

# Land For Sale

**ACREAGE:**

**144.38 Acres, m/l**

**LOCATION:**

**Franklin County, IA**



## Property *Key Features*

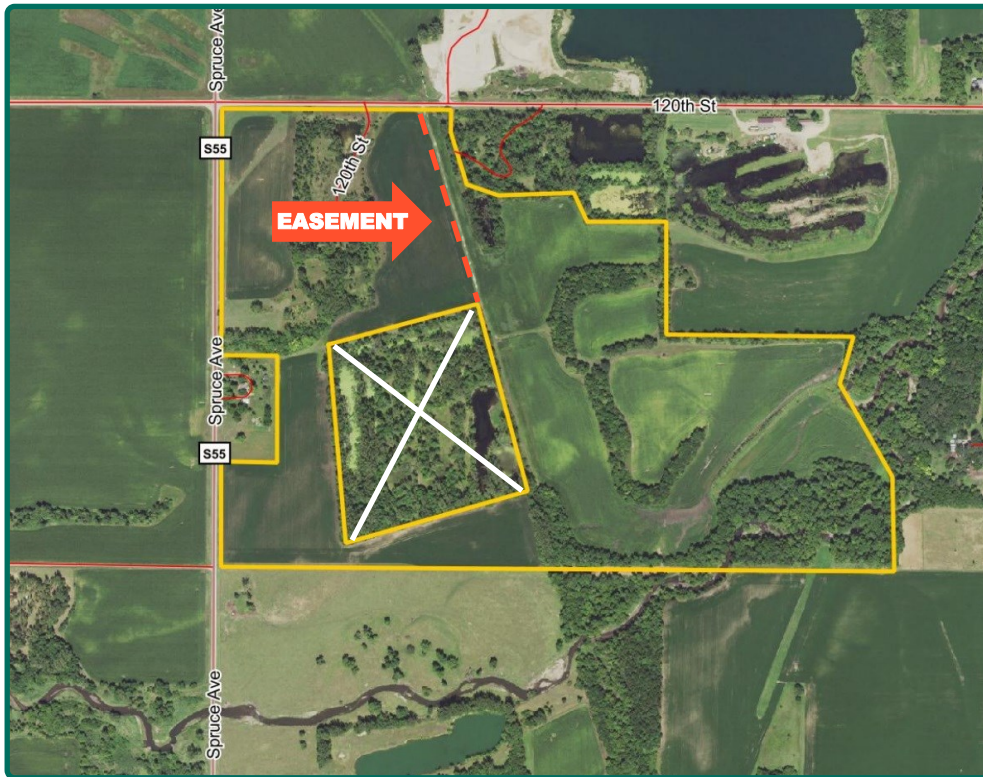
- Five Miles Southeast of Hampton
- 95.91 FSA/Eff. Crop Acres with a 63.90 CSR2
- Great Mixed-Use Property with Timber and a Pond

**Kyle Hansen, ALC**  
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<b>FSA/Eff. Crop Acres:</b>	<b>95.91</b>
<b>Corn Base Acres:</b>	<b>54.00</b>
<b>Bean Base Acres:</b>	<b>39.70</b>
<b>Soil Productivity:</b>	<b>63.90 CSR2</b>

## Property Information

### 144.38 Acres, m/l

### Location

From Hampton: go east on 130th Street for 2 miles, then south ¼ mile on Quail Avenue. Head east on 120th Street for 2 miles, property is on the south side of the road.

### Legal Description

NW¼, except acreage site and except 24.15 acre tract, AND SW¼ NE¼, all in Section 18, Township 91 North, Range 18 West of the 5th P.M. (Geneva Township)

### Price & Terms

- \$721,900.00
- \$5,000.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,802.00  
Net Taxable Acres: 144.38  
Tax per Net Taxable Acre: \$19.41

### Lease Status

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

### FSA Data

Farm Number 27, Tract 2763  
FSA/Eff. Crop Acres: 95.91  
Corn Base Acres: 54.00  
Corn PLC Yield: 133 Bu.  
Bean Base Acres: 39.70  
Bean PLC Yield: 38 Bu.

