

Land For Sale

ACREAGE:

69.82 Acres, m/l

LOCATION:

Marshall County, IA

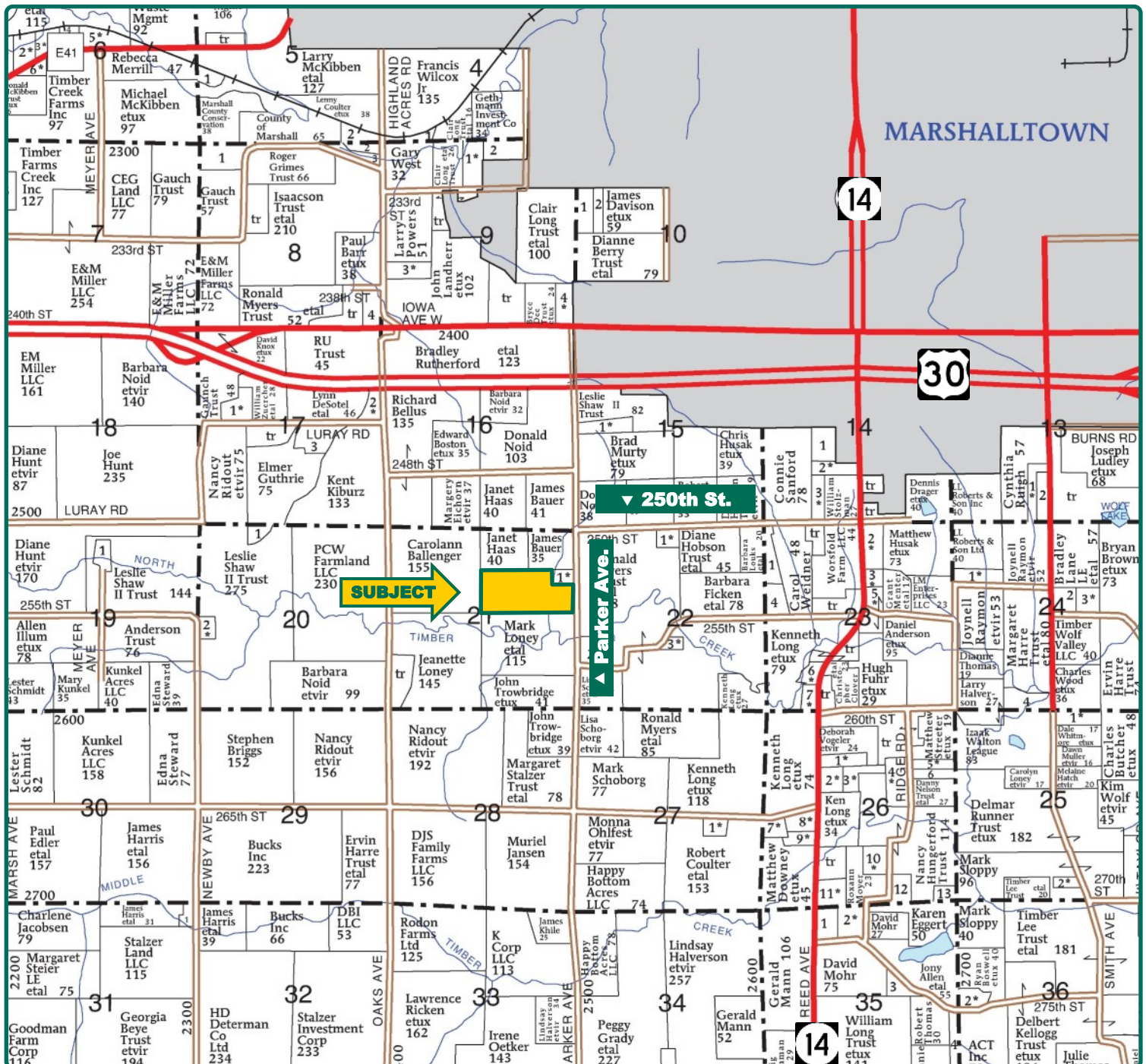


Property *Key Features*

- Two Miles Southwest of Marshalltown
- 65.24 FSA/Eff. Crop Acres Carrying a 73.90 CSR2
- Productive Marshall County Farm Ground

