

# Land For Sale

**ACREAGE:**

**292.36 Acres, m/l**

**LOCATION:**

**Clarke County, IA**



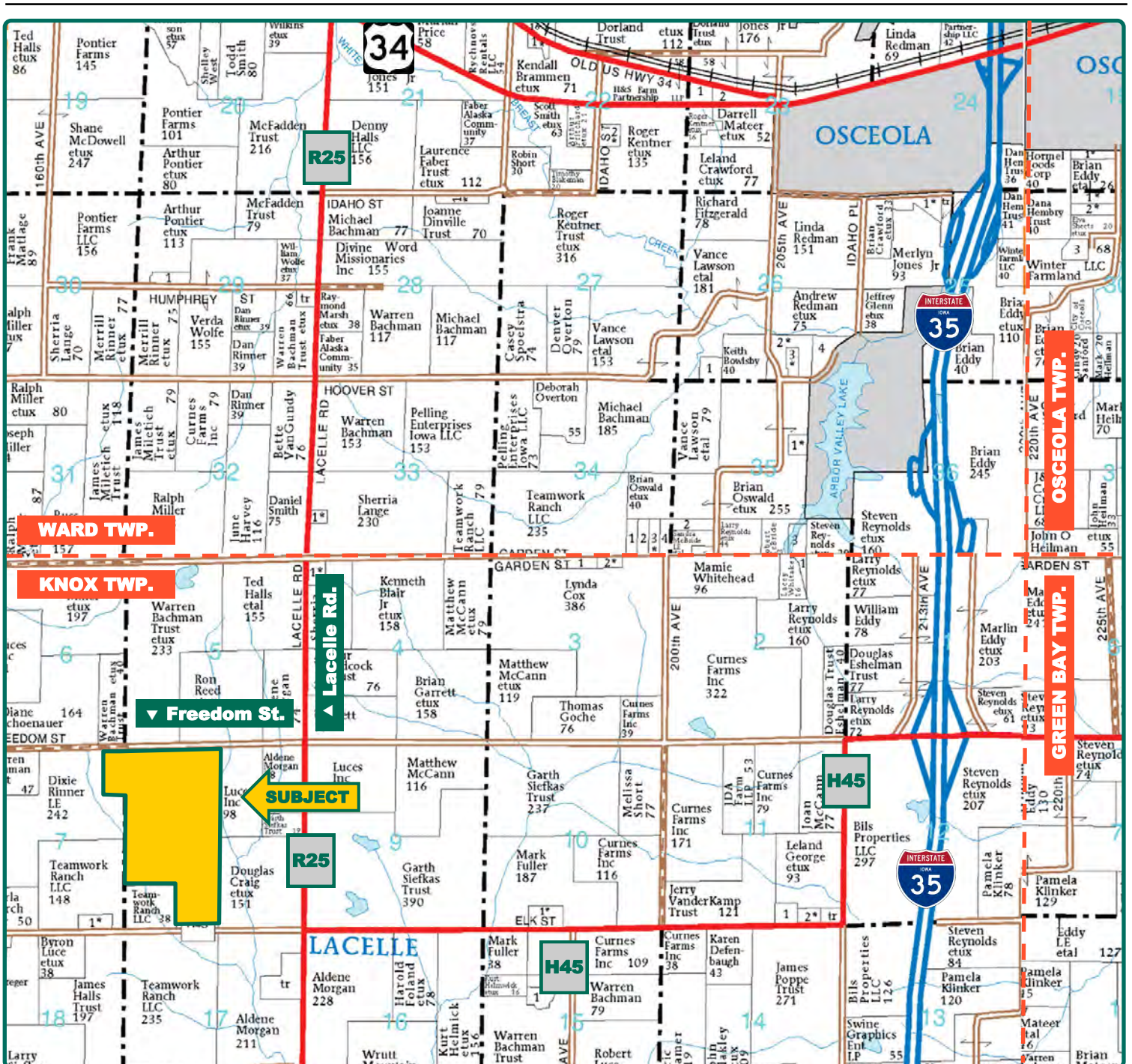
## Property Key Features

- **Mixed-Use Farm with 36.14 FSA/Eff. Crop Acres**
- **8 Miles Southwest of Osceola**
- **CRP Contracts Paying \$39,125 Annually**

