

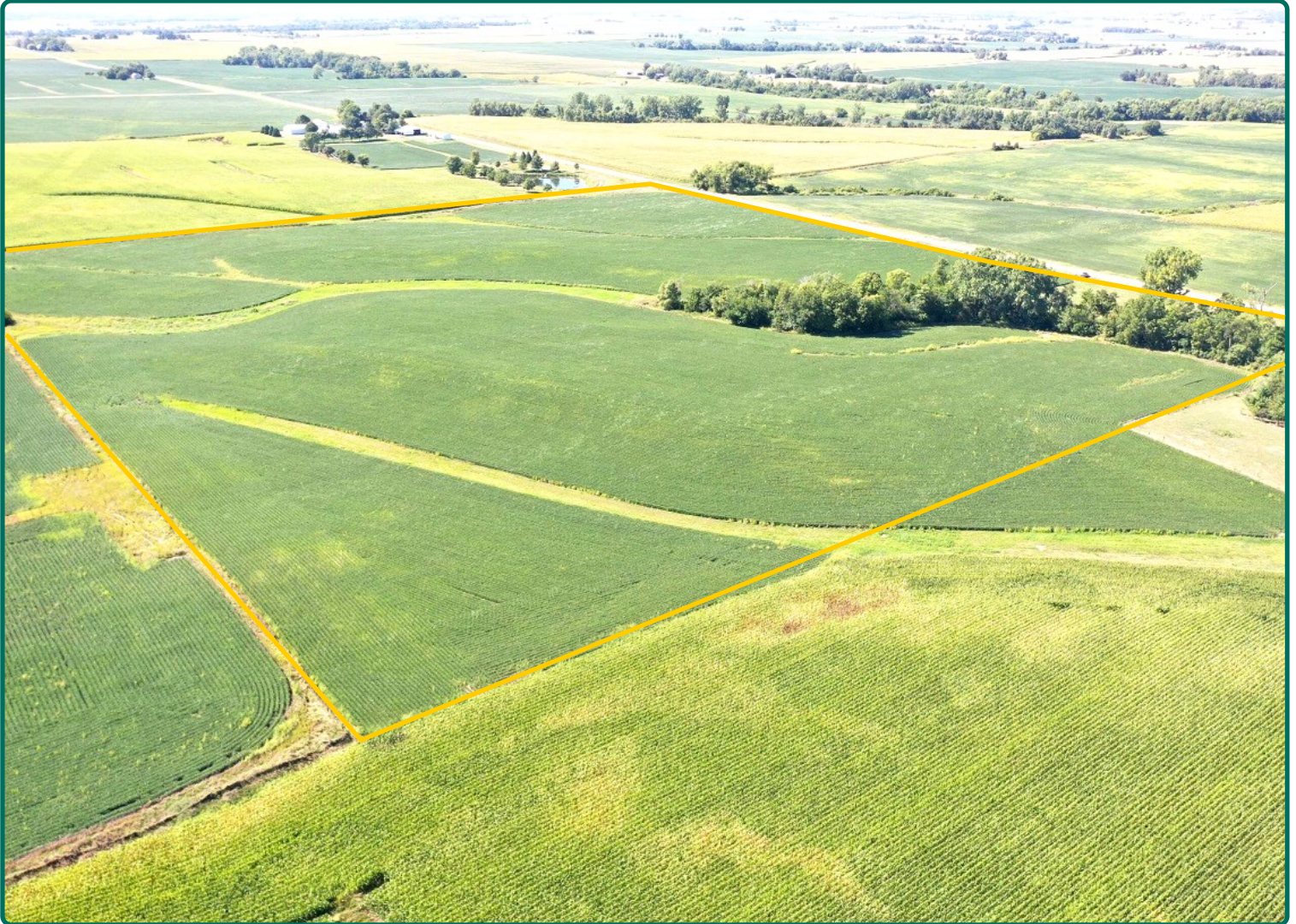
Land For Sale

ACREAGE:

38.64 Acres, m/l

LOCATION:

