

# Land For Sale

**ACREAGE:**

**286.58 Acres, m/l**

**LOCATION:**

**Chickasaw County, IA**



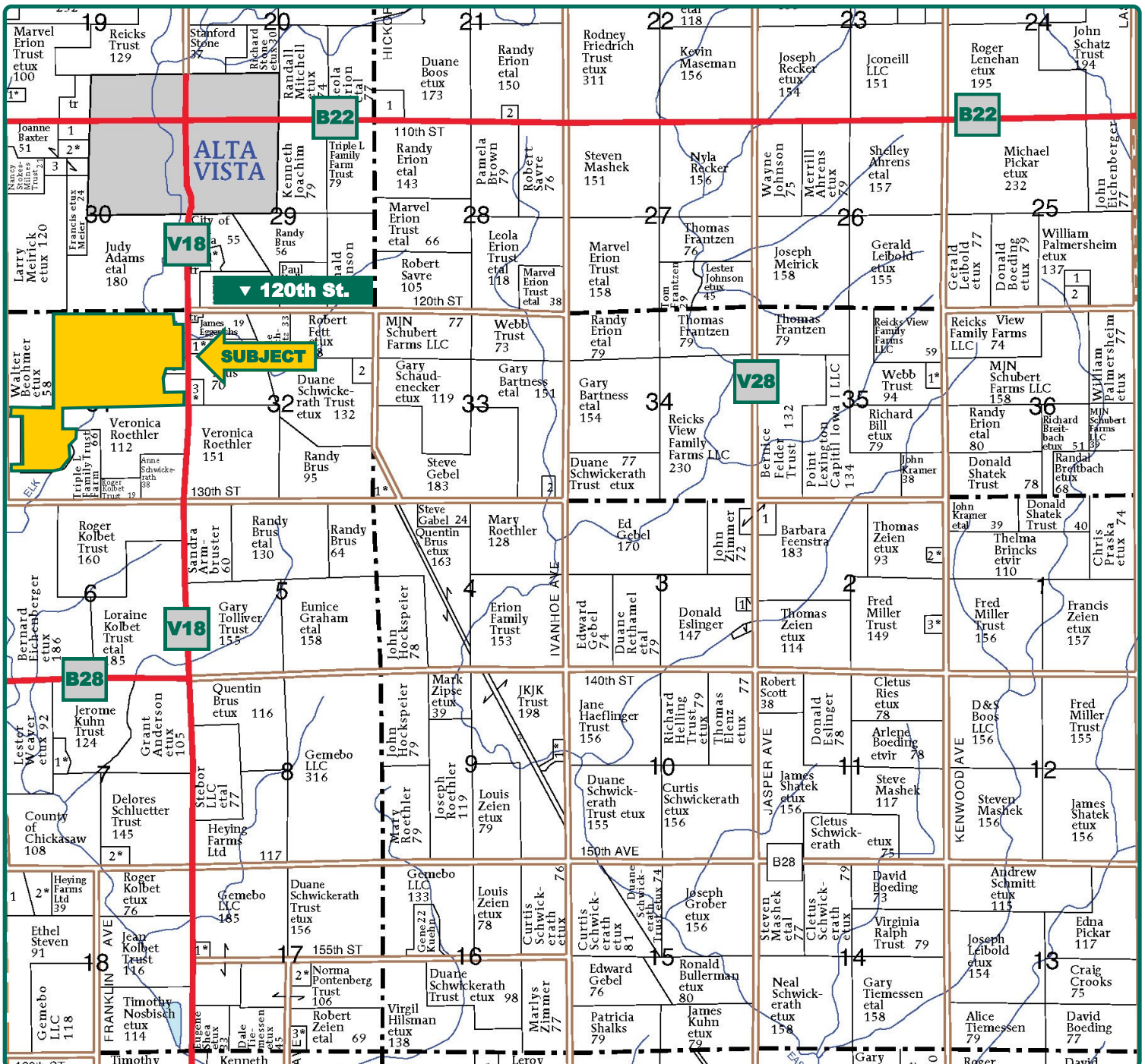
## Property *Key Features*

- Large Tract of Farmland with Productive Soils
- Mix of Cropland, Timber, Pasture & CRP for Recreational Use
- Annual CRP Payments of \$7,201