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FSA/Eff. Crop Acres: 65.24
Corn Base Acres: 63.60
Soil Productivity: 73.90 CSR2

Property Information

69.82 Acres, m/l

Location

From Marshalltown: Go south on Highway 14 to 250th Street, then west 1½ miles. Head south on Parker Avenue for ½ mile. Property is on the west side of the road.

Legal Description

S½ NE¼, except acreage site, of Section 21, Township 83 North, Range 18 West of the 5th P.M. (Timber Creek Township)

Price & Terms

PRICE REDUCED!

- ~~\$1,029,845.00~~—\$942,570.00
- ~~\$14,750.00/acre~~—\$13,500.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,708
Net Taxable Acres: 69.82
Tax per Net Taxable Acre: \$38.79
Tax Parcel ID #s: 831821200002 & 831821200005

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 1480, Tract 1819
FSA/Eff. Crop Acres: 65.24
Corn Base Acres: 63.60
Corn PLC Yield: 157 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama and Colo loams.
CSR2 on the FSA/Eff. crop acres is 73.90.
See soil map for detail.

Land Description

Level to very sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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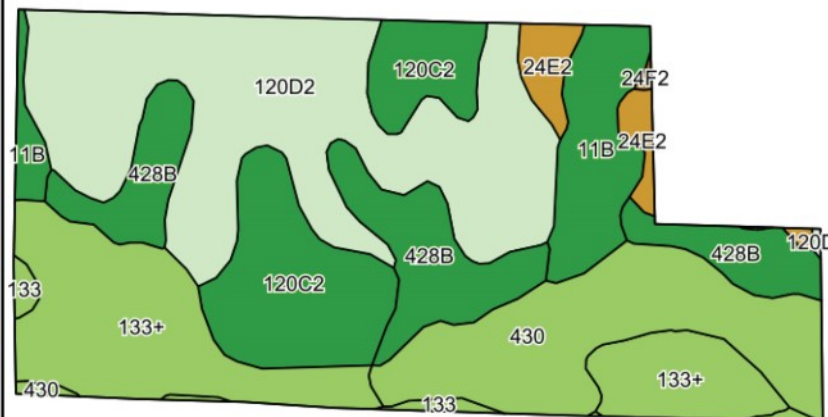
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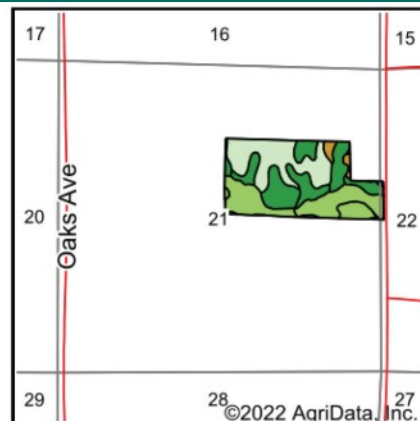
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Marshall**
Location: **21-83N-18W**
Township: **Timber Creek**
Acres: **65.24**
Date: **8/23/2022**



Maps Provided By:



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	19.51	29.9%		IIIe	62
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	11.57	17.7%		IIw	78
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	9.68	14.8%		IIw	70
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	8.56	13.1%		IIIe	87
428B	Ely silty clay loam, 2 to 5 percent slopes	8.52	13.1%		Ile	88
11B	Colo-Ely complex, 0 to 5 percent slopes	4.86	7.4%		IIw	86
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	1.77	2.7%		IVe	37
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.70	1.1%		IIw	78
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	0.07	0.1%		VIe	21
Weighted Average					2.49	73.9

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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Southeast Looking Northwest



Northwest Looking Southeast



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