

Land For Sale

ACREAGE:

134.61 Acres, m/l

LOCATION:

Boone County, IA



Property *Key Features*

- 7 Miles North of Ogden Between Don Williams Lake and the Des Moines River
- 35.02 FSA/Eff. Crop Acres and Approximately 100 Timber Acres
- Phenomenal Hunting Property with Scenic Views

Matt Vegter, ALC

Licensed Salesperson in IA

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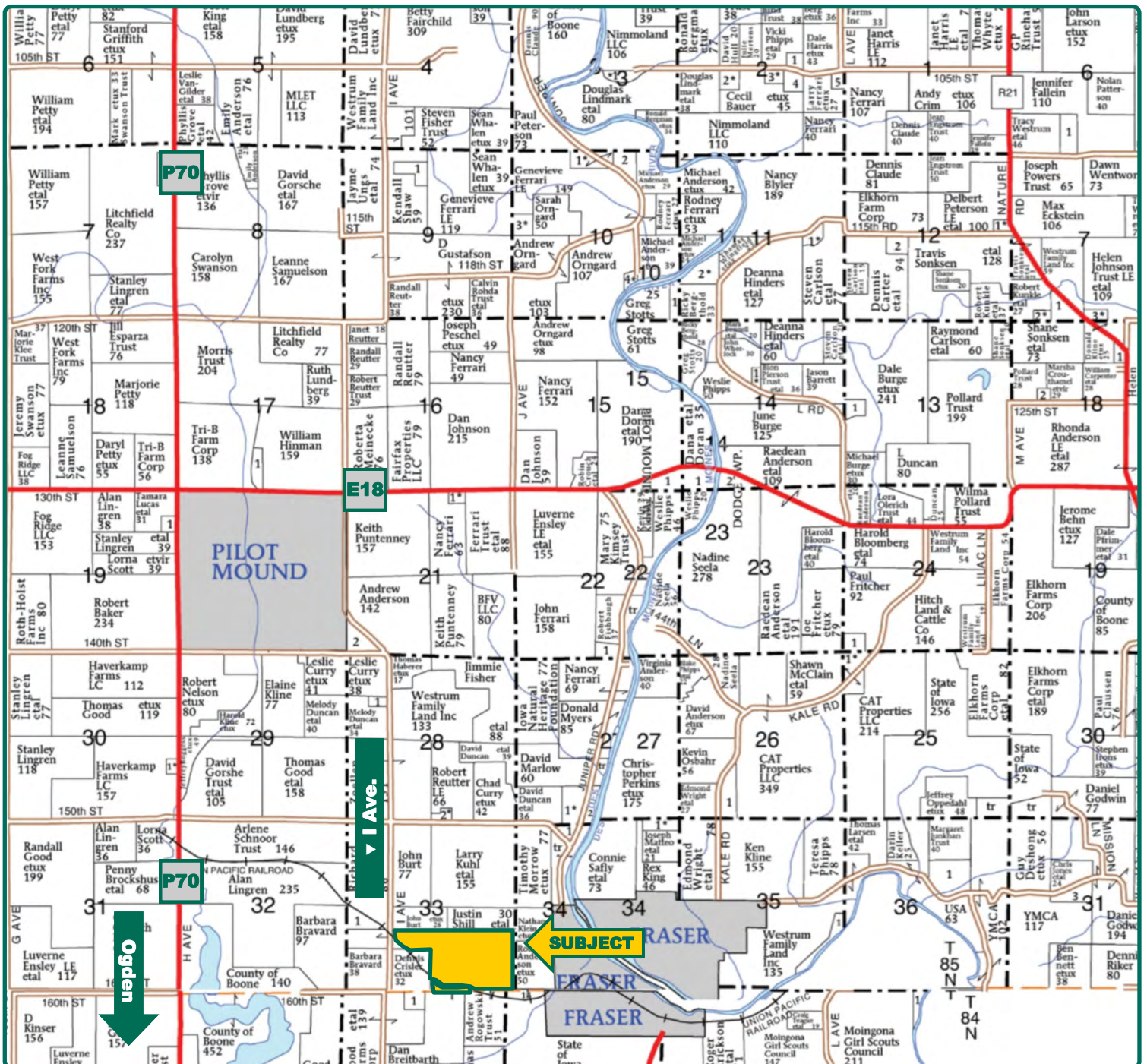
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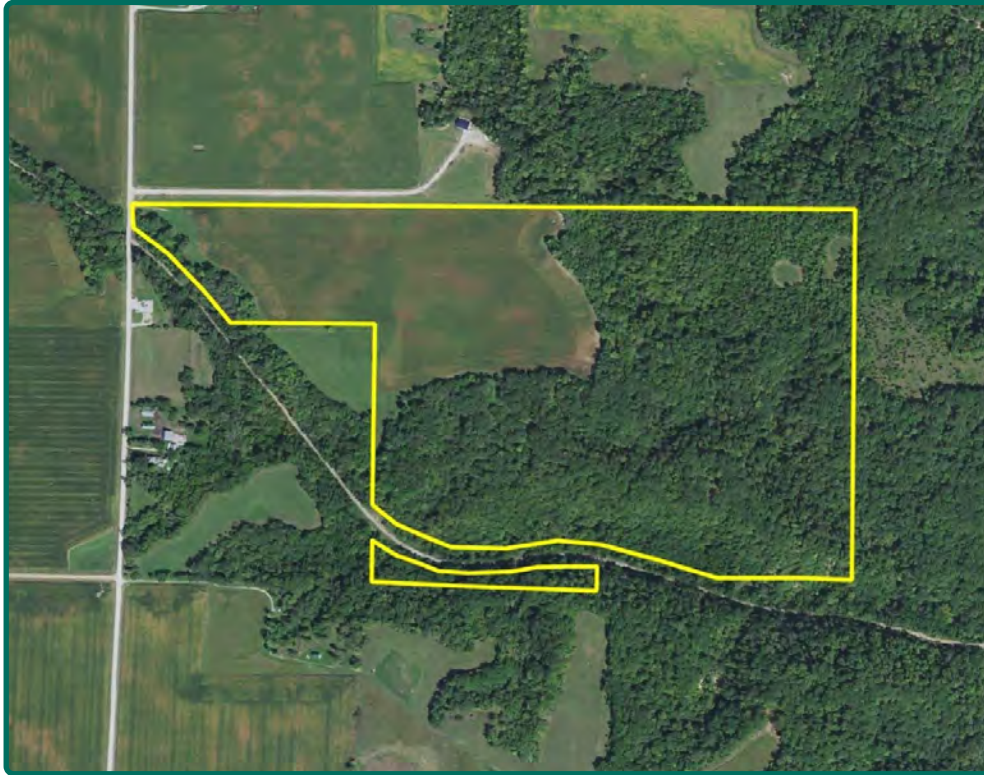
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FSA/Eff. Crop Acres: 35.02
Corn Base Acres: 18.01*
Bean Base Acres: 17.00*
Soil Productivity: 83.90 CSR2