**Cal Dickson, AFM, ALC, CCA**  
Licensed Broker in IA, MN  
**641-425-0978**  
**CalD@Hertz.ag**

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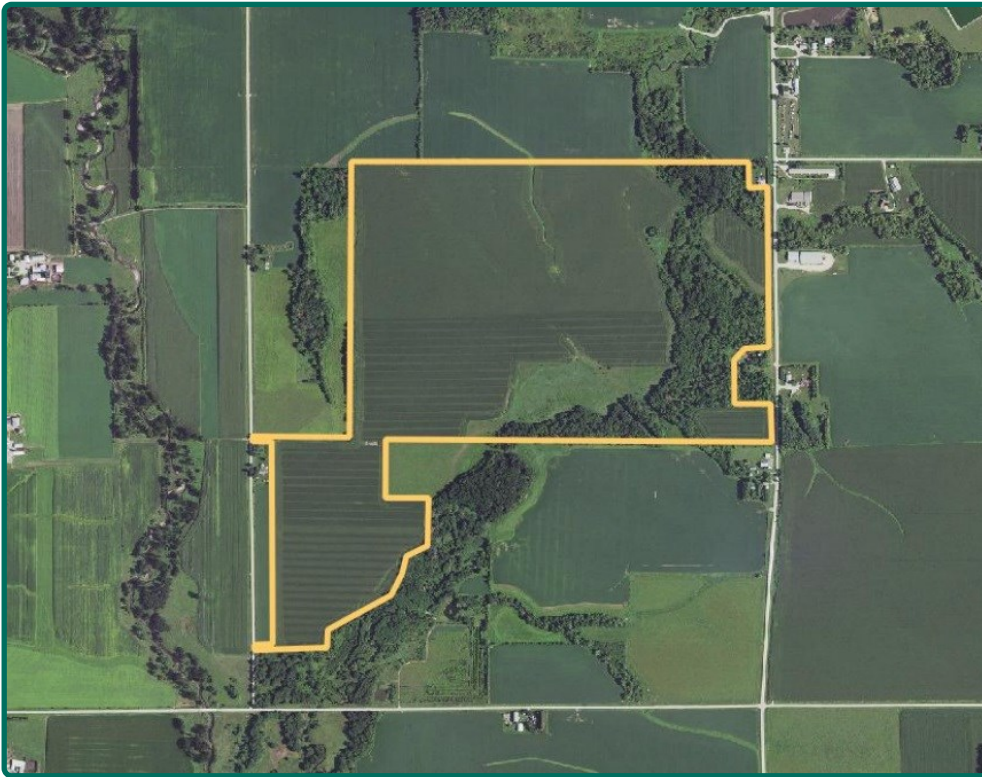




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<b>FSA/Eff. Crop Acres:</b>	<b>229.39</b>
<b>CRP Acres:</b>	<b>40.50</b>
<b>Corn Base Acres:</b>	<b>199.80</b>
<b>Bean Base Acres:</b>	<b>19.00</b>
<b>Soil Productivity:</b>	<b>64.00 CSR2</b>

## Property Information

### 286.58 Acres, m/l

#### Location

**From Alta Vista:** intersection of Hwy V18 and Hwy B22, 1½ miles south on Hwy V18. The property is on the west side of the highway.

#### Legal Description

NE¼, except Parcel A and Lot 1; E½ NW¼; and Parcel D in Frl. SW¼, all in Section 31, Township 97 North, Range 13 West of the 5th P.M., Chickasaw Co., IA.  
*Updated abstract to govern.*

#### Price & Terms

- \$2,250,000
- \$7,851.21/acre
- 15% down upon acceptance of offer; balance due in cash at closing.

#### Possession

As negotiated based on terms of existing lease.

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$5,268.00  
Gross Acres: 286.58  
Net Taxable Acres: 284.36  
Tax per Net Taxable Acre: \$18.53  
Tax Parcel ID #s: 19-03-31-1-25-001 & 19-03-31-3-75-003

#### Lease Status

Open lease for the 2023 crop year.

#### FSA Data

Farm Number 7011, Tracts 794 & 9645  
FSA/Eff. Crop Acres: 229.39  
CRP Acres: 40.50  
Corn Base Acres: 199.80  
Corn PLC Yield: 136 Bu.

