

# Land For Sale

ACREAGE:

115.11 Acres, m/l

LOCATION:

Marshall County, IA



## Property *Key Features*

- **Located 4½ Miles Southeast of Rhodes**
- **86.83 FSA/Eff Crop Acres Carrying a 62.80 CSR2**
- **Good Soils on this Marshall County Farm**

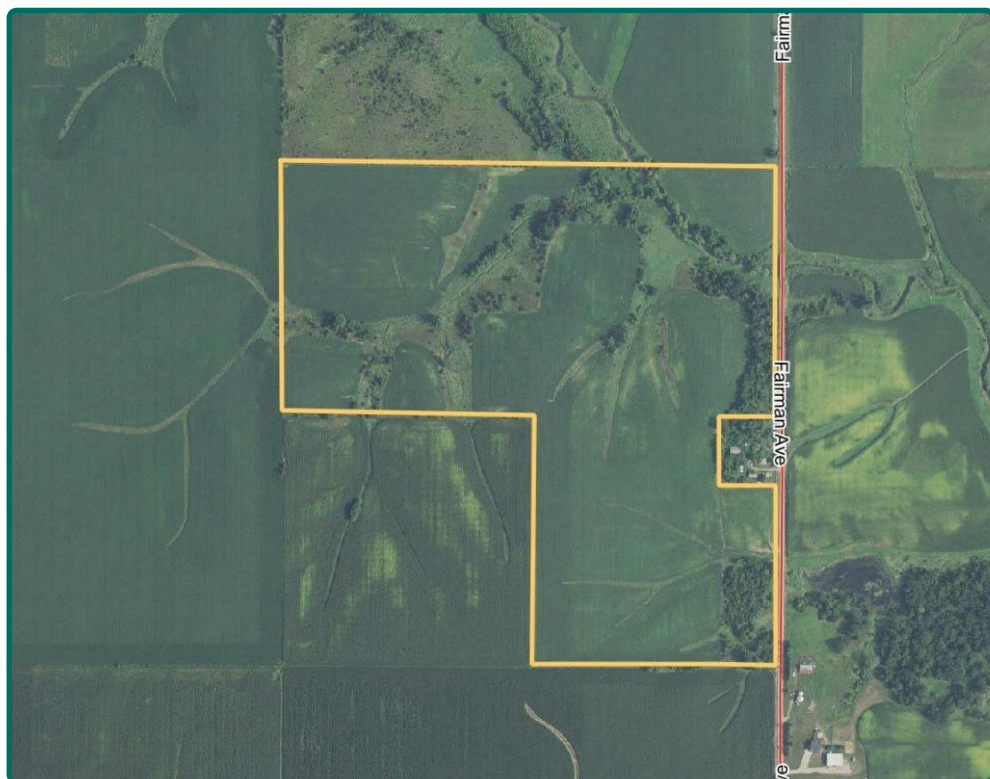
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<b>FSA/Eff. Crop Acres:</b>	<b>86.83</b>
<b>Corn Base Acres:</b>	<b>40.90</b>
<b>Bean Base Acres:</b>	<b>22.30</b>
<b>Soil Productivity:</b>	<b>62.80 CSR2</b>

## Property Information

115.11 Acres, m/l

### Location

From Rhodes: Go east on Co Rd E63 / 295th Street for 2 miles. Head south on Fairman Avenue for 2½ miles. Property is on the west side of the road.

### Legal Description

N½ NE¼ & SE¼ NE¼, except acreage site, all within Section 26, Township 82 North, Range 20 West of the 5th P.M. (Eden Township)

### Price & Terms

- \$978,435.00
- \$8,500.00/acre
- 10% down upon acceptance of offer; balance due at closing.

As agreed upon.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,614.00  
Net Taxable Acres: 115.11  
Tax per Net Taxable Acre: \$31.40

### Lease Status

Leased for the 2022 crop year.

### FSA Data

Farm Number 92, Tract 533  
FSA/Eff. Crop Acres: 86.83  
Corn Base Acres: 40.90  
Corn PLC Yield: 138 Bu.  
Bean Base Acres: 22.30  
Bean PLC Yield: 42 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Tama, Killduff and Shelby. CSR2 on the FSA/Eff. crop acres is 62.80. See soil map for detail.

