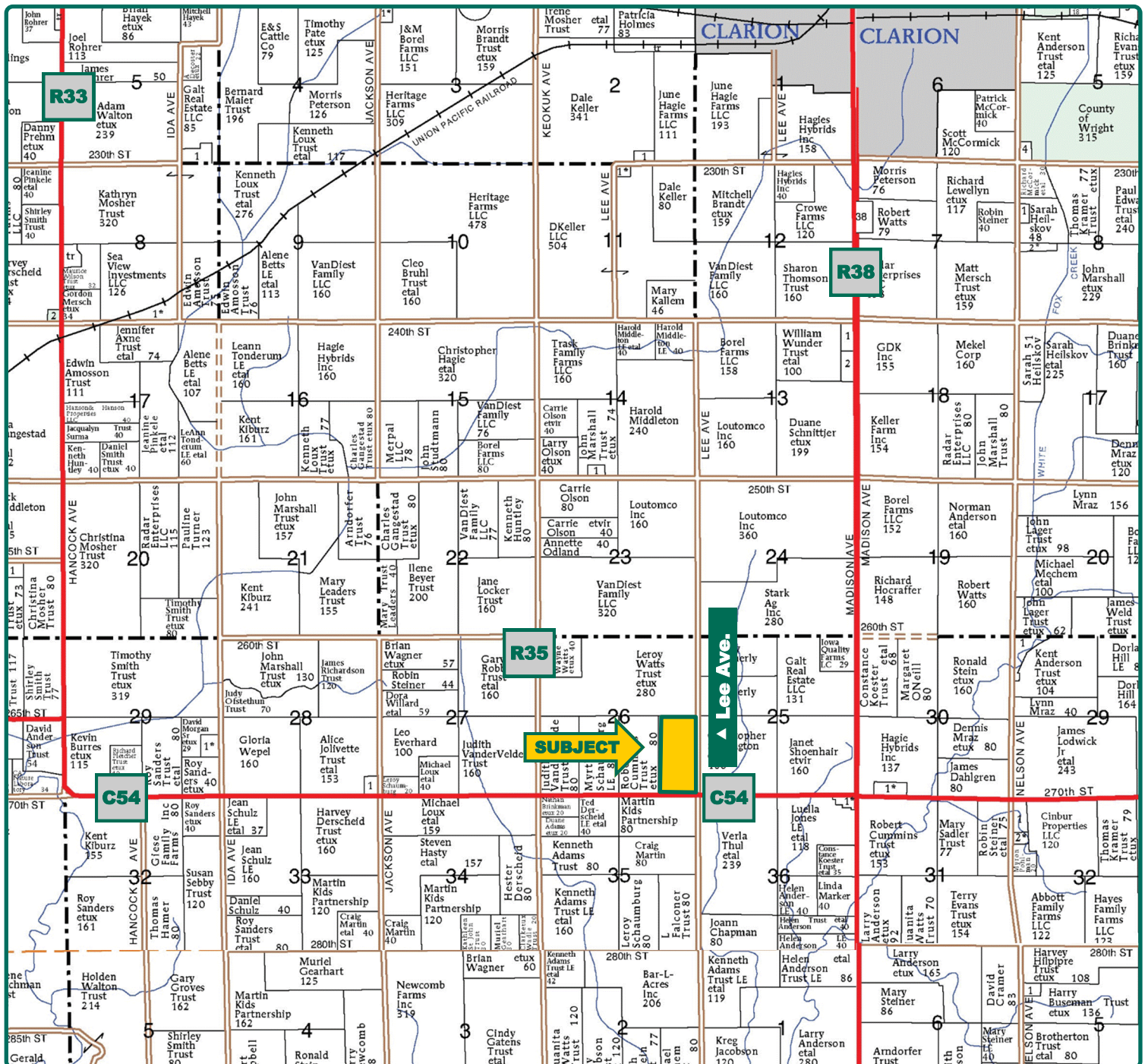
MattV@Hertz.ag

515-382-1500

415 S. 11th St./PO Box 500

Nevada, IA 50201-0500

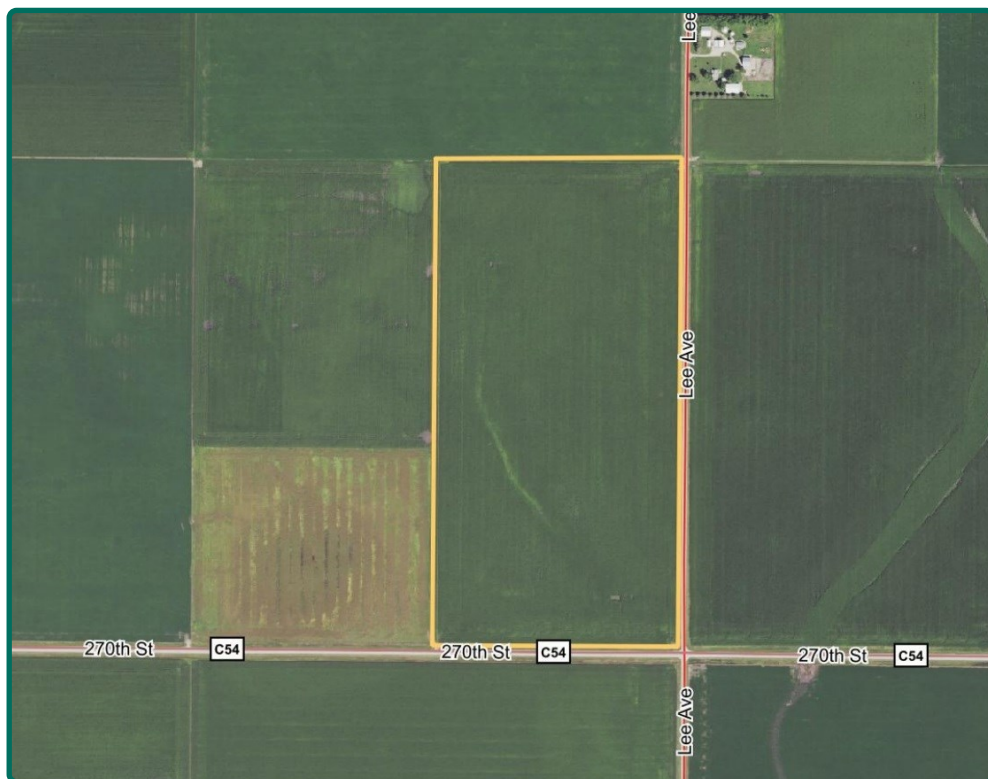
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FSA/Eff. Crop Acres:	77.31
Corn Base Acres:	61.70
Bean Base Acres:	15.30
Soil Productivity:	71.50 CSR2

Property Information

80.00 Acres, m/l

Location

From Clarion: Go south on Highway R38 for 4 miles. Head west on Highway C54 for 1¼ mile. Property is on the north side of the road.

Legal Description

E½ SE¼, Section 26, Township 91 North, Range 25 West of the 5th P.M. (Dayton Township)

Price & Terms

- \$876,000.00
- \$10,950.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,048
Gross Acres: 80.00
Net Taxable Acres: 76.50
Tax per Net Taxable Acre: \$26.77

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 4751, Tract 2274
FSA/Eff. Crop Acres: 77.31
Corn Base Acres: 61.70
Corn PLC Yield: 171 Bu.
Bean Base Acres: 15.30
Bean PLC Yield: 34 Bu.

Soil Types/Productivity

Primary soils are Brownton and Ottosen Loams. CSR2 on the FSA/Eff. Crop acres is 71.50. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

- Natural, plus some tile. No tile maps available.
- Located in Drainage District #143.

Water & Well Information

No known wells.

Comments

Productive Wright County farmland.

