

# Land For Sale

**ACREAGE:**

**153.00 Acres, m/l**

**LOCATION:**

**Henry County, IA**



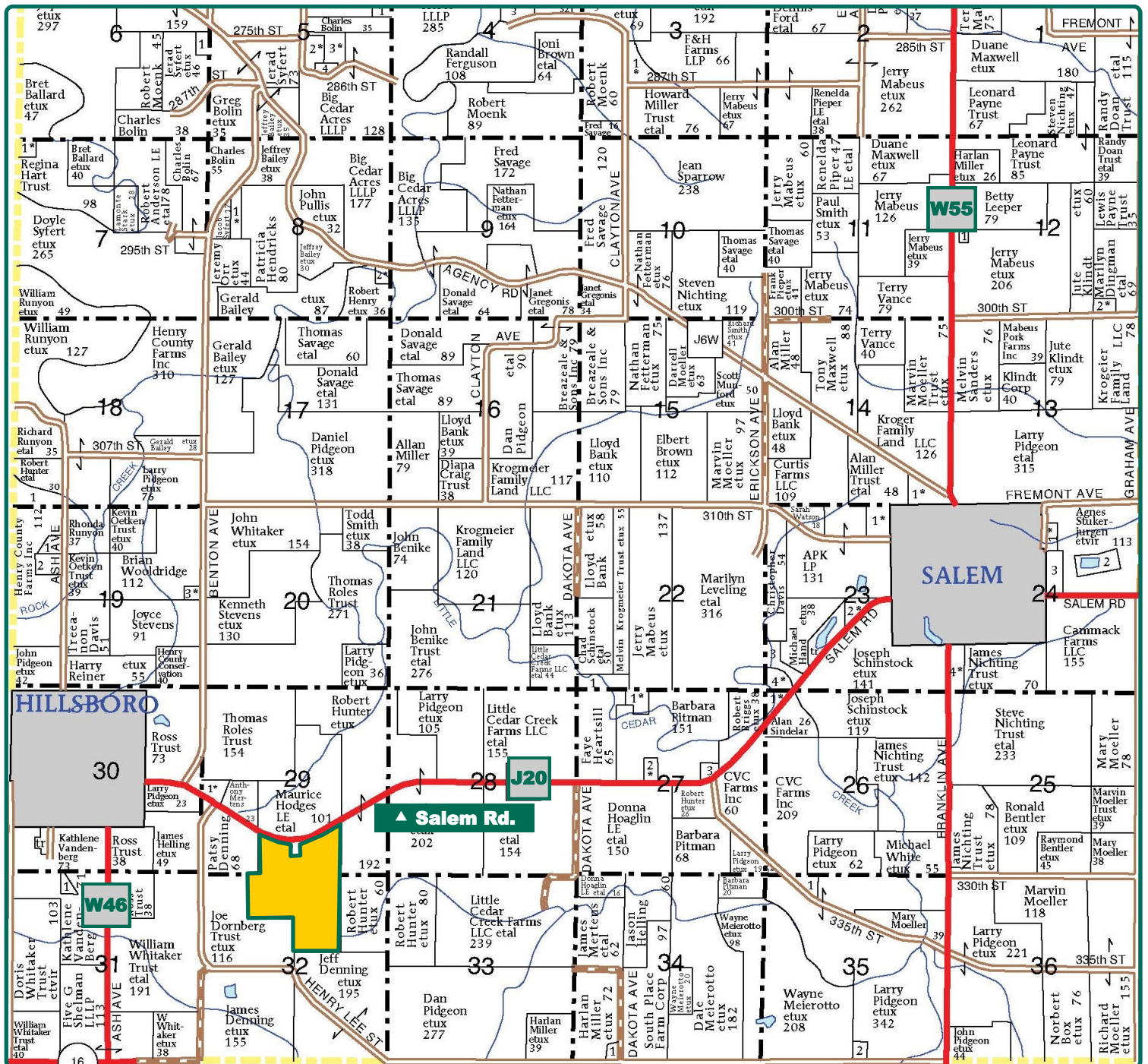
## Property Key Features

- Located 1 Mile East of Hillsboro, Iowa
- 130.11 FSA/Eff. Crop Acres with a CSR2 of 60.10
- Open Lease for the 2022 Crop Year

