

# Land For Sale

**ACREAGE:**

**317.50 Acres, m/l**

**LOCATION:**

**Hamilton County, IA**

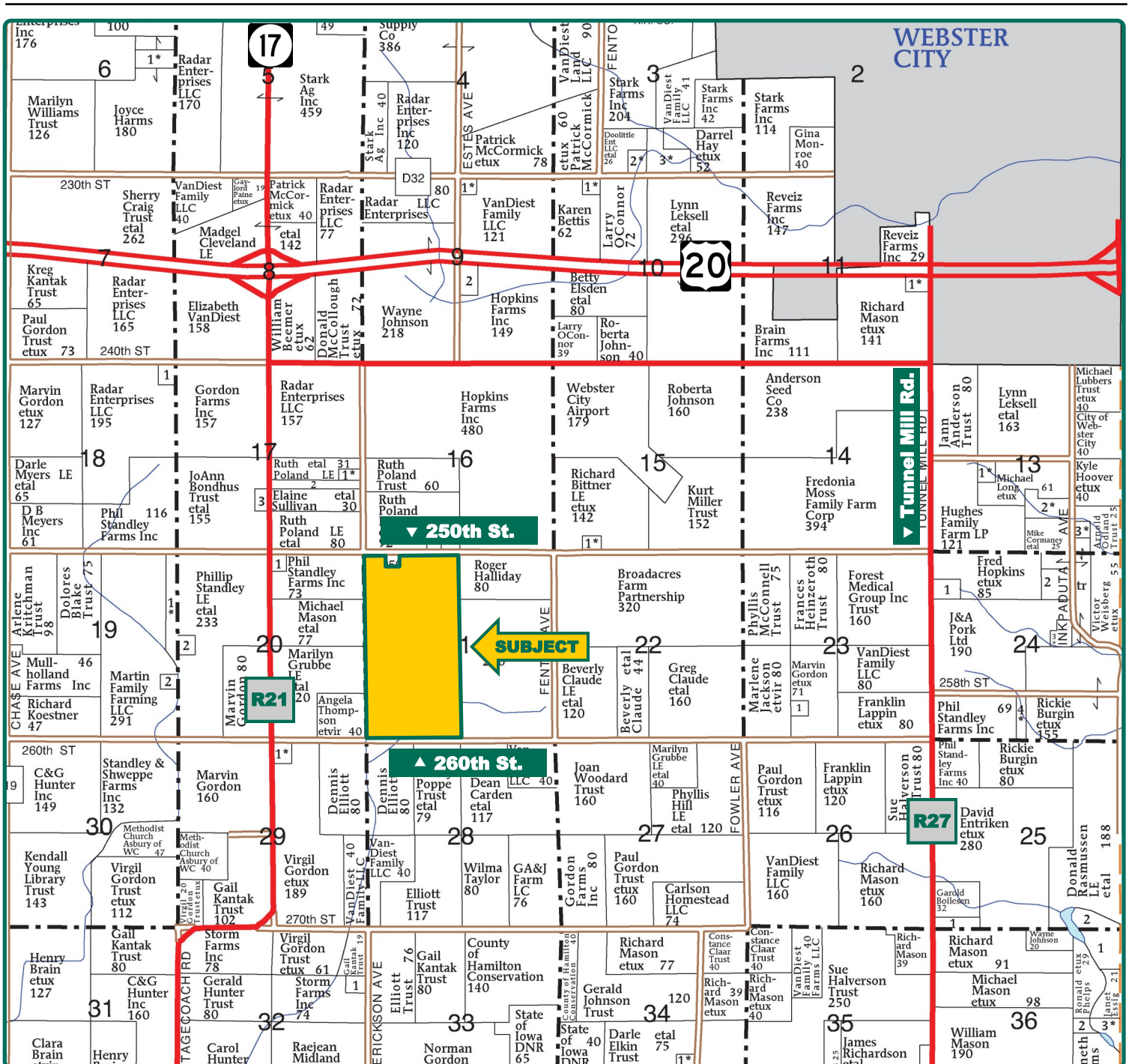


## Property *Key Features*

- Four Miles Southwest of Webster City
- 309.12 FSA/Eff. Crop Acres Carrying an 82.40 CSR2
- Great Soils on this Large Hamilton County Farm