Bean Base Acres: 19.00  
Bean PLC Yield: 44 Bu.  
*Contact agent for FSA maps.*

#### NRCS Classification

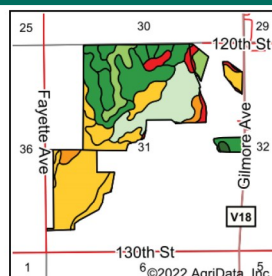
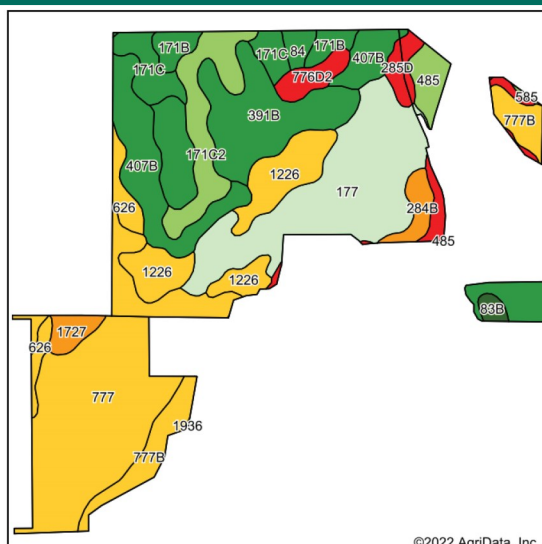
NHEL: Non-Highly Erodible Land.

#### CRP Contracts

There are 40.50 enrolled in 5 CRP contracts that pay a total of \$7,201.00 annually - and expire from 2023 to 2028. Contact agent for details.

- 11.30 acres in two contracts (CP-21, CP-27, CP-28) that pays \$1,761 annually and expires on 9/30/23.
- 4.30 acres in one contract (CP-27, CP-28) that pays \$847 annually and expires on 9/30/24.
- 24.90 acres in two contracts (CP-3A, CP-21, CP-22, CP-25) that pays \$4,593 annually and expires on 9/30/28.





State: **Iowa**  
County: **Chickasaw**  
Location: **31-97N-13W**  
Township: **Washington**  
Acres: **229.39**  
Date: **8/15/2022**



Soils data provided by USDA and NRCS

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Area Symbol: IA037, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c
777	Wapsie loam, 0 to 2 percent slopes	51.22	22.3%		IIIs	55
177	Saude loam, 0 to 2 percent slopes	39.09	17.0%		IIIs	60
391B	Clyde-Floyd complex, 1 to 4 percent slopes	20.95	9.1%		IIW	87
407B	Schley loam, 1 to 4 percent slopes	20.69	9.0%		IIW	81
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	18.09	7.9%		IIIs	59
171C2	Bassett loam, 5 to 9 percent slopes, eroded	13.18	5.8%		IIIs	77
171B	Bassett loam, 2 to 5 percent slopes	12.26	5.3%		IIIs	85
777B	Wapsie loam, 2 to 5 percent slopes	11.46	5.0%		IIIs	50
171C	Bassett loam, 5 to 9 percent slopes	8.21	3.6%		IIIs	80
285D	Burkhardt sandy loam, 5 to 14 percent slopes	6.60	2.9%		VIIs	5
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	4.99	2.2%		IIIs	53
198B	Floyd loam, 1 to 4 percent slopes	4.51	2.0%		IIW	89
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.21	1.8%		IIW	76
776D2	Lilah sandy loam, 5 to 14 percent slopes, moderately eroded	3.92	1.7%		VIIs	5
284B	Flagler sandy loam, 2 to 5 percent slopes	3.43	1.5%		IIIs	49
1727	Udolpho loam, 0 to 2 percent slopes, rarely flooded	3.06	1.3%		IIW	48
84	Clyde clay loam, 0 to 3 percent slopes	1.99	0.9%		IIW	88
83B	Kenyon loam, 2 to 5 percent slopes	1.32	0.6%		IIIs	90
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.21	0.1%		IIW	70
Weighted Average					2.29	64

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

## Soil Types/Productivity

Primary soils are Wapsie, Saude, Clyde-Floyd and Schley. CSR2 on the FSA/Eff. crop acres is 64.00. See soil map for detail.

## Mineral Rights

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

## Land Description

Mostly level with a few acres strongly sloping in the northeast field.

