

Land For Sale

ACREAGE:

40.00 Acres, m/l

LOCATION:

Dickinson County, IA

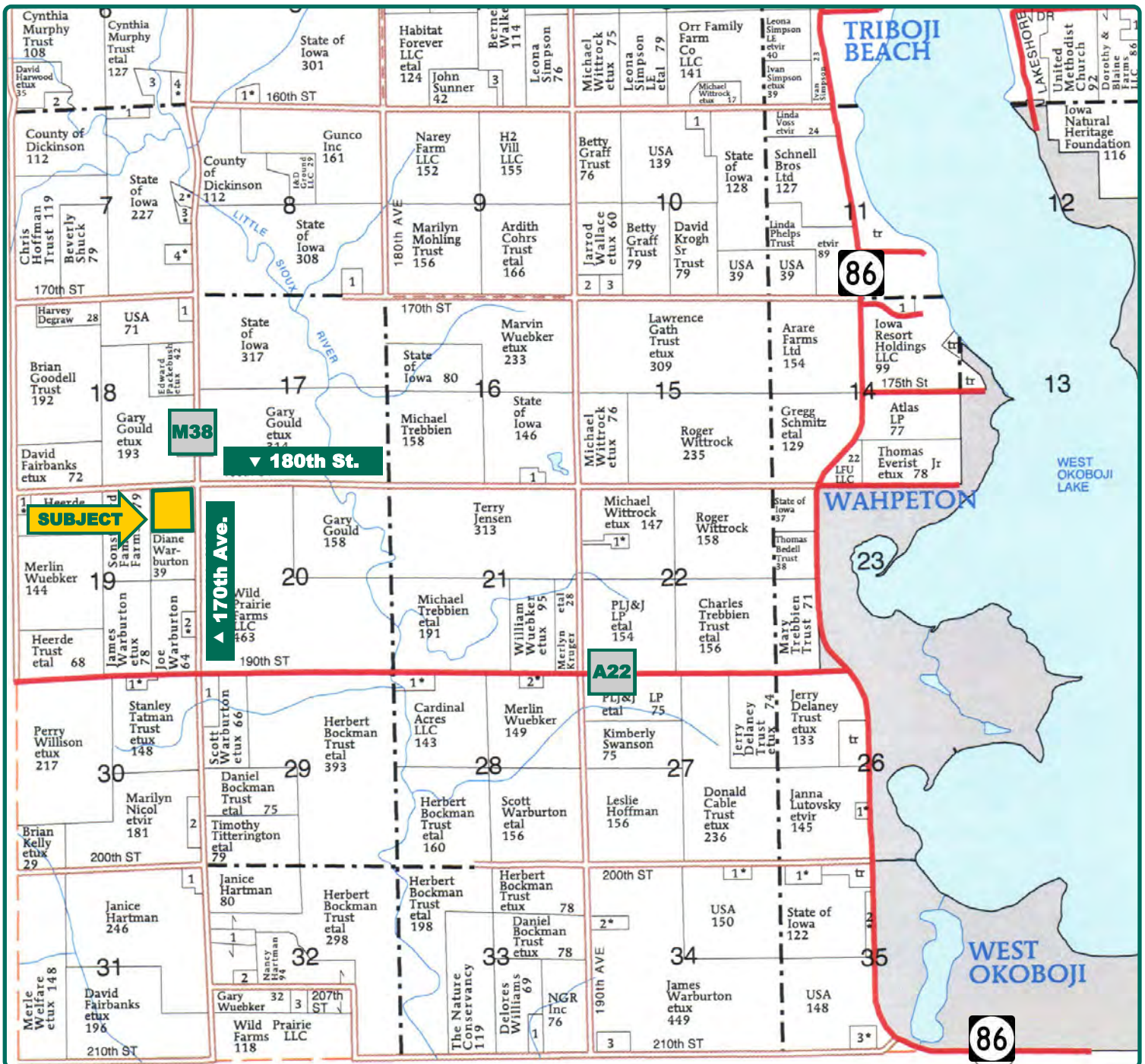


Property Key Features

- Located Near West Lake Okoboji
- Highly Tillable Tract; Great For Existing Farming Operation or Investor Portfolio
- 38.28 FSA/Eff. Crop Acres with 81.50 CSR2