Polk County, IA

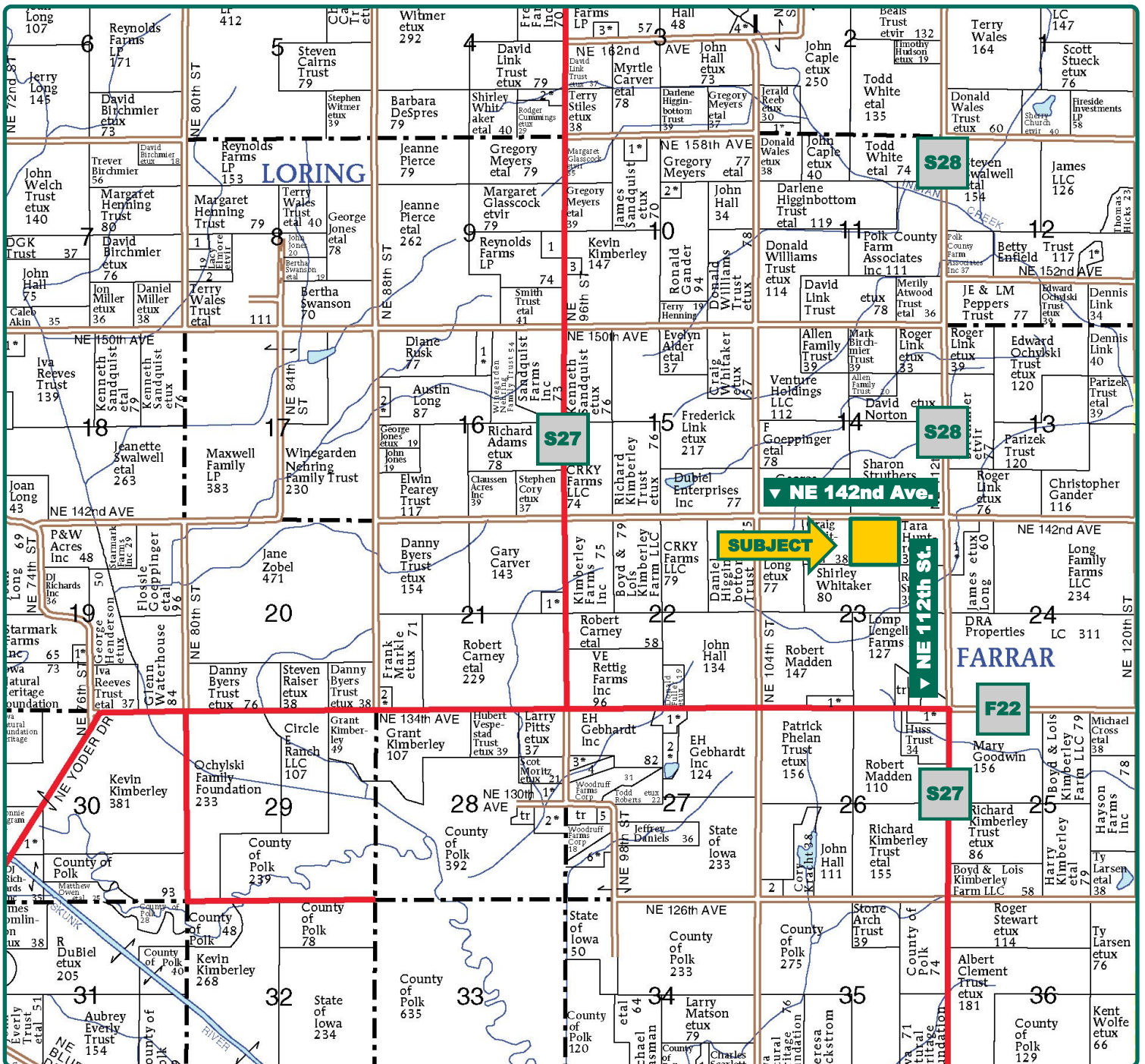


Property Key Features

- One Mile Northwest of Farrar
- 37.39 FSA/Eff. Crop Acres Carrying an 80.30 CSR2
- Potential Building Site Located Near a Hard-Surfaced Road

