

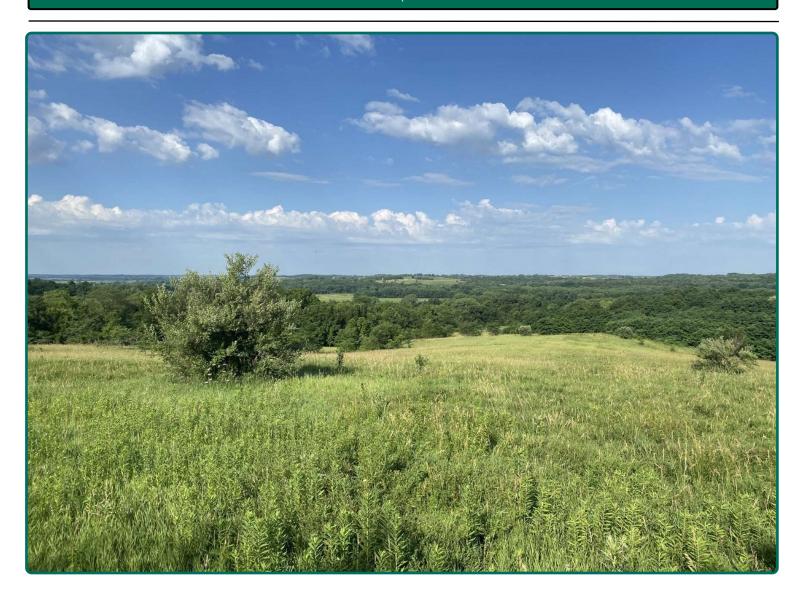
# Land For Sale

#### ACREAGE:

LOCATION:

#### 553.31 Acres, m/l

### Marion County, IA



#### **Property** Key Features

- Remote Recreational Property
- Open Fields Ready for Food Plots or Row Crops
- Thirteen Miles from Albia and One Hour from Des Moines

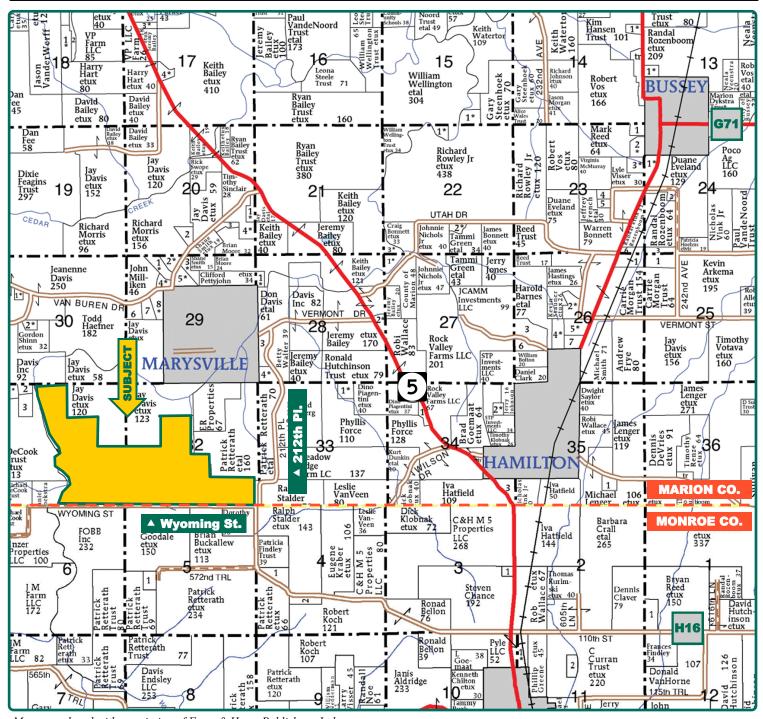
Kyle Hansen, ALC Licensed Broker in IA, MO & NE 515-370-3446 KyleH@Hertz.ag **515-382-1500** 415 S. 11th Street Nevada, IA 50201 **www.Hertz.ag**  Dick Pringnitz, AFM Licensed Salesperson in IA 515-382-7937 DickP@Hertz.ag

REID: 000-3809-01



### **Plat Map**

Liberty Township, Marion County, IA



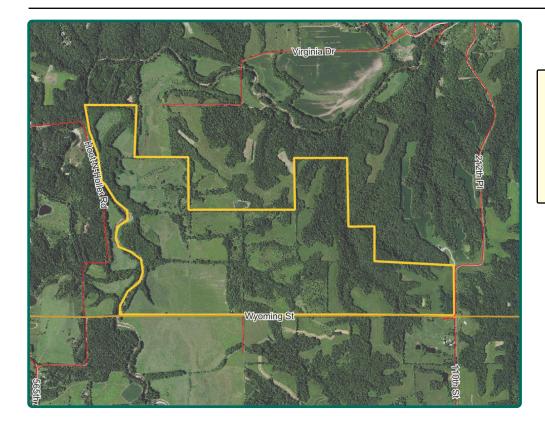
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# **Aerial Photo**

553.31 Acres, m/l



FSA/Eff. Crop Acres:	339.60
Forest Reserve Acres:	131.42
Corn Base Acres:	144.60
Bean Base Acres:	60.50
Soil Productivity: 64.90 CSR2	

### Property Information 553.31 Acres, m/l

#### Location

From Marysville: Go south on 212th Pl. for  $1\frac{1}{2}$  miles. Property is on the west side of the road.

