

Land For Sale

ACREAGE:

147.45 Acres, m/l

LOCATION:

Marshall County, IA

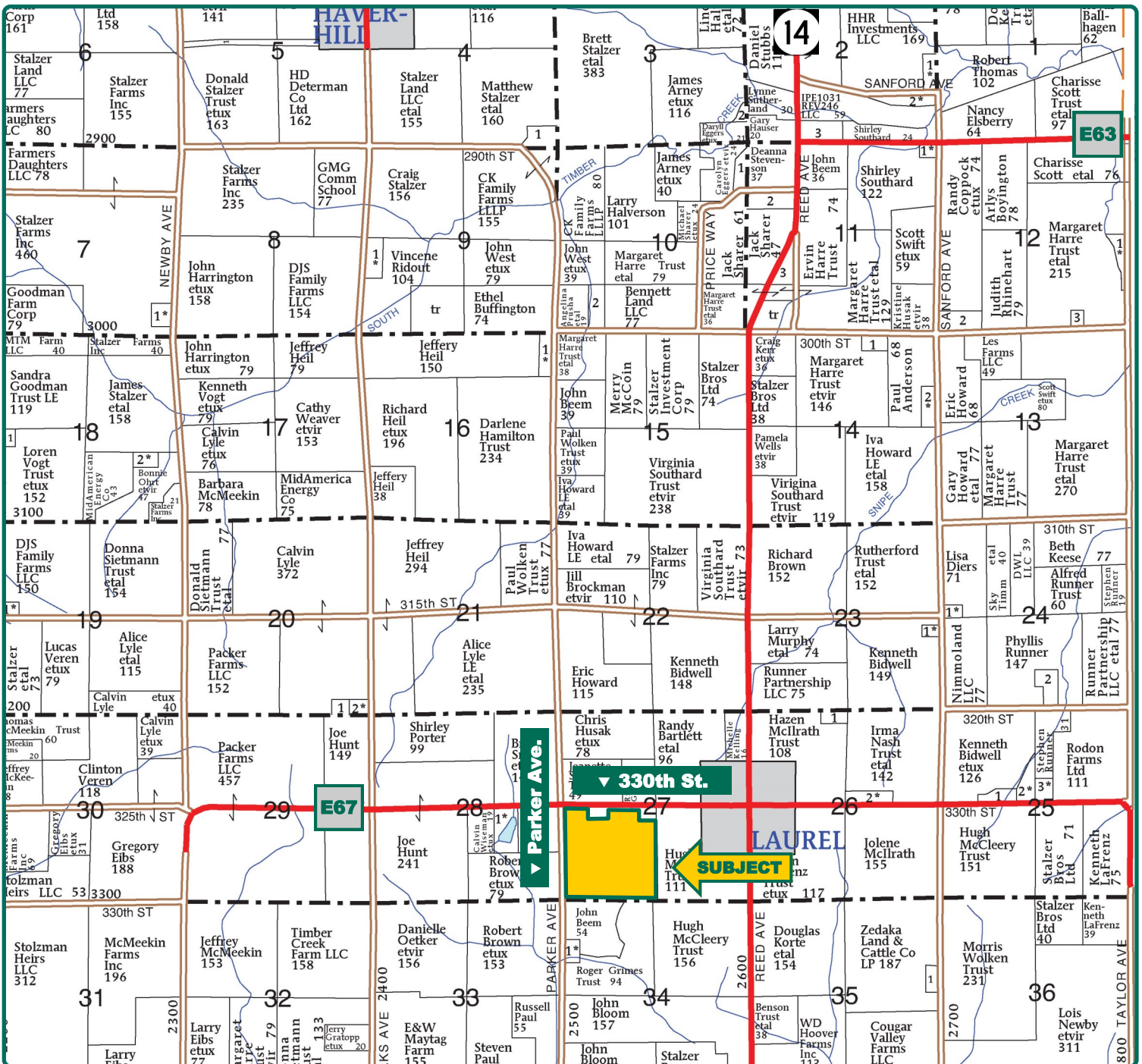


Property Key Features

- Located ½ Mile West of Laurel
- 139.17 FSA/Eff. Crop Acres Carrying A 72.20 CSR2
- Highly Productive Farmland on a Hard-Surfaced Road