## Drainage

Natural with tile. See tile map.

## Water & Well Information

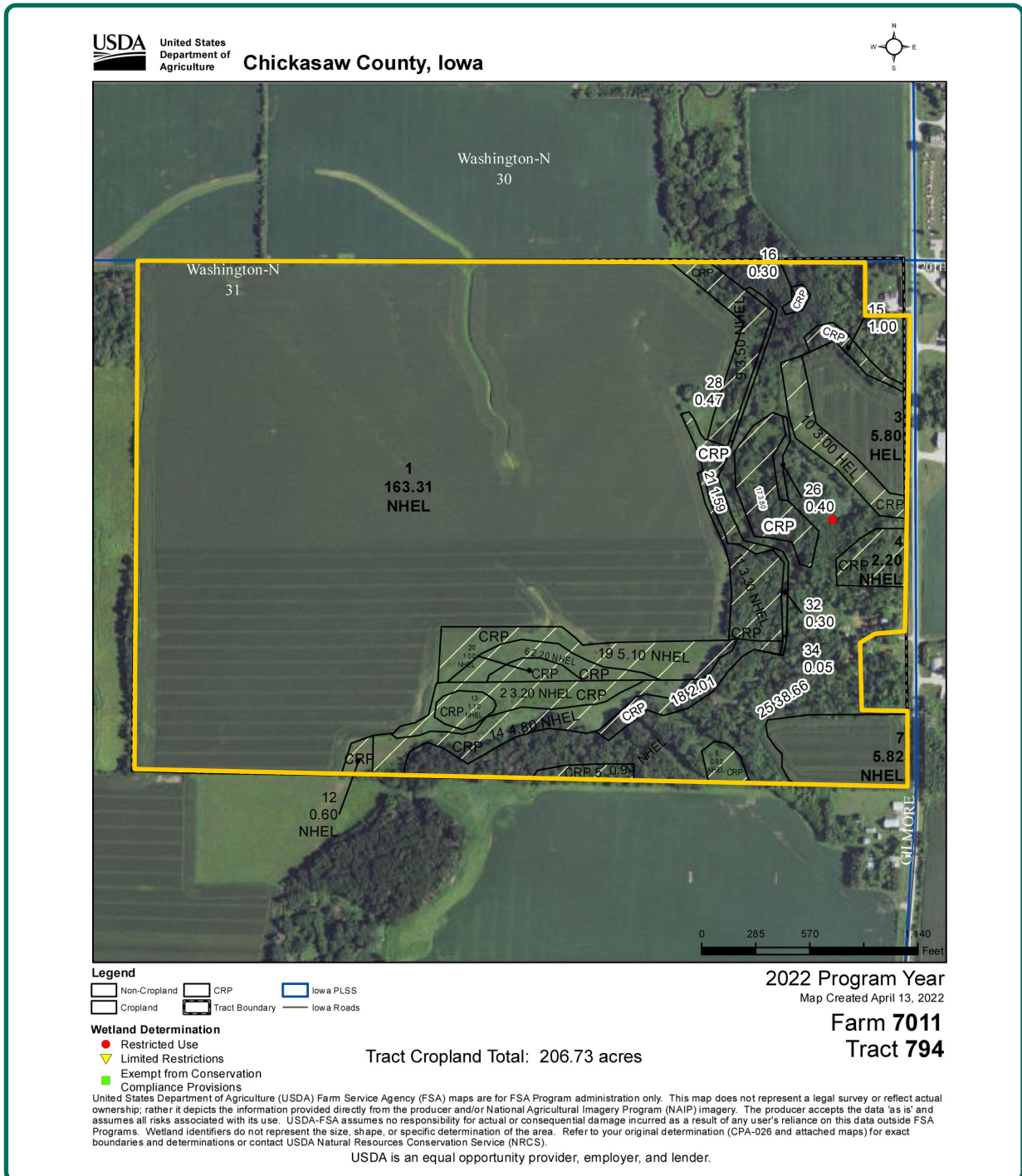
None.