Tom Carlson, AFM
Licensed Salesperson in IA
515-368-1395
TomC@Hertz.ag

515-332-1406
1101 13th St. N, Ste.2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag



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

Tom Carlson, AFM
Licensed Salesperson in IA
515-368-1395
TomC@Hertz.ag

515-332-1406
1101 13th St. N, Ste.2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag



FSA/Eff. Crop Acres:	38.28
Corn Base Acres:	19.00
Bean Base Acres:	19.00
Soil Productivity:	81.50 CSR2

Property Information

40.00 Acres, m/l

Location

From Wahpeton: 3¼ miles west on Co. Rd. A22, then ¾ mile north on 170th Ave. The farm is on the west side of the road.

Legal Description

NE¼ NE¼, Section 19, Township 99 North, Range 37 West of the 5th P.M., Dickinson Co., IA.

Price & Terms

PRICE REDUCED!

- ~~\$525,000~~ \$515,000
- ~~\$13,125/acre~~ \$12,875/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, subject to existing lease.

Real Estate Tax

Taxes Payable 2021-2022: \$826.00
Gross Acres: 40.00
Net Taxable Acres: 38.02
Tax per Net Taxable Acre: \$21.73

Lease Status

Leased through the 2022 crop year. Contact agent for details.

FSA Data

Farm Number 269, Tract 545
FSA/Eff. Crop Acres: 38.28
Corn Base Acres: 19.00
Corn PLC Yield: 175 Bu.
Bean Base Acres: 19.00
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Nicollet, Canisteo and Crippin. CSR2 on the FSA/Eff. crop acres is 81.50. 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

Rolling.

Drainage

Natural.

Water & Well Information

None.