Matt Vegter, ALC
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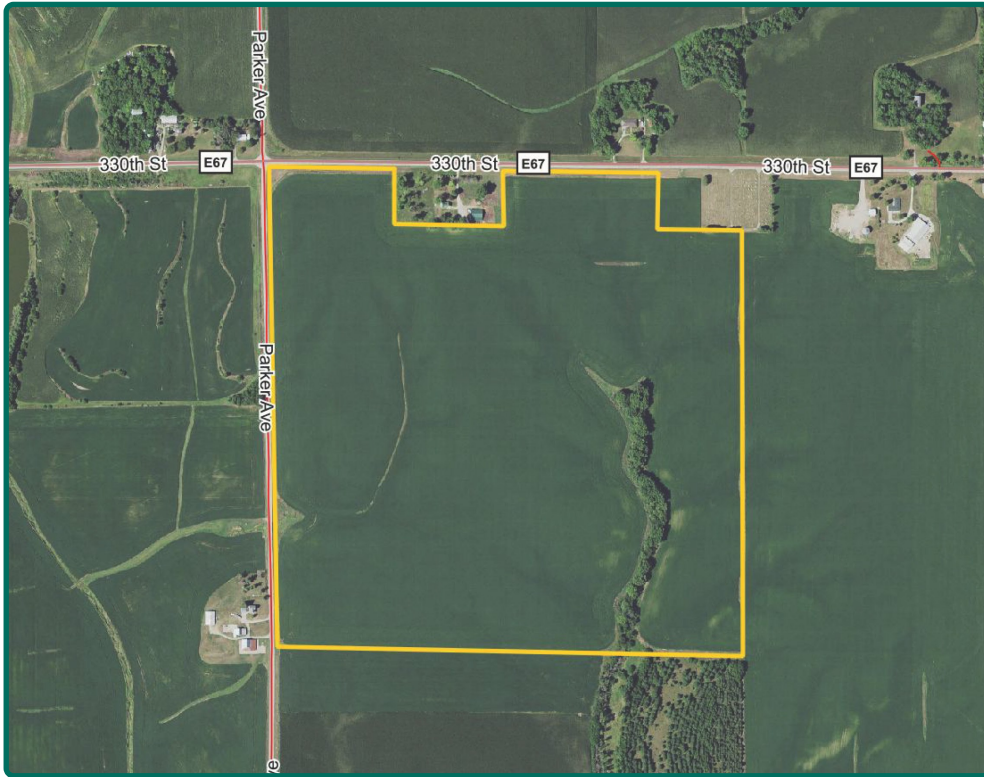
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FSA/Eff. Crop Acres:	139.17
Corn Base Acres:	68.59
Bean Base Acres:	70.58
Soil Productivity:	72.20 CSR2

Property Information

147.45 Acres, m/l

Location

From Laurel: Go west on E67 / 330th Street for ½ mile. Property is on the south side of the road.

Legal Description

SW¼, except Parcel A and cemetery, Section 27, Township 82 North, Range 18 West of the 5th P.M. (Jefferson Township)

Price & Terms

- \$1,806,262.50
- \$12,250.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$5,280.00
Net Taxable Acres: 147.45
Tax per Net Taxable Acre: \$35.81
Tax Parcel ID #: 821827300007, 821827300009, 821827300004, 821827300005

Lease Status

Leased for the 2023 crop year. Contact agent for details.

FSA Data

Farm Number 7099, Tract 9846
FSA/Eff. Crop Acres: 139.17
Corn Base Acres: 68.59
Corn PLC Yield: 145 Bu.
Bean Base Acres: 70.58
Bean PLC Yield: 44 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Killduff and Tama. CSR2 on the FSA/Eff. crop acres is 72.20. See soil map for detail.