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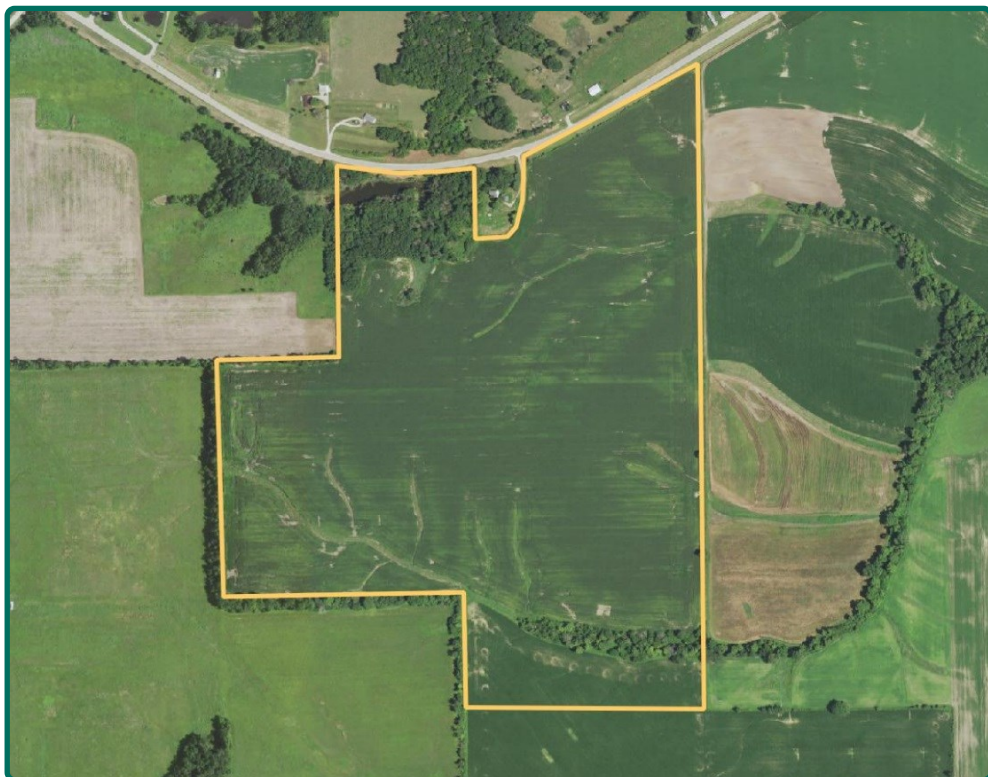
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<b>FSA/Eff. Crop Acres:</b>	<b>130.11</b>
<b>Corn Base Acres:</b>	<b>83.40</b>
<b>Bean Base Acres:</b>	<b>33.20</b>
<b>Soil Productivity:</b>	<b>60.10 CSR2</b>

## Property Information

### 153.00 Acres, m/l

### Location

1 mile east of Hillsboro on Salem Rd. The property is on the south side of the road.

### Legal Description

SW¼ SE¼ and E½ SE¼ SW¼, Section 29, except acreage site, and NW¼ NE¼ and N 20 acres of SW¼ NE¼ of Section 32, all in Township 70 North, Range 7 West of the 5th P.M., Henry Co., IA.

### Price & Terms

- \$1,086,300
- \$7,100/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, based on terms of existing lease.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,349.21\*  
Gross Acres: 153.00, Pending Survey  
Net Taxable Acres: 143.15\*  
Tax per Net Taxable Acre: \$23.40\*  
Exempt Forest Reserve Acres: 9.85  
*\*Taxes are estimated pending survey of property. Henry County Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 6767, Tract 4953  
FSA/Eff. Crop Acres: 130.11  
Corn Base Acres: 83.40

Corn PLC Yield: 148 Bu.  
Bean Base Acres: 33.20  
Bean PLC Yield: 51 Bu.