**Chris Smith, AFM, ALC**  
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<b>FSA/Eff. Crop Acres:</b>	<b>309.12</b>
<b>Corn Base Acres:</b>	<b>217.77</b>
<b>Bean Base Acres:</b>	<b>57.43</b>
<b>Soil Productivity:</b>	<b>82.40 CSR2</b>

## Property Information

### 317.50 Acres, m/l

### Location

From Webster City: Go south on R27 / Tunnel Mill Road for 1 mile, then west on 250th Street for 2½ miles. Property is on the south side of the road.

### Legal Description

W½, except acreage site, of Section 21, Township 88 North, Range 26 West of the 5th P.M. (Freedom Township)

### Price & Terms

- \$5,250,000.00
- \$16,535.43/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$11,824.00  
Gross Acres: 317.50  
Exempt Acres: 15.04  
Net Taxable Acres: 298.72  
Tax per Net Taxable Acre: \$39.58  
Tax Parcel ID #s: 40882621100001, 40882621100003, 40882621100004, 40882621100005, 40882621300001, 40882621300002, 40882621300003 & 40882621300004.

### Lease Status

Open lease for the 2023 crop year.

### NRCS Classification

NHEL: Non-Highly Erodible Land

### FSA Data

Farm Number 604, Tract 2530  
FSA/Eff. Crop Acres: 309.12  
Corn Base Acres: 217.77  
Corn PLC Yield: 164 Bu.  
Bean Base Acres: 57.43  
Bean PLC Yield: 48 Bu.

### Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Harps. CSR2 on the FSA/Eff. crop acres is 82.40. See soil map for detail.

### Land Description

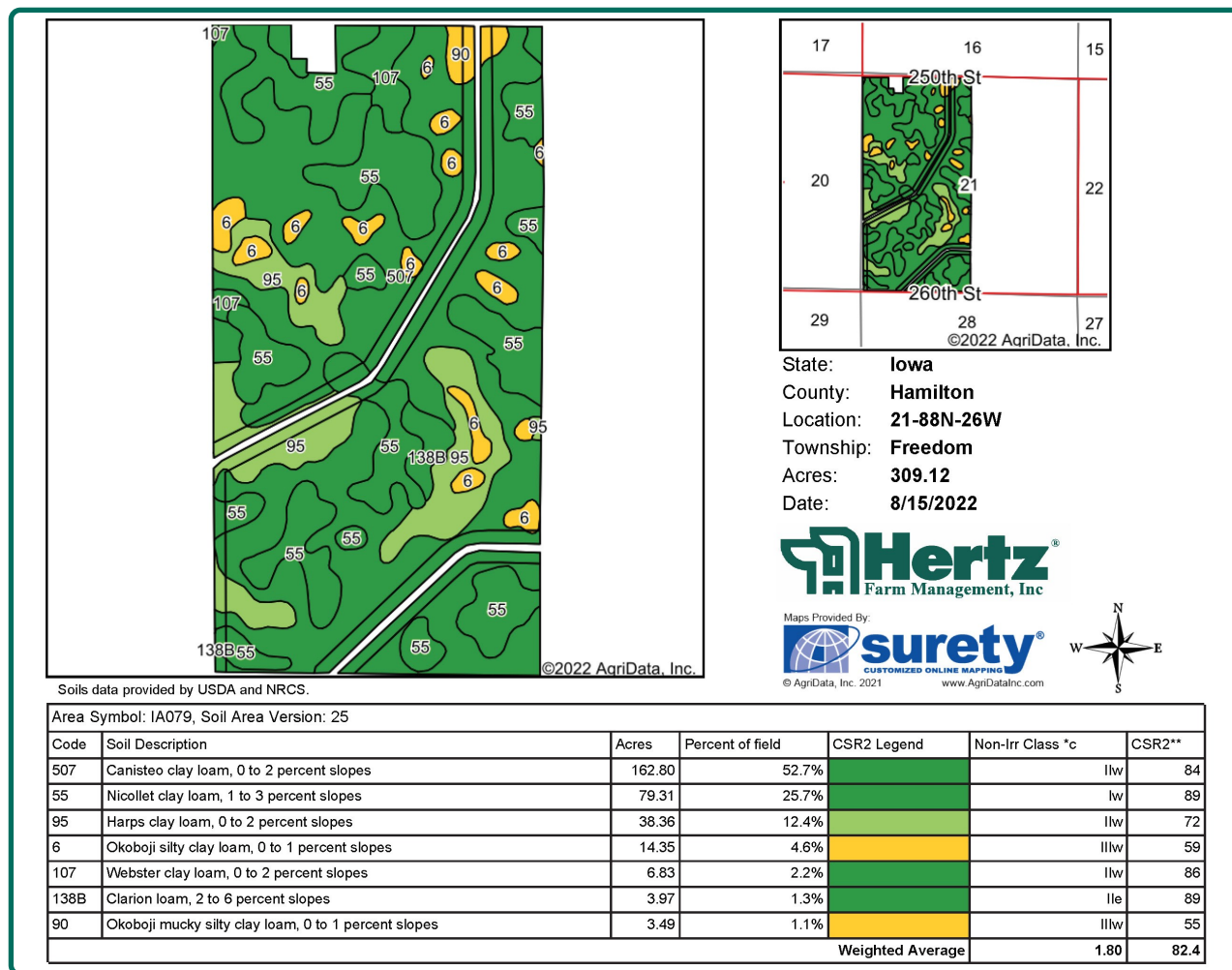
Level.