#### **Legal Description**

SW<sup>1</sup>/<sub>4</sub>, S<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> of Section 32 and SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>, E<sup>1</sup>/<sub>2</sub> NW<sup>1</sup>/<sub>4</sub>, lying east of creek, of Section 31, all in Township 74 North, Range 18 West of the 5th P.M. (Liberty Township)

#### **Price & Terms**

- \$2,465,000.00
- \$4,455.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

As agreed upon.

#### **Real Estate Tax**

Taxes Payable 2022 - 2023: \$8,717.49 Gross Acres: 553.31 Forest Reserve Acres: 131.42 Net Taxable Acres: 414.07 Tax per Net Taxable Acre: \$21.05

#### FSA Data

Farm Number 2148, Tract 5985 FSA/Eff. Crop Acres: 339.60 Forest Reserve Acres: 131.42 Corn Base Acres: 144.60 Corn PLC Yield: 104 Bu. Bean Base Acres: 60.50 Bean PLC Yield: 27 Bu. FSA crop acres currently not in production. For additional information, please contact agent.

#### **NRCS Classification**

HEL: Highly Erodible Land.

#### **Soil Types/Productivity**

Primary soils are Lawson-Qulver-Nodaway, Huntsville and Weller. CSR2 on the FSA/Eff. crop acres is 64.90. See soil map for details.

#### **Land Description**

Sloping to strongly sloping.

#### Drainage

Natural.

**Buildings/Improvements** 4 older grain bins.

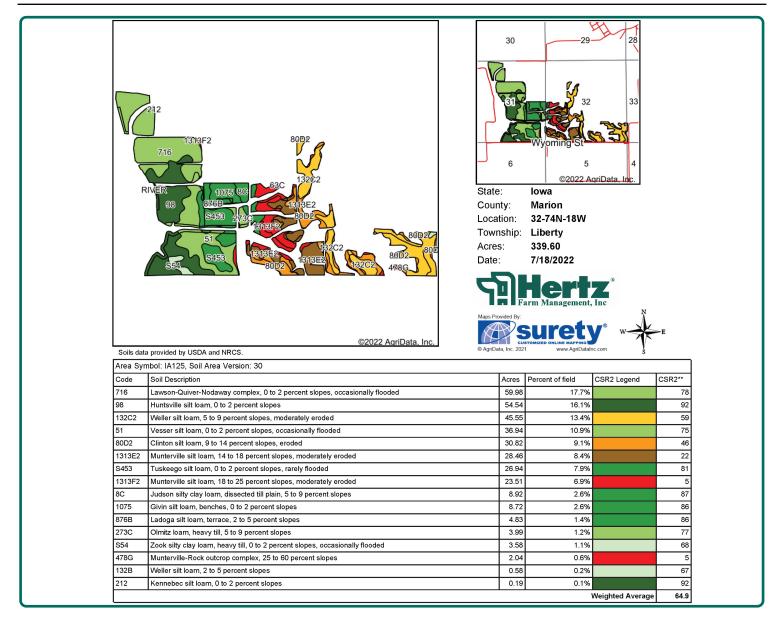
Water & Well Information One pond.

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# Soil Map

339.60 FSA/Eff. Crop Acres



#### Comments

- Great recreational property with crop/ CRP acre potential.
- Seller is willing to consider splits.

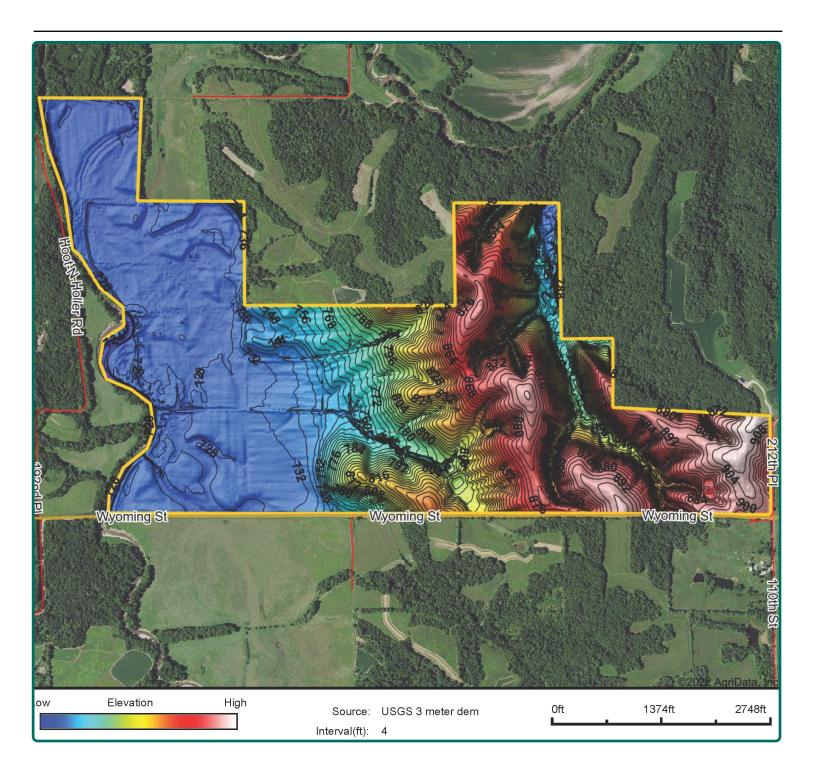
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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# **Topography Map**

553.31 Acres, m/l



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### Property Photos

#### Pond Near South Road



#### Open Area / Potential Food Plot

Southwest Looking Northeast



#### **Open Acres**





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### Property Photos

#### Northwest Looking Southeast



Northeast Corner Looking West / Southwest

#### East 40 Acres Looking Southeast



#### South Corner Looking Northwest





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