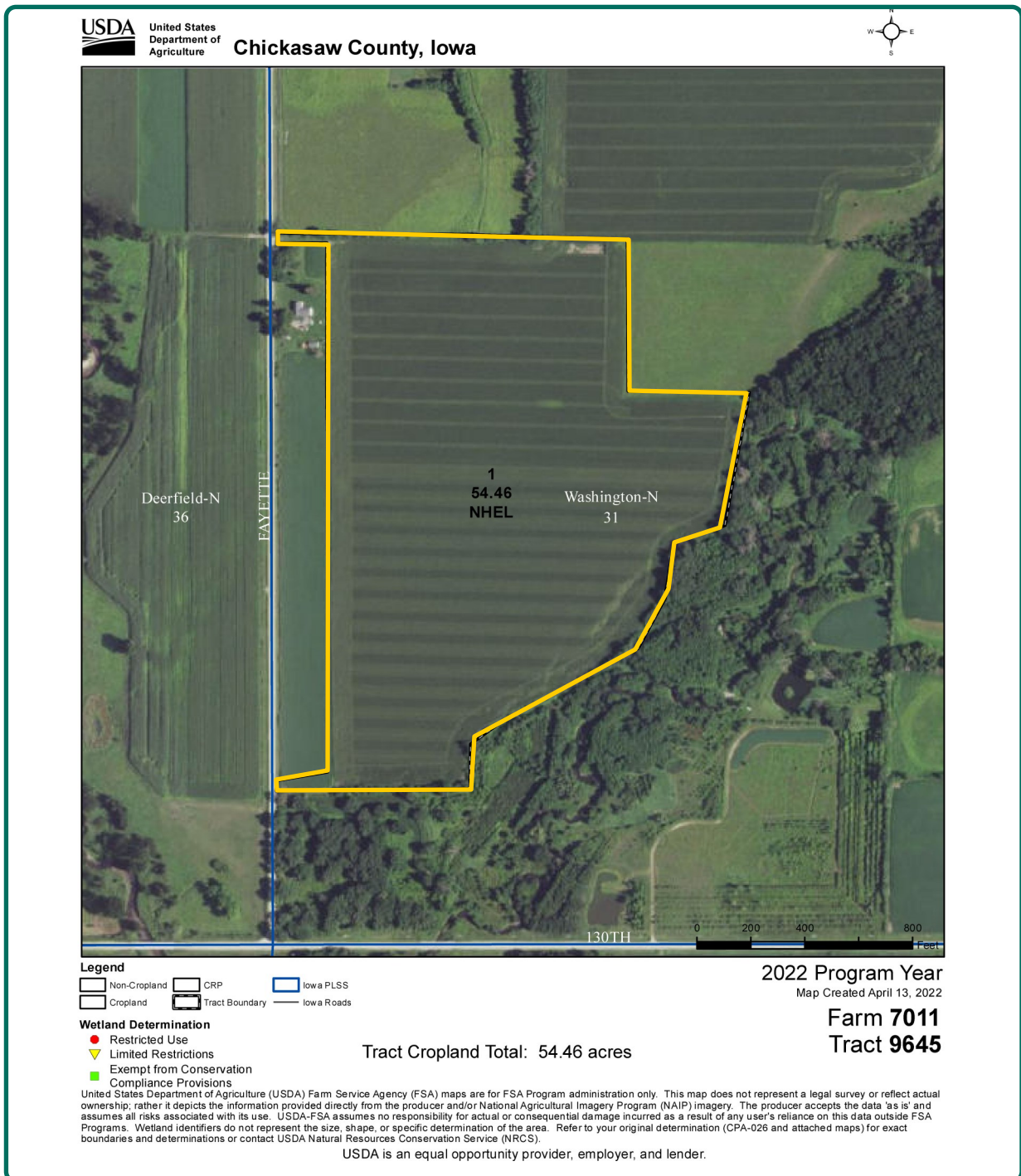
## Pipeline Easement

There is a 3,870' x 60' Alliant Pipeline Easement that runs diagonally across the farm from northwest to southeast.

## Comments

Good combination of productive cropland with 55 acres of timber and a stream for recreational use.