Tom Carlson, AFM

Licensed Salesperson in IA

515-368-1395

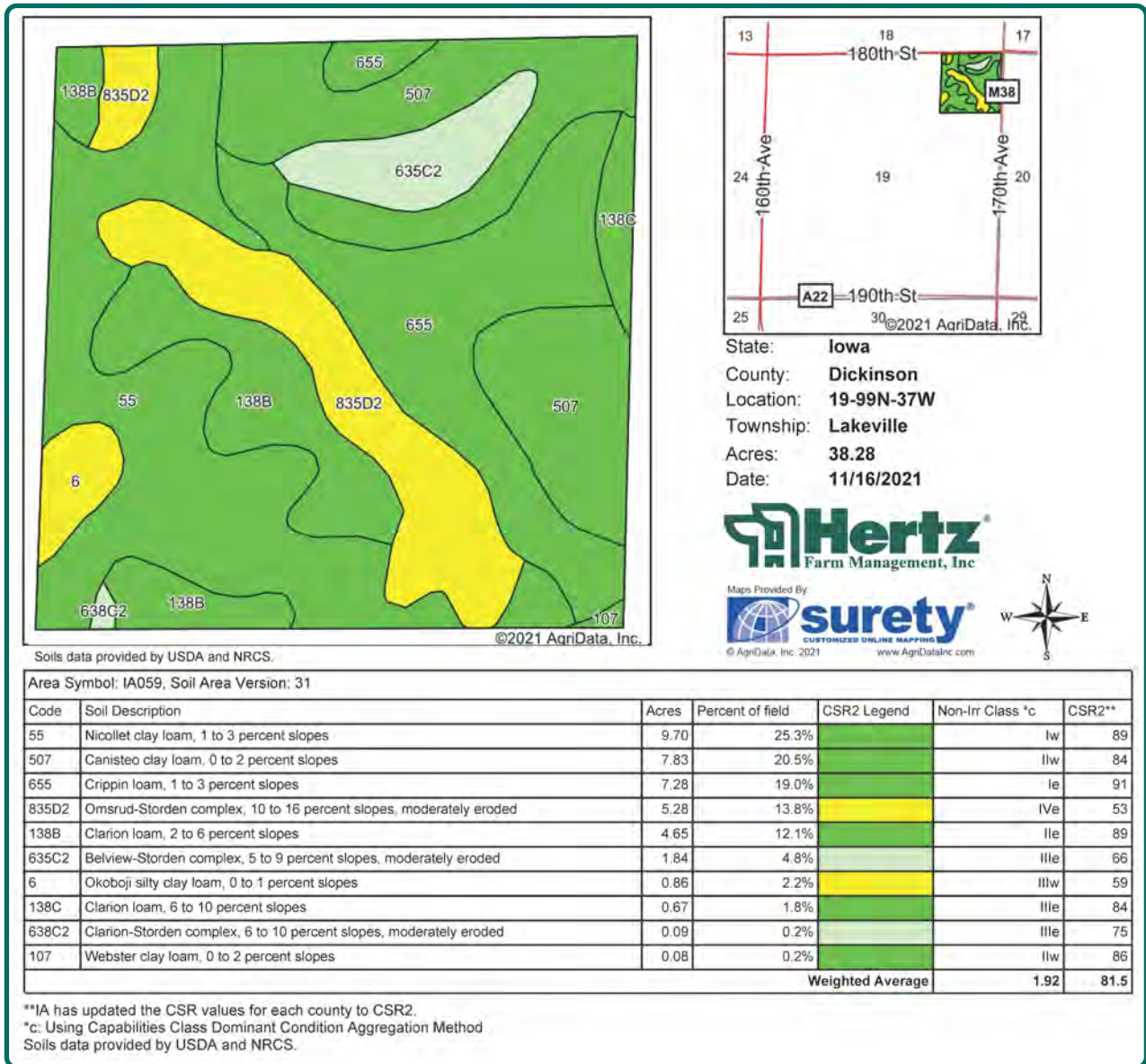
TomC@Hertz.ag

515-332-1406

1101 13th St. N, Ste.2/PO Box 503

Humboldt, IA 50548

www.Hertz.ag



Comments

Nice-sized farm to add to existing farming operation or investment portfolio.

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

Tom Carlson, AFM
Licensed Salesperson in IA
515-368-1395
TomC@Hertz.ag

515-332-1406
1101 13th St. N, Ste.2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag

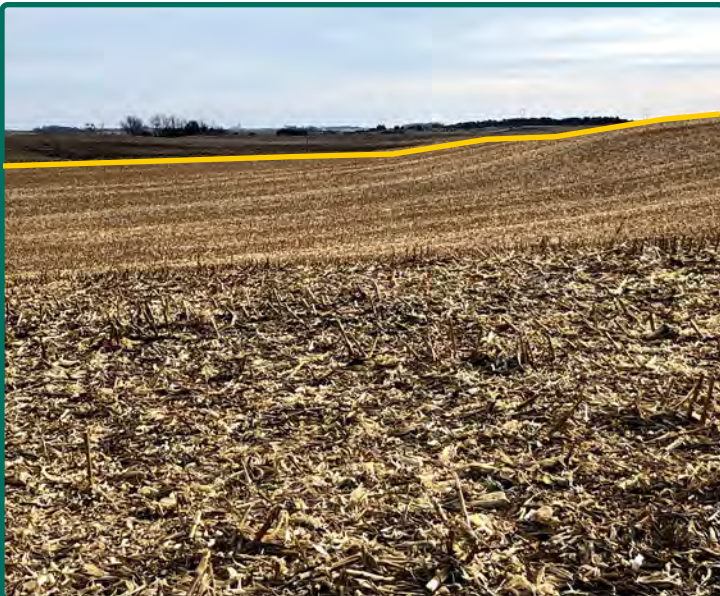
Looking Northeast



Looking Southwest



Looking Southeast



Looking North



Tom Carlson, AFM
Licensed Salesperson in IA
515-368-1395
TomC@Hertz.ag

515-332-1406
1101 13th St. N, Ste.2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag

Make the Most of Your Farmland Investment

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

Tom Carlson, AFM
Licensed Salesperson in IA
515-368-1395
TomC@Hertz.ag

515-332-1406
1101 13th St. N, Ste.2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag