

Land For Sale

ACREAGE:

61.20 Acres, m/l

LOCATION:

Marshall County, IA

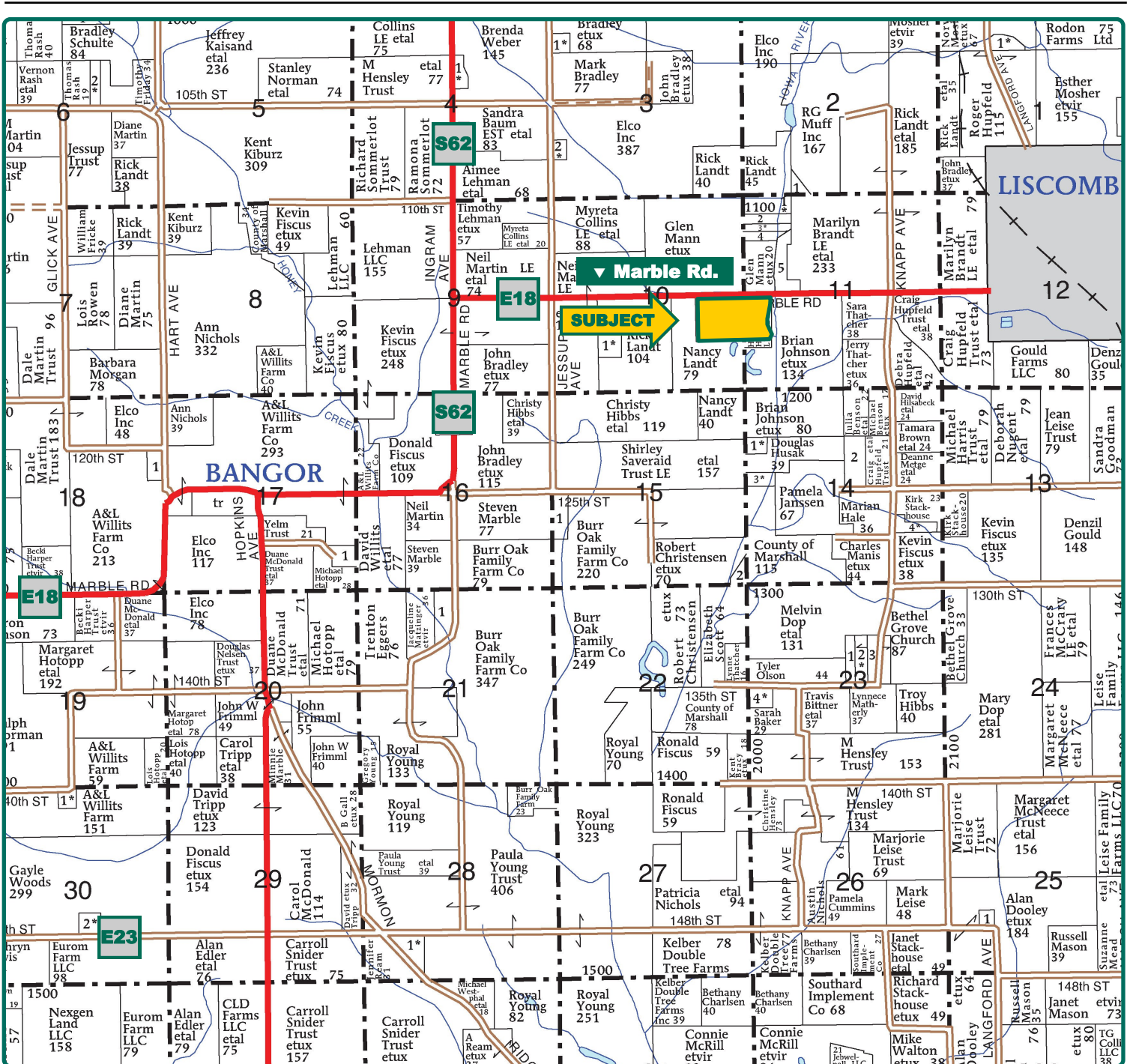


Property Key Features

- Located 2 Miles West of Liscomb
- 41.78 FSA/Eff. Crop Acres Carrying a 71.50 CSR2
- Productive Marshall County Farmland

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

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



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FSA/Eff. Crop Acres:	41.78
CRP Acres:	8.13
Corn Base Acres:	41.78
Soil Productivity:	71.50 CSR2

Property Information

61.20 Acres, m/l

Location

From Liscomb: Go west 1¼ mile on E18 / Marble Road. Property is on the south side of the road.