**Acres are estimated.*

Property Information

134.61 Acres, m/l

Location

From Ogden: go north on Hwy P70 for 5 miles, then east on Hwy E26 for 1 mile, then north on I Ave. for 1 mile. The property will be on the east side of the road.

Legal Description

Lot 1 of S½ NE¼ SW¼, S½ SE¼, excluding RR, and S½ NE¼ SE¼, all in Sec. 33, T85N, R27 West of the 5th P.M.

Price & Terms

PRICE REDUCED!

- ~~\$908,617.50~~ \$841,312.50
- ~~\$6,750/acre~~ \$6,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2021-2022: \$986.00
 Gross Acres: 134.61
 Exempt Forest Reserve Acres: 91.20
 Net Taxable Acres: 40.65
 Tax per Net Taxable Acre: \$24.26
There are 91.20 acres enrolled in the Forest Reserve Program.

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 1241, Tract 1121
 FSA/Eff. Crop Acres: 35.02
 Corn Base Acres: 18.01*
 Corn PLC Yield: 131 Bu.
 Bean Base Acres: 17.00*

Bean PLC Yield: 42 Bu.

**Acres are estimated pending reconstitution of farm by the Boone County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Webster and Lester.
 CSR2 on the FSA/Eff. crop acres is 83.90.
 See soil map for detail.

Mineral Rights

Mineral rights are not owned by the Seller.
 Contact agent for details.

Land Description

Level to extremely sloping.