### Drainage

Tiled, see tile map for details.

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## Fertility Data

Soil tests completed in 2020 by GeoMaps.

pH: 6.80

K: 101

P: 25

## Yield History (Bu./Ac.)

Year	Corn	Beans
2021	231.40	79.30
2020	206.90	58.40
2019	208.20	55.30
2018	199.20	55.90
2017	214.30	58.10

Yield information is reported by grain settlement sheets.

## Water & Well Information

One well on south end of farm.

## Buildings/Improvements

- 28,000 bu. Sukup bin (2007)
- (2) 9,000 bu. grain bins

## Irrigation Information

North Pivot

- 7 towers
- 40 psi
- Reinke Model #E2065
- 177' shared well

South Pivot

- 6 towers
- 40 psi
- Reinke Model #E2065
- 177' shared well

*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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0 660 1320'

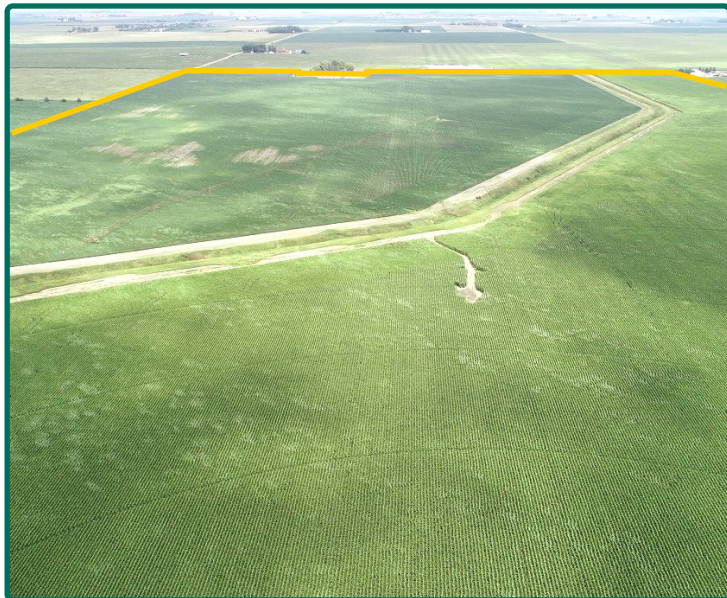
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Northeast Looking Southwest



South Looking North



North Pivot



South Pivot



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Bin Site



Bin Site



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