**Kyle Hansen, ALC**  
Licensed Real Estate Broker in IA & MO  
**515-370-3446**  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**



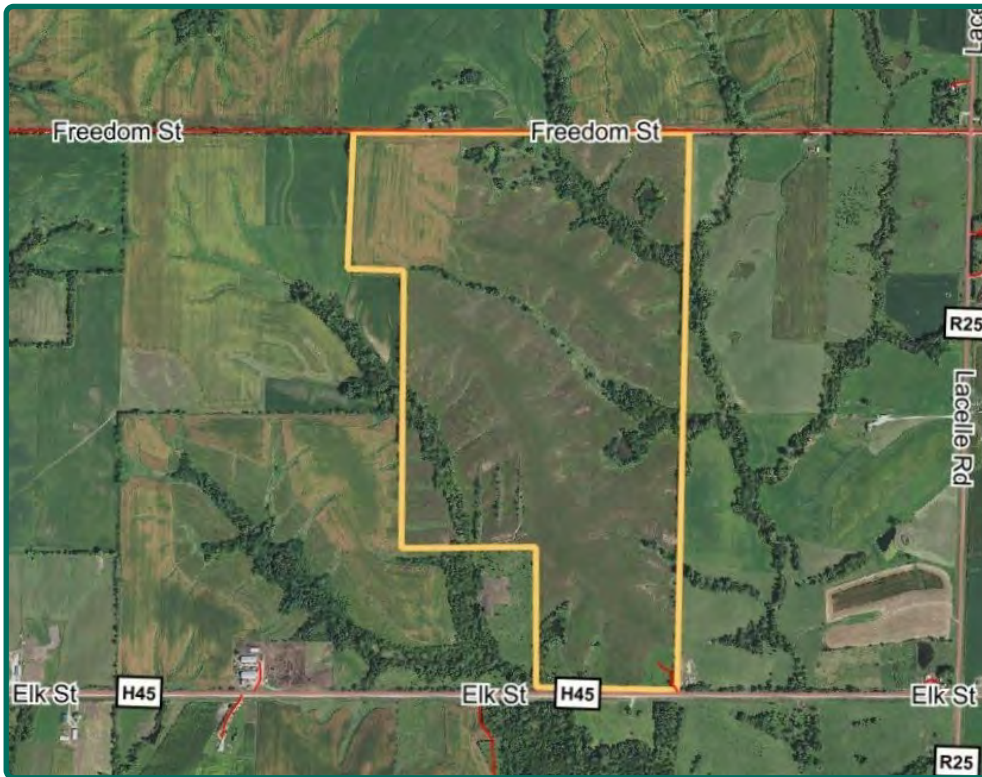


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<b>FSA/Eff. Crop Acres:</b>	<b>36.14</b>
<b>CRP Acres:</b>	<b>212.55</b>
<b>Corn Base Acres:</b>	<b>7.63</b>
<b>Bean Base Acres:</b>	<b>28.51</b>
<b>Soil Productivity:</b>	<b>43.60 CSR2</b>

## Property Information

### 292.36 Acres, m/l

### Location

From Osceola: Go west on Hwy. 34 for 4 miles, then head south on R25 / Lacelle Rd. for 4 miles. Go west on Freedom St. for ½ mile, property is on the south side of the road.

### Legal Description

W½, except SW¼ SW¼, Section 8 AND E 16 acres of the NE¼ NE¼ of Sec. 7 all in T-71-N, R-26-W of the 5th P.M. (Knox Township)

### Real Estate Tax

Taxes Payable 2021 - 2022: \$4,504.00  
Net Taxable Acres: 292.36  
Tax per Net Taxable Acre: \$15.41

### Price & Terms

#### PRICE REDUCED!

- ~~\$1,461,800.00~~ \$1,403,328.00
- ~~\$5,000/acre~~ \$4,800/acre
- 10% down upon acceptance of offer, balance due at closing.

### Possession

As agreed upon.

### Lease Status

Leased through the 2022 crop year.