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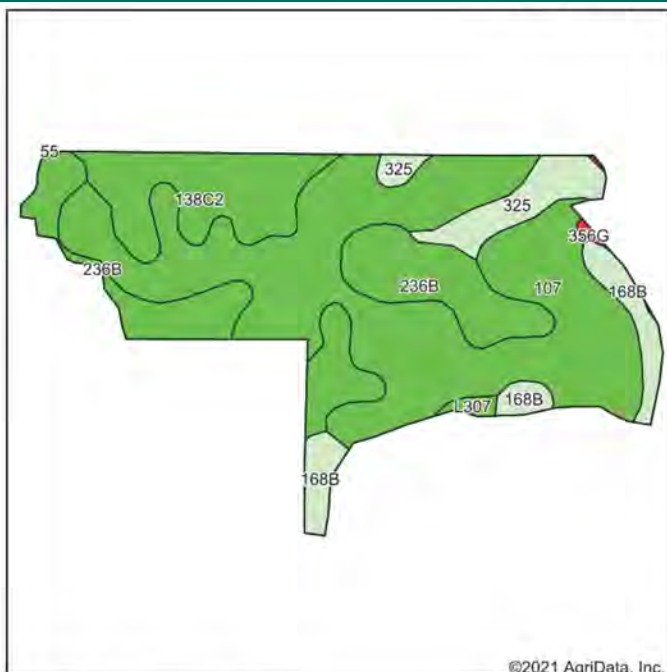
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State: **Iowa**
County: **Boone**
Location: **33-85N-27W**
Township: **Pilot Mound**
Acres: **35.02**
Date: **12/3/2021**

Hertz
Farm Management, Inc.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA015, Soil Area Version: 29						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	18.62	53.2%		IIw	86
236B	Lester loam, 2 to 6 percent slopes	7.16	20.4%		IIe	85
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.46	12.7%		IIle	83
168B	Hayden loam, 2 to 6 percent slopes	2.30	6.6%		IIe	76
325	Le Sueur loam, 1 to 3 percent slopes	2.15	6.1%		Iw	77
L307	Dundas silt loam, Bemis moraine, 0 to 2 percent slopes	0.22	0.6%		IIw	81
356G	Hayden-Storden loams, 25 to 50 percent slopes	0.11	0.3%		VIIe	5
Weighted Average					2.08	83.9

**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.

Drainage

Some tile. No maps available.

Water & Well Information

None.

Easement

The adjoining landowner has an access easement along the west tree line of the property. Contact agent for details.

Comments

There are junk piles in two timber draws. There is also an abandoned Coal Mine Air Shaft on the east side of the property and an abandoned pipeline that crosses the NE corner of the property. Contact agent for details.

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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Northwest Looking Southeast



Southwest Looking East



Timber Area



Timber Area



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“Turkey Boulevard”



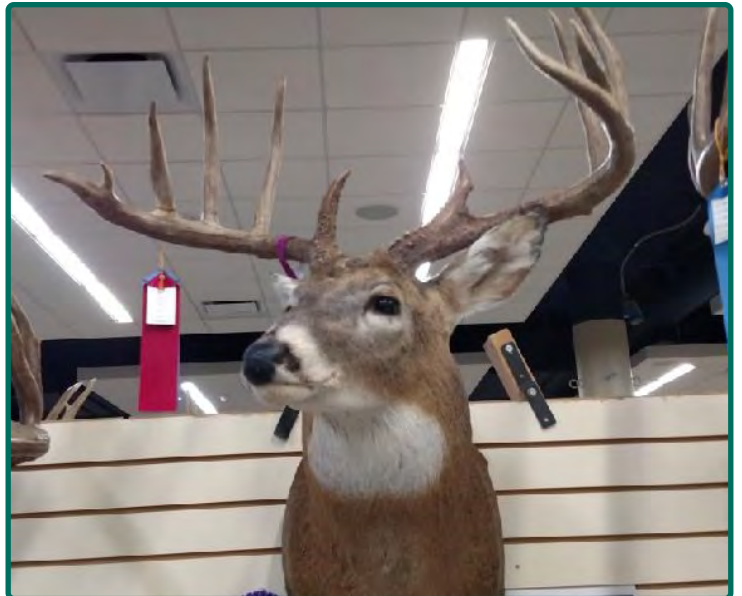
Well-Maintained Hunting Trail



August 2021



Harvested Fall 2016



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