Land Description

Gently to moderately sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

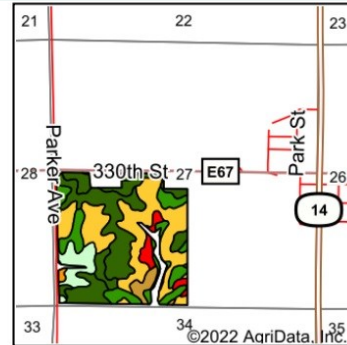
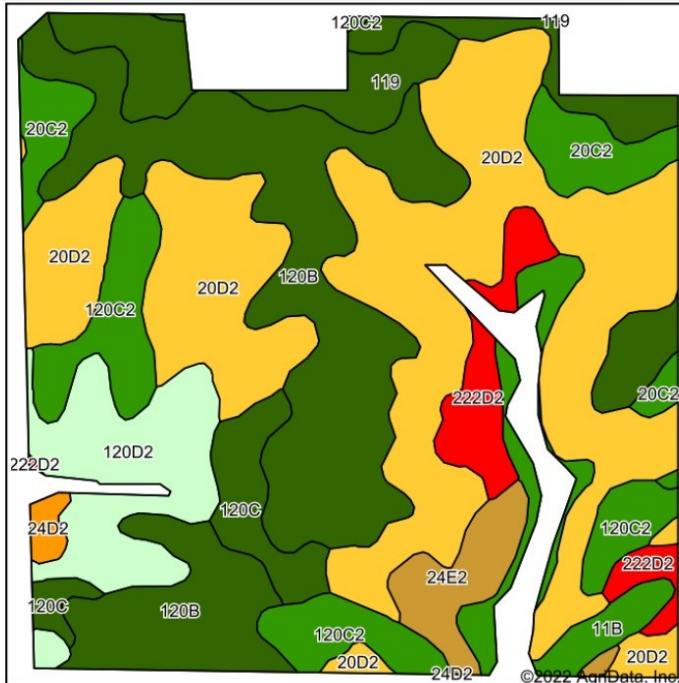
None.

Water & Well Information

No known wells.

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State: Iowa
County: Marshall
Location: 27-82N-18W
Township: Jefferson
Acres: 139.17
Date: 11/9/2022



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	48.08	34.5%		IIIe	55
120B	Tama silty clay loam, 2 to 5 percent slopes	37.06	26.6%		IIe	95
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	10.68	7.7%		IIIe	62
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	10.21	7.3%		IIIe	87
119	Muscataine silty clay loam, 0 to 2 percent slopes	6.46	4.6%		Iw	100
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	6.18	4.4%		IIIe	81
11B	Colo-Ely complex, 0 to 5 percent slopes	5.41	3.9%		IIw	86
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	5.23	3.8%		IVe	19
120C	Tama silty clay loam, 5 to 9 percent slopes	4.78	3.4%		IIIe	90
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	4.32	3.1%		IVe	37
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.76	0.5%		IIIe	48
Weighted Average					2.67	72.2

Comments

Great soils on this ridge top Marshall 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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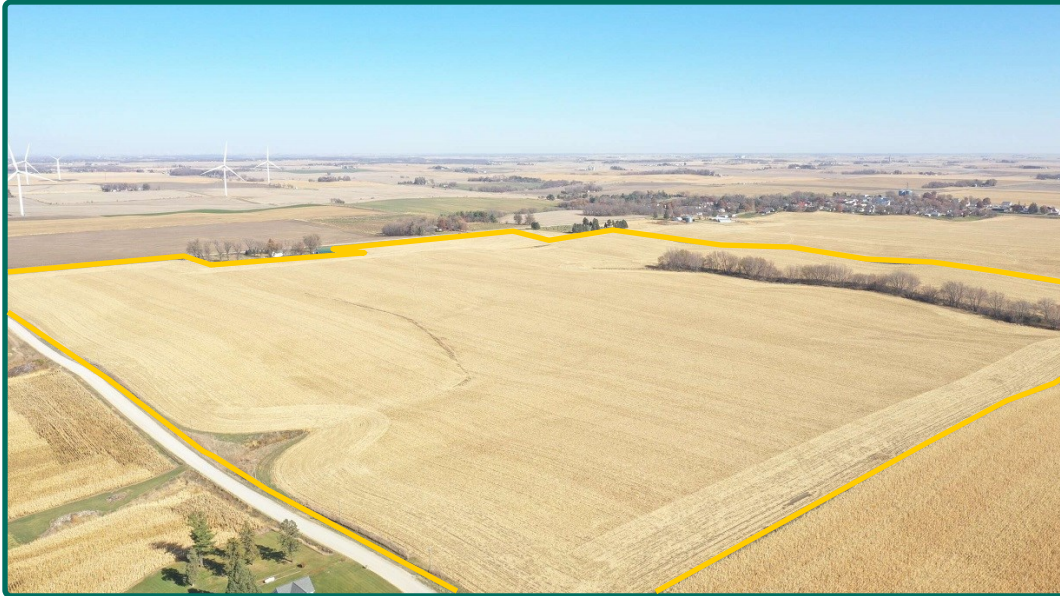
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Southwest Looking Northeast



Northwest Looking Southeast



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