### FSA Data

Farm Number 471, Tract 822  
FSA/Eff. Crop Acres: 36.14  
CRP Acres: 212.55  
Corn Base Acres: 7.63  
Corn PLC Yield: 107 Bu.  
Bean Base Acres: 28.51  
Bean PLC Yield: 30 Bu.

### NRCS Classification

Highly Erodible Land.

### CRP Contracts

There are 115.64 acres enrolled in a CP-38E-2 contract that pays \$17,171.00 annually and expires 9/30/2031.

There are 96.91 acres enrolled in a CP-42 contract that pays \$21,954.00 annually and expires 9/30/2027.

### Soil Types/Productivity

Primary soils are Arispe, Lamoni and Grundy. CSR2 on the FSA/Eff. crop and CRP acres is 43.60. See soil map for details.

### Land Description

Rolling to moderately sloping.

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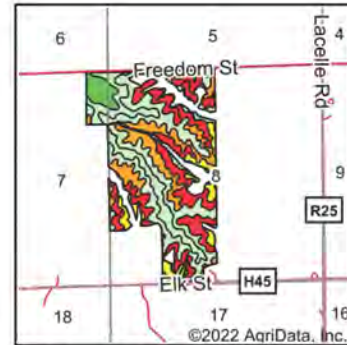
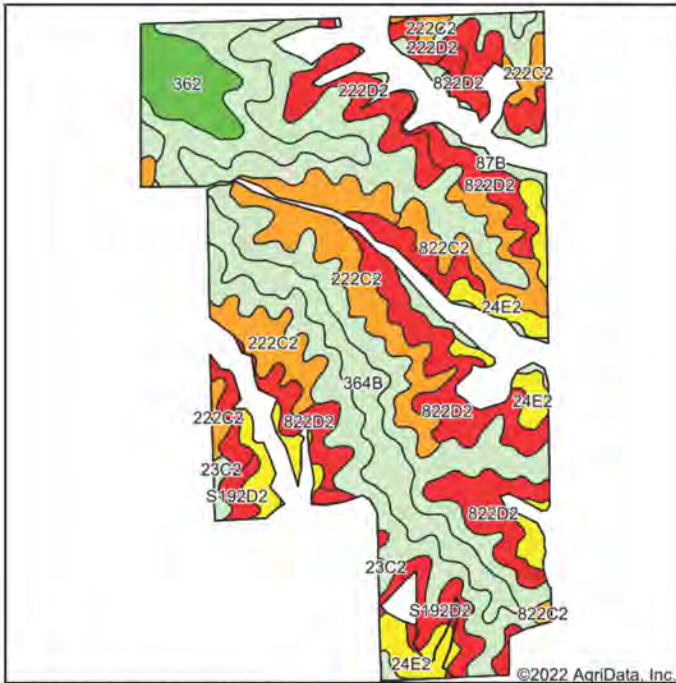
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State: Iowa  
County: Clarke  
Location: 8-71N-26W  
Township: Knox  
Acres: 248.69  
Date: 2/9/2022



Soils data provided by USDA and NRCS.

Area Symbol: IA039, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	71.63	28.8%		IIIe	62
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	42.97	17.3%		IVe	11
364B	Grundy silty clay loam, 2 to 5 percent slopes	34.27	13.8%		Ile	72
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	31.24	12.6%		IVw	28
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	18.21	7.3%		IVe	40
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	13.71	5.5%		IVe	8
362	Haig silt loam, 0 to 2 percent slopes	10.65	4.3%		IIw	83
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	9.79	3.9%		IVe	9
822C2	Lamoni clay loam, 5 to 9 percent slopes, eroded	9.24	3.7%		IIIe	31
87B	Zook-Colo silty clay loams, 0 to 5 percent slopes, occasionally flooded	6.43	2.6%		IIw	71
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	0.55	0.2%		IIw	77
Weighted Average					3.26	43.6

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

- No known wells.
- 4 ponds ranging in size from .25 acres - .50 acres.

## Comments

- Great income on this mixed-use farm one-half mile from a hard-surfaced road.
- Seller is willing to consider splits.

*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 Northeast



Northeast Looking Southwest



Northeast Looking South



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