Legal Description

NE¼ SE¼ of Section 10 AND Lots 2 & 3 in NW¼ SW¼ lying west of creek, of Section 11, ALL in Township 85 North, Range 19 West of the 5th P.M. (Bangor Township)

Price & Terms

- \$581,400.00
- \$9,500.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,706.71
Net Taxable Acres: 61.20
Tax per Net Taxable Acre: \$27.89
Tax Parcel ID #: 85191040003, 851911300013

Lease Status

Leased for the 2022 crop year.

FSA Data

Farm Number 4914, Tract 8882
FSA/Eff. Crop Acres: 41.78
CRP Acres: 8.13
Corn Base Acres: 41.78
Corn PLC Yield: 128 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a prior converted non-wetland.

CRP Contracts

There are 8.13 acres enrolled in a CP21 contract that pays \$2,945.00 annually - and expires 9/30/2025.

Soil Types/Productivity

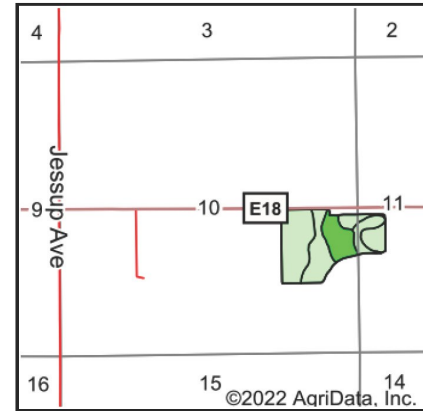
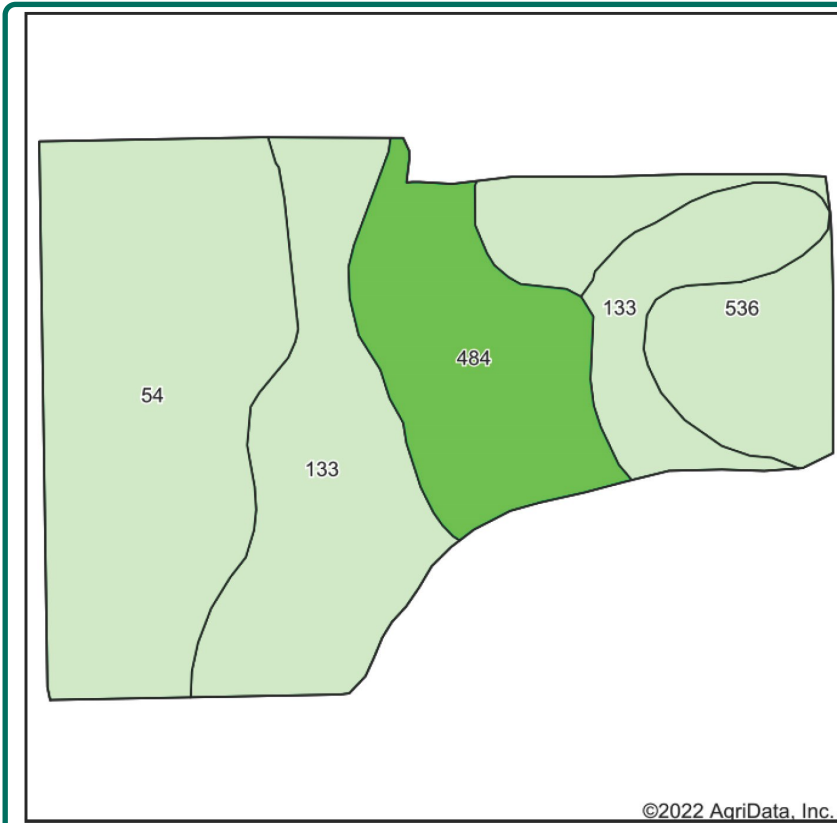
Primary soils are Zook, Colo and Lawson. CSR2 on the FSA/Eff. crop acres is 71.50. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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State: **Iowa**
 County: **Marshall**
 Location: **11-85N-19W**
 Township: **Bangor**
 Acres: **41.78**
 Date: **4/25/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.80	35.4%		60
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.11	31.4%		78
484	Lawson silty clay loam, 0 to 2 percent slopes	7.60	18.2%		84
536	Hanlon fine sandy loam, 0 to 2 percent slopes	6.27	15.0%		70
Weighted Average					71.5

Land Description

Gently rolling.

Drainage

Natural, plus tile. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Good northwest Marshall County farm on a paved road.

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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West Looking East



Southwest Looking Northeast



Southeast Looking Northwest



Northeast Looking Southwest



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