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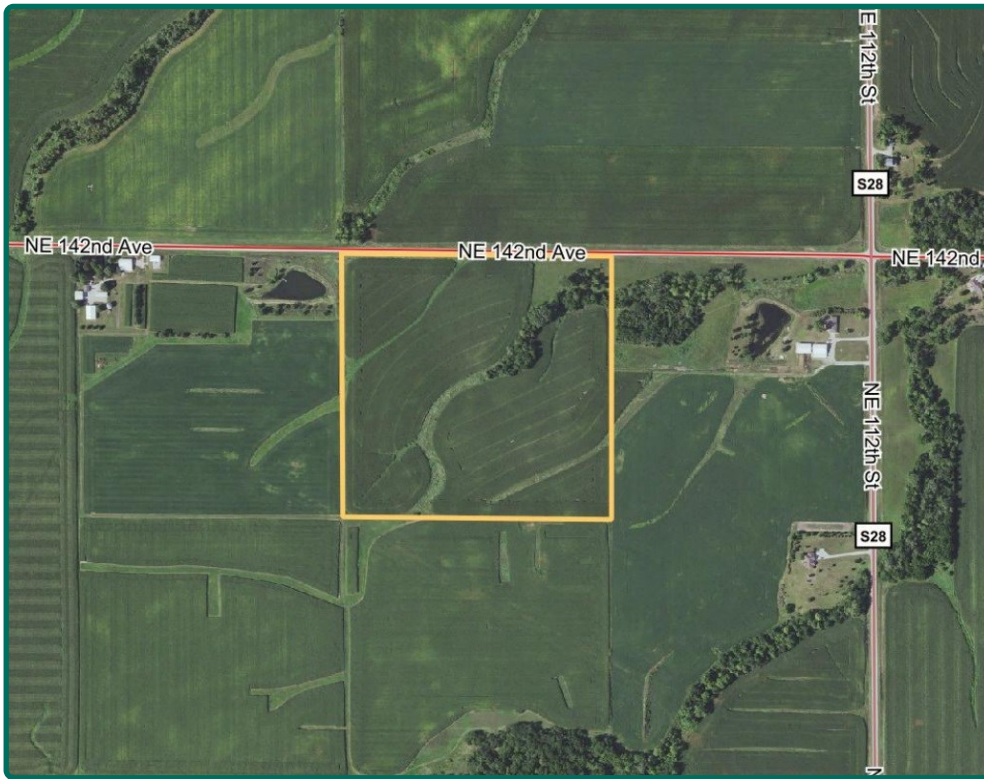
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FSA/Eff. Crop Acres:	37.39
Corn Base Acres:	19.27*
Bean Base Acres:	18.11*
Soil Productivity:	80.30 CSR2

**Acres are estimated.*

Property Information

38.64 Acres, m/l

Location

From Farrar: Go 1 mile north on S28 / NE 112th Street to NE 142nd Avenue, then west ¼ mile. Property is on the south side of the road.

Legal Description

NW¼ NE¼, except 1.36 acre road, Section 23, Township 81 North, Range 22 West of the 5th P.M. (Washington Township)

Price & Terms

- \$483,966.00
- \$12,525.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,276.00
Net Taxable Acres: 38.64
Tax per Net Taxable Acre: \$33.02
Tax Parcel ID #: 300/0031-000-000

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 5501, Tract 10096
FSA/Eff. Crop Acres: 37.39
Corn Base Acres: 19.27*
Corn PLC Yield: 120 Bu.
Bean Base Acres: 18.11*
Bean PLC Yield: 42 Bu.

**Acres are estimated pending reconstitution of the farm by the Polk County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soil type is Clarion. CSR2 on the FSA/Eff. crop acres is 80.30. See soil map for detail.

Land Description

Rolling to moderately sloping.