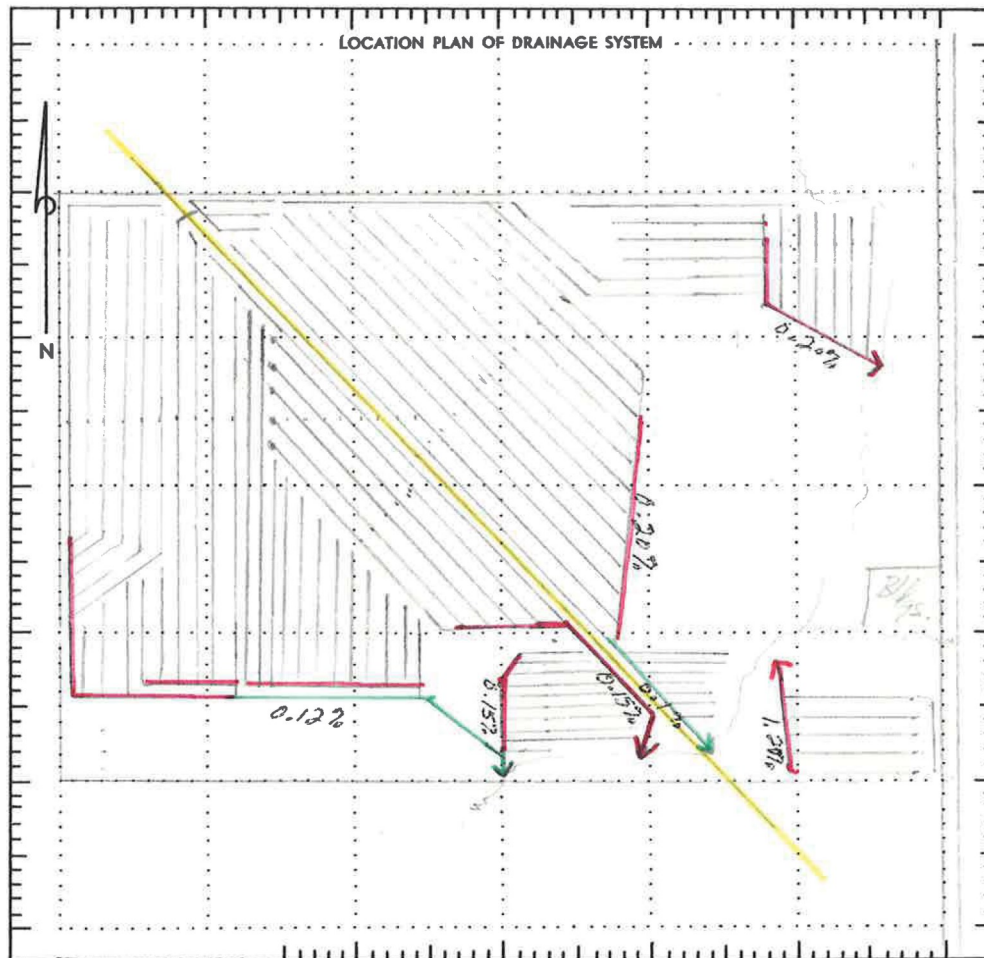


## Mehmert Tiling, Inc.

Office and Shop  
Phone [515] 985-4076  
Saratoga, Iowa

Route 1  
Lime Springs, Iowa 52155

Larry Mehmert  
Res. Phone [319] 547-4809  
Cresco, Iowa



Scale: 1" = 660 feet

Spacing of laterals 50' in bottom  
80' otherwise

OWNER CASPER FARMS  
TOWNSHIP Washington DATE 12/9/80  
SECTION 31 TOWN Acadale  
COUNTY Howard STATE Iowa  
Chickasaw

MATERIAL NEEDS  
5"  
6"  
pipe line

LOCATION PLAN OF TILE SYSTEM

NAME Freda Caspers, 1/2 John Caspers Swaledale

Section \_\_\_\_\_ Township \_\_\_\_\_ County \_\_\_\_\_

Contractor \_\_\_\_\_ Date installed \_\_\_\_\_

Amount of tile installed 5" \_\_\_\_\_ 6" \_\_\_\_\_ 8" \_\_\_\_\_  
10" \_\_\_\_\_ 12" \_\_\_\_\_ Larger \_\_\_\_\_

Regular inspection of the tile system is essential. Prompt repair of any failure will keep the system in working order and maintenance costs low.

**IOWA DRAINAGE, INC. SHEFFIELD, IOWA 50475**  
Jim Blood — Telephone 515-892-4330

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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Looking North



Looking Southeast



Looking Southwest



Looking Northwest



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