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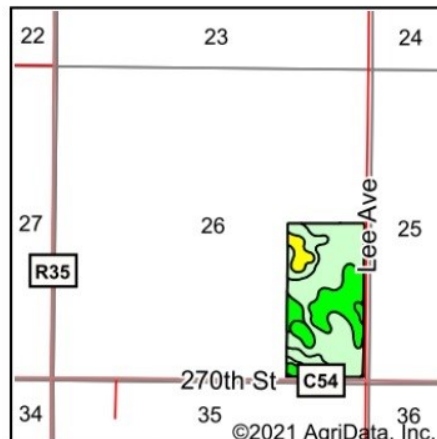
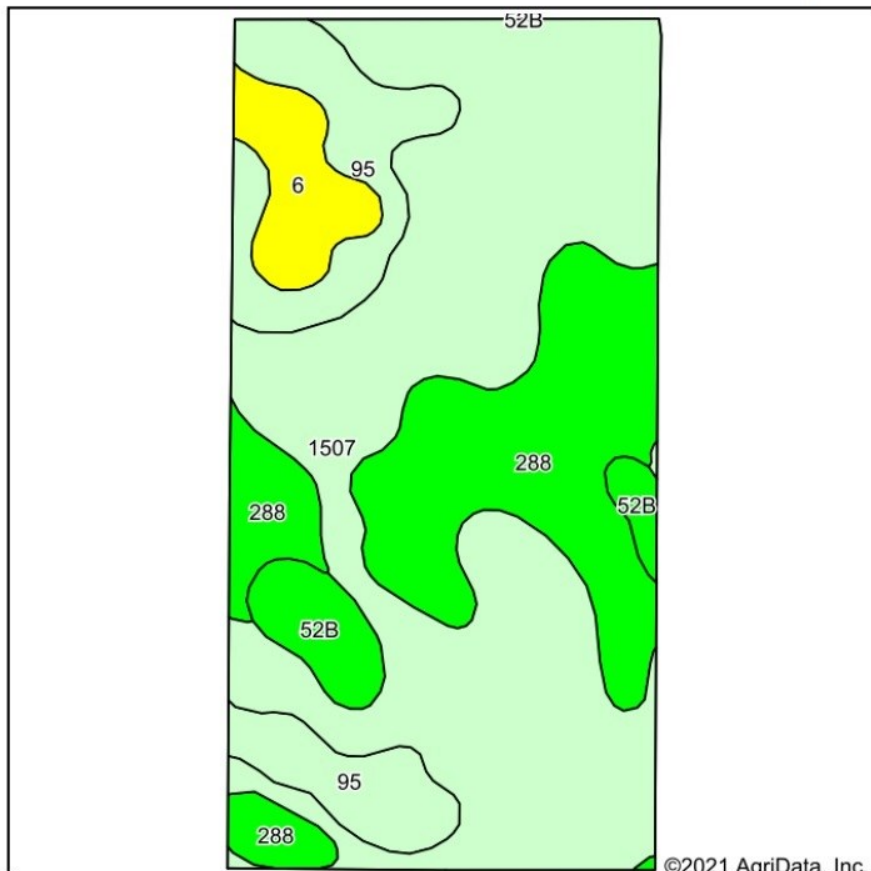
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State: **Iowa**
County: **Wright**
Location: **26-91N-25W**
Township: **Dayton**
Acres: **77.31**
Date: **8/11/2021**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA197, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1507	Brownton silty clay loam, 0 to 2 percent slopes	41.02	53.1%		IIw	62	72
288	Ottosen clay loam, 1 to 3 percent slopes	18.98	24.6%		Iw	91	84
95	Harps clay loam, 0 to 2 percent slopes	10.04	13.0%		IIw	72	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.86	5.0%		IIIw	59	57
52B	Bode clay loam, 2 to 6 percent slopes	3.41	4.4%		Ile	91	78
Weighted Average						71.5	73.2

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.

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South Looking North



Northwest Looking Southeast



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