### NRCS Classification

HEL: 14.60 acres of Highly Erodible Land.  
NHEL: 81.31 acres of Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Waukee, Coland and Saude. CSR2 on the FSA/Eff. crop acres is 63.90. See soil map for detail.

### Land Description

Gently rolling to moderately sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

One pond.

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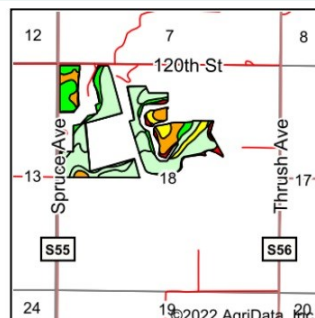
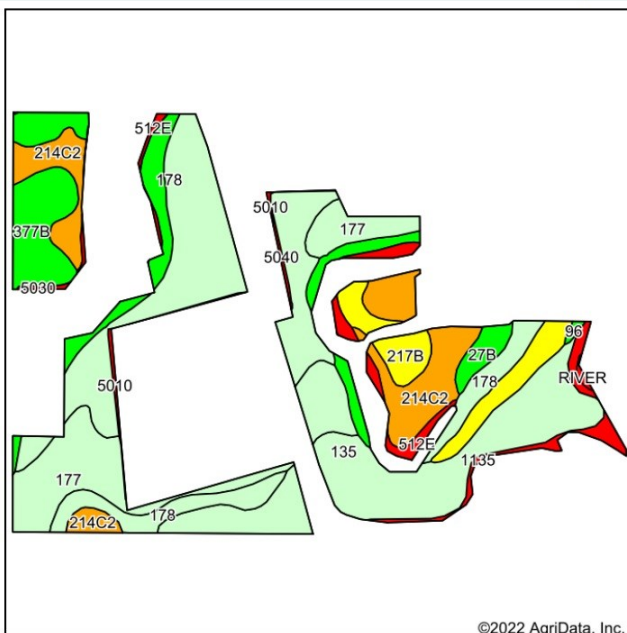
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State: **Iowa**  
County: **Franklin**  
Location: **18-91N-19W**  
Township: **Geneva**  
Acres: **95.91**  
Date: **1/10/2022**



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

Area Symbol: IA069, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
178	Waukeel loam, 0 to 2 percent slopes	25.98	27.1%		Ils	69
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	18.20	19.0%		Ilw	76
177	Sauel loam, 0 to 2 percent slopes	13.85	14.4%		Ils	60
214C2	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes, eroded	11.49	12.0%		Ille	29
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	5.47	5.7%		Ile	94
8B	Judson silty clay loam, 2 to 5 percent slopes	5.36	5.6%		Ile	94
27B	Terril loam, 2 to 6 percent slopes	3.73	3.9%		Ile	87
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	3.18	3.3%		Ils	59
217B	Ripon silt loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	3.10	3.2%		Ile	57
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	2.11	2.2%		Vw	13
512E	Marlean loam, 9 to 18 percent slopes	2.08	2.2%		Vile	18
5010	Pits, sand and gravel	0.46	0.5%			0
5030	Pits, limestone quarry	0.38	0.4%			0
5040	Anthropotic Udorthents, 2 to 9 percent slopes	0.20	0.2%		Vls	5
96	Turlin loam, 0 to 2 percent slopes	0.19	0.2%		Ilw	90
RIVER	Water, rivers and streams	0.13	0.1%			0
<b>Weighted Average</b>					<b>2.28</b>	<b>63.9</b>

## Easement

There is an ingress/egress easement to the 24.15 acre tract in the center of the farm.