### Soil Types/Productivity

Primary soils are Pershing and Belinda. CSR2 on the FSA/Eff. crop acres is 60.10. 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

Nearly level to steep.

### Drainage

Natural, some tile. No maps available.

### Buildings/Improvements

None.

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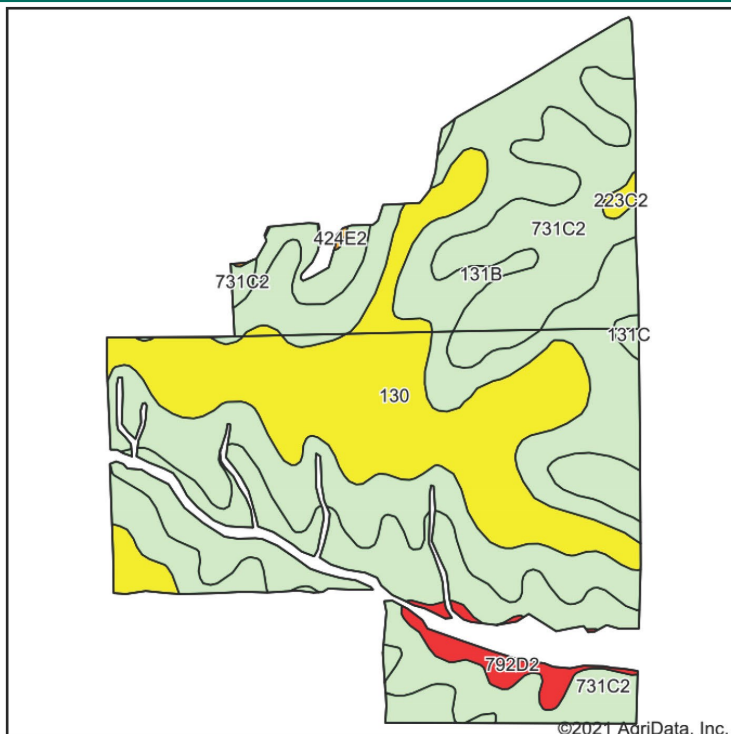
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Soils data provided by USDA and NRCS.

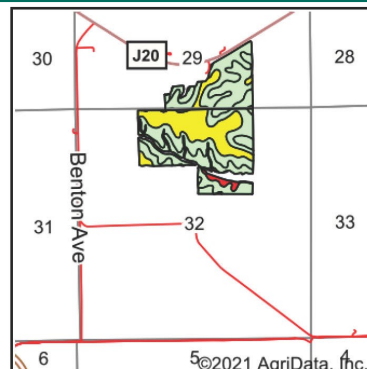
Area Symbol: IA087, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
131B	Pershing silt loam, 2 to 5 percent slopes	50.54	38.8%		IIIe	70
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	38.63	29.7%		IIIe	62
130	Belinda silt loam, 0 to 2 percent slopes	34.27	26.3%		IIIw	47
131C	Pershing silt loam, 5 to 9 percent slopes	3.27	2.5%		IIIe	65
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	2.80	2.2%		IVe	13
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.48	0.4%		IVw	45
424E2	Lindley-Keswick loams, 14 to 18 percent slopes, moderately eroded	0.12	0.1%		VIe	24
Weighted Average						60.1

\*\*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.



State: **Iowa**  
County: **Henry**  
Location: **32-70N-7W**  
Township: **Salem**  
Acres: **130.11**  
Date: **9/14/2021**



Maps Provided By:



## Water & Well Information

None.

## Comments

Productive Henry County farm located on a hard-surface road. In addition to row crops, there are 9.00 acres, m/l, of timber and a 1-acre pond.

## Survey

Property is pending a survey. Final acres and legal description to come from boundary survey.

*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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Looking Northwest



Looking Southwest



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Looking West



Corn Crop



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