Drainage

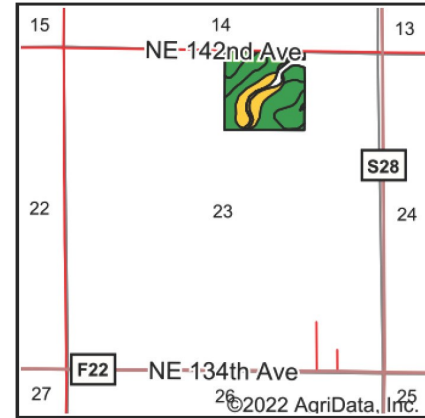
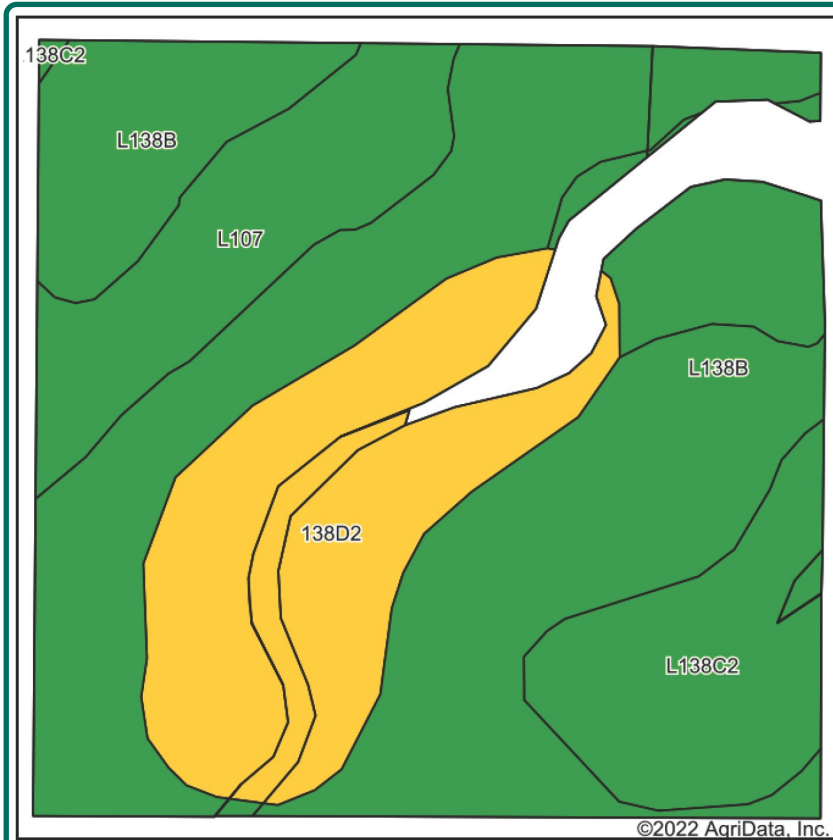
Natural.

Buildings/Improvements

None.

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State: **Iowa**
 County: **Polk**
 Location: **23-81N-22W**
 Township: **Washington**
 Acres: **37.39**
 Date: **10/6/2022**





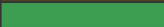

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA153, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	18.59	49.7%		88
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	8.05	21.5%		56
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.40	17.1%		83
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.35	11.6%		88
Weighted Average					80.3

Water & Well Information

No known wells.

Comments

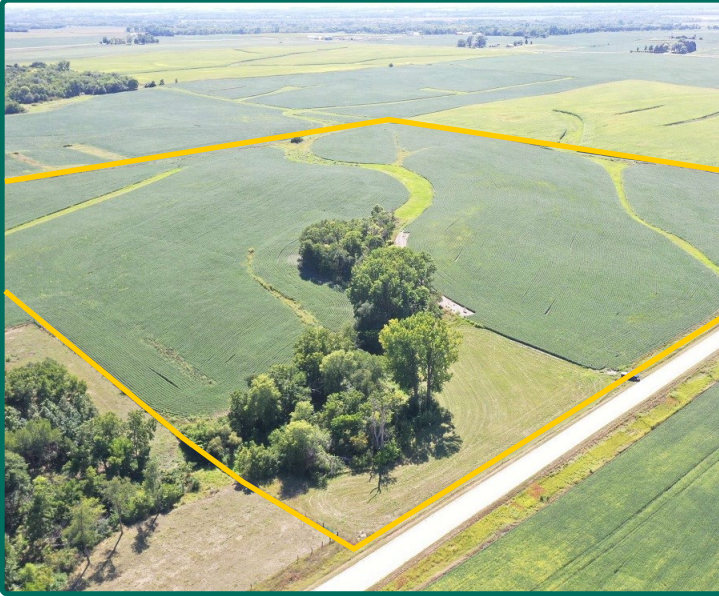
Nice northeast Polk County farm.

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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Northeast Looking Southwest



Southeast Looking Northwest



Southwest Looking Northeast



Northwest Looking Southeast



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