## Comments

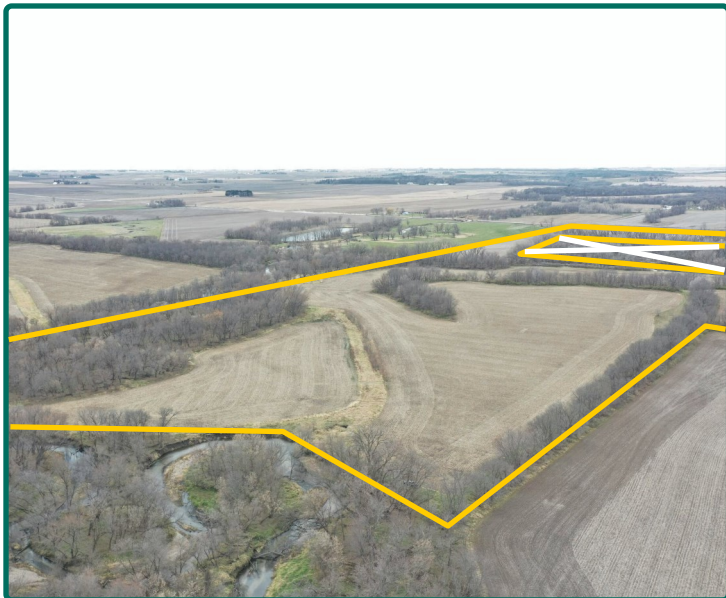
Farm has a history of limestone production.

*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.*

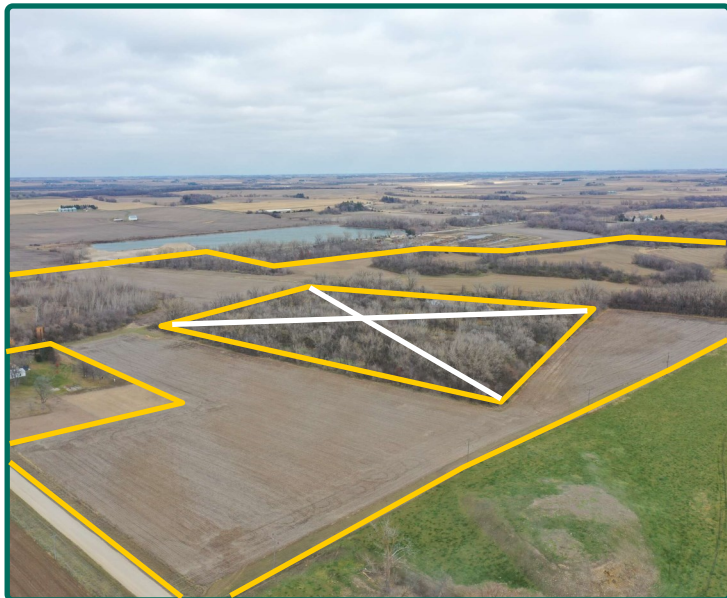
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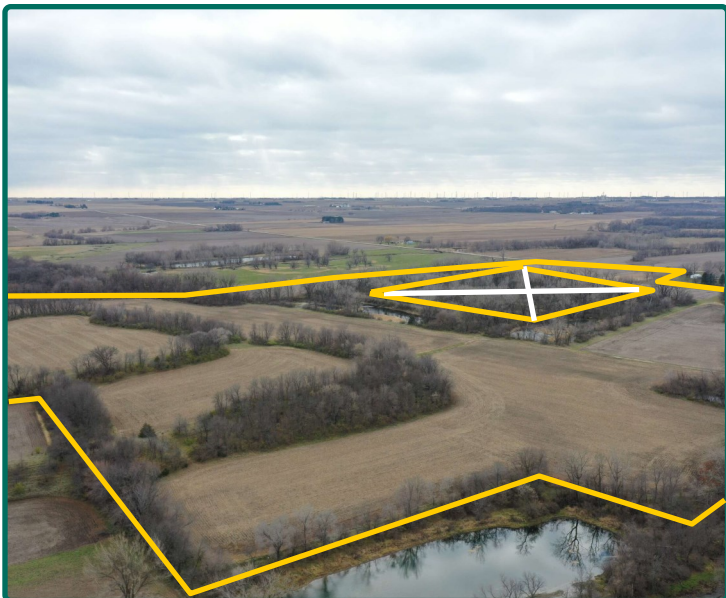
Northeast Looking Southwest



Southwest Looking Northeast



Northeast Looking Southwest



North Looking South



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