### Land Description

Moderate to significantly sloped.

### Drainage

Natural.

### Buildings/Improvements

None.

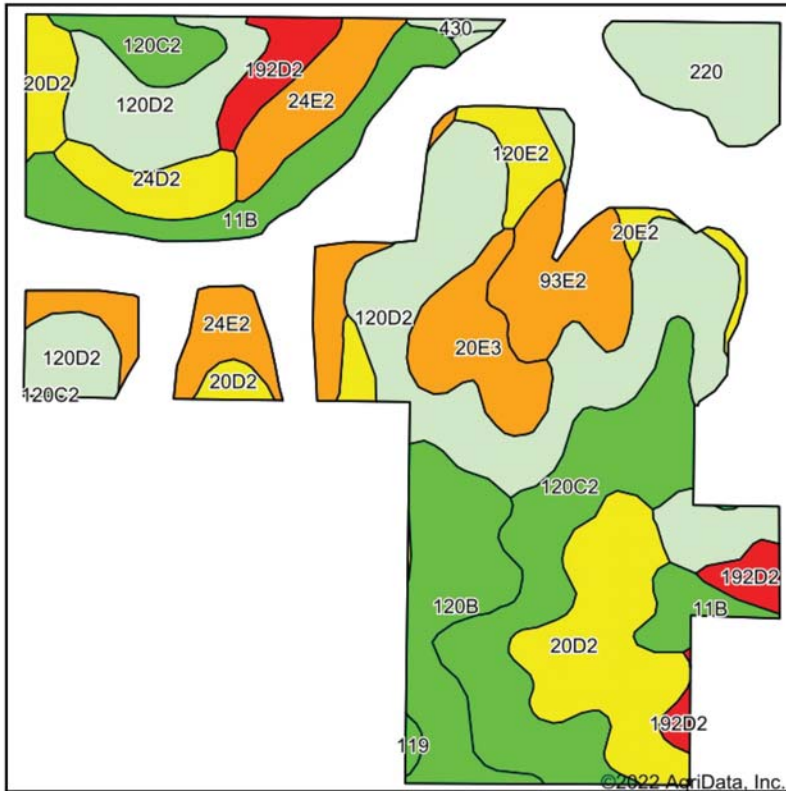
### Water & Well Information

No known wells.

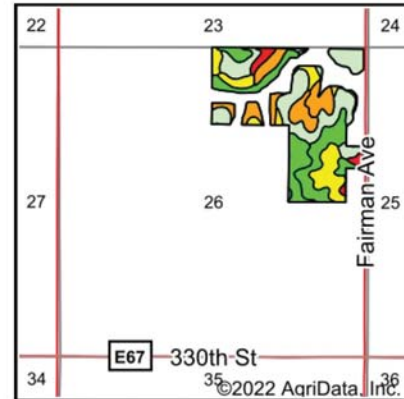
### Comments

Mix of timber, creek and crop acres on this Marshall County farm.





Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Marshall**  
Location: **26-82N-20W**  
Township: **Eden**  
Acres: **86.83**  
Date: **4/19/2022**



Maps Provided By:  
  
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Area Symbol: IA127, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	21.81	25.1%		IIIe	62
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.63	14.5%		IIIe	87
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	10.49	12.1%		IIIe	55
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	7.65	8.8%		IVe	37
120B	Tama silty clay loam, 2 to 5 percent slopes	6.62	7.6%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	6.31	7.3%		IIw	86
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	4.76	5.5%		IIw	77
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	4.48	5.2%		IVe	31
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	3.89	4.5%		Vle	39
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	3.07	3.5%		IVe	15
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	2.31	2.7%		IIIe	48
120E2	Tama silty clay loam, 14 to 18 percent slopes, eroded	1.59	1.8%		IVe	50
20E2	Killduff silty clay loam, 14 to 18 percent slopes, eroded	0.71	0.8%		IVe	44
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	0.30	0.3%		IIw	70
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.21	0.2%		Iw	100
Weighted Average					3.12	62.8

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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East Looking West



Southwest Looking Northeast



South Looking North



North Looking South



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