

Land For Sale

ACREAGE:

86.80 Acres, m/l

LOCATION:

Wright County, IA



Property *Key Features*

- 4 Miles North of Renwick
- 83.80 FSA/Eff. Crop Acres with an 86.80 CSR2
- Subject to First Right of Refusal

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FSA/Eff. Crop Acres: 83.80
Corn Base Acres: 61.82*
Bean Base Acres: 20.61*
Soil Productivity: 86.80 CSR2

**Acres are estimated*

Property Information

86.80 Acres, m/l

Location

From Renwick: Go north on Highway 17 for 4 miles. Property is on the east side of the road.

Legal Description

W½, except east 7.20 acres, SW Frl ¼, Section 6, Township 93 North, Range 26 West of the 5th P.M. (Boone Township)

Price & Terms

- \$1,388,365.00
- \$15,994.99/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,796.00
Gross Acres: 86.80
Exempt Acres: 5.50
Net Taxable Acres: 81.30
Tax per Net Taxable Acre: \$34.39
Tax Parcel ID #s: 01063000001 & 01063000002

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 6227, Tract 5161
FSA/Eff. Crop Acres: 83.80
Corn Base Acres: 61.82*
Corn PLC Yield: 168 Bu.
Bean Base Acres: 20.61*

Bean PLC Yield: 55 Bu.

** Base acres are estimated pending reconstitution of farm by the Wright County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Webster. CSR2 on the FSA/Eff. crop acres is 86.80. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

In Drainage District 113/5.

Buildings/Improvements

None.

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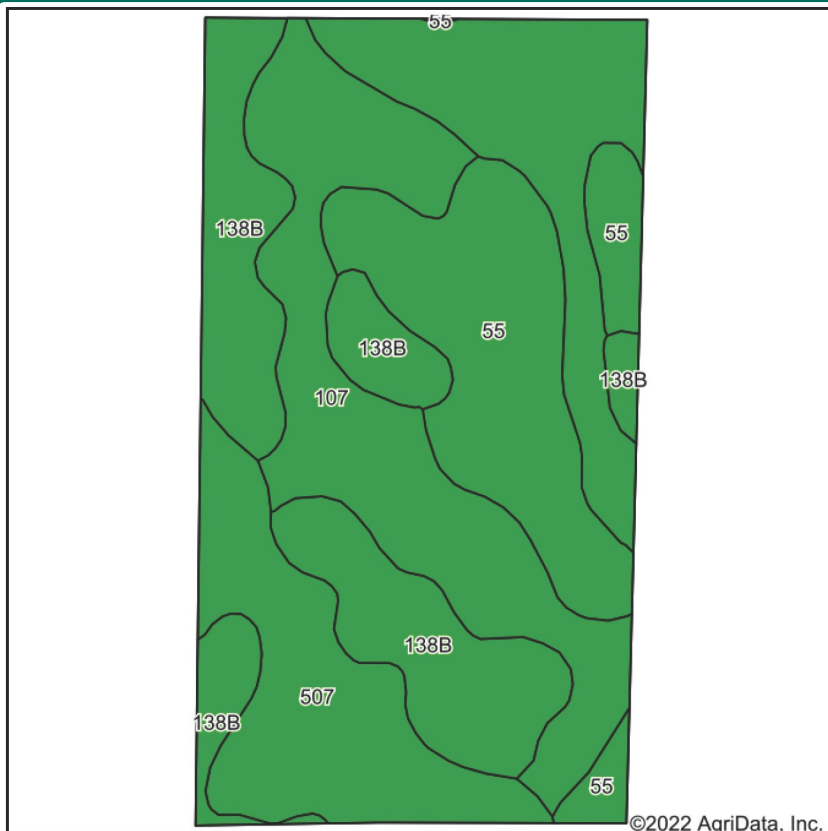
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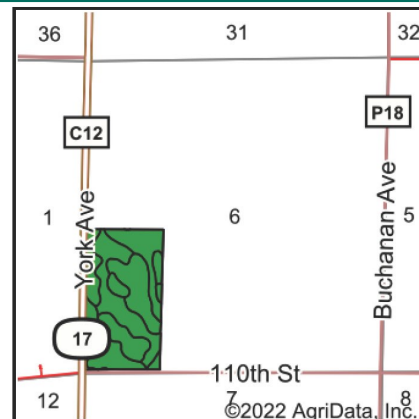
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wright**
Location: **6-93N-26W**
Township: **Boone**
Acres: **83.8**
Date: **8/18/2022**



Maps Provided By:



Area Symbol: IA197, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	25.75	30.7%		84
138B	Clarion loam, 2 to 6 percent slopes	20.32	24.2%		89
107	Webster clay loam, 0 to 2 percent slopes	19.72	23.5%		86
55	Nicollet clay loam, 1 to 3 percent slopes	18.01	21.5%		89
Weighted Average					86.8

Water & Well Information

No known wells.

Comments

High-quality farmland on a hard-surfaced road.

Additional Land for Sale

Seller has 46.46 additional acres of land for sale located south of this property. See Additional Land Aerial Photo.

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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South Looking North



Southwest Looking Northeast



Northwest Looking Southeast



Northeast Looking Southwest

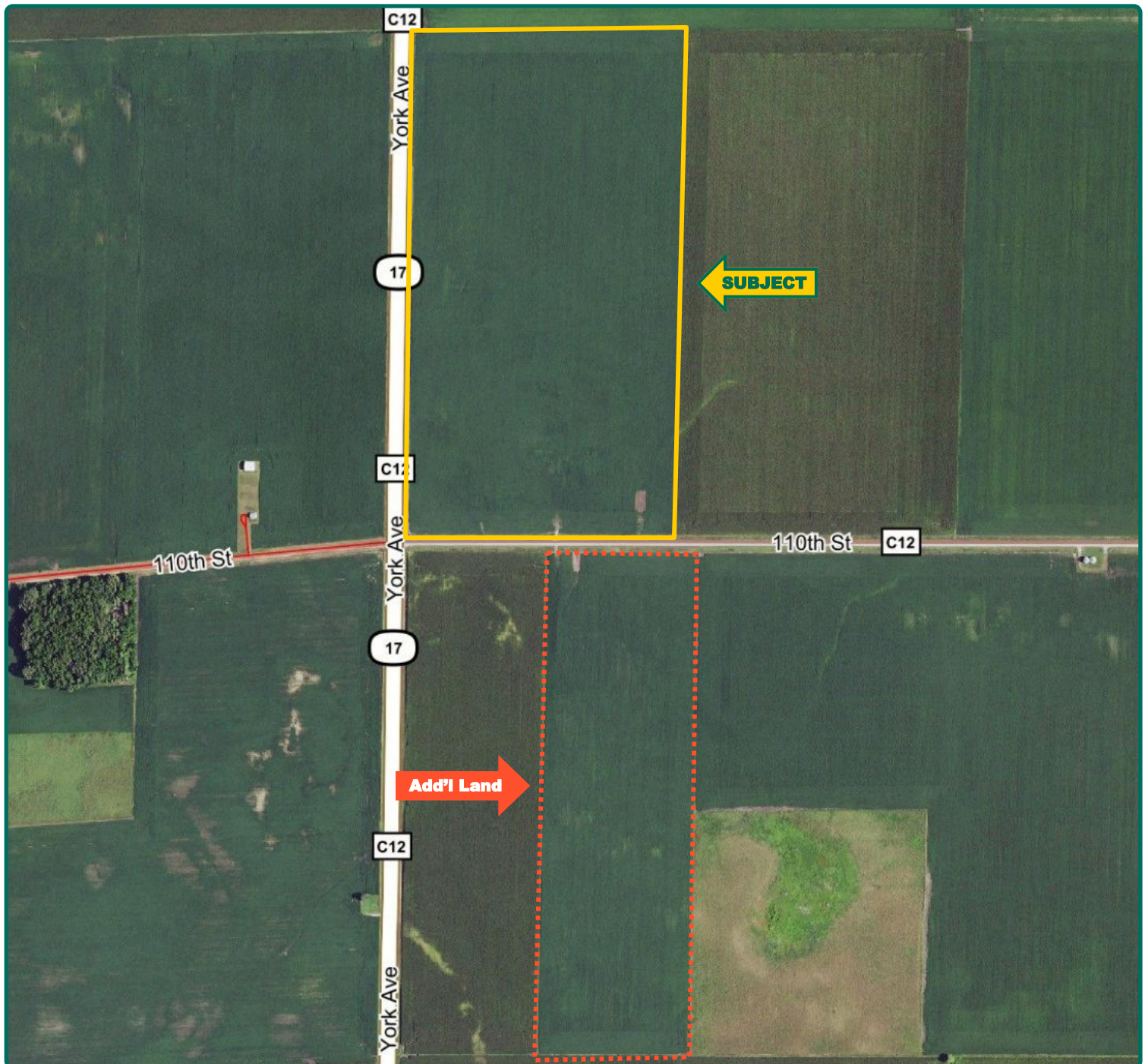


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Additional Land Aerial Photo



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