

# Land For Sale

**ACREAGE:**

**151.99 Acres, m/l**

**LOCATION:**

**Fremont County, IA**



## **Property Key Features**

- High-Quality Fremont County Farm with a 76.40 CSR2
- Near Several Ethanol Plants and Bunge Soybean Crush Plant
- Approximately 6 Miles East of Thurman

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<b>FSA/Eff. Crop Acres:</b>	<b>124.70</b>
<b>Corn Base Acres:</b>	<b>60.26</b>
<b>Bean Base Acres:</b>	<b>60.26</b>
<b>Soil Productivity:</b>	<b>76.40 CSR2</b>

## Property Information

**151.99 Acres, m/l**

### Location

**From Tabor:** Go south 4 miles on Hwy. 275, then east on 150th St. for 2 miles to the intersection of L54 and 150th St. The farm will be on the north side of 150th St. and on the east side of L54.

### Legal Description

Part of the SW $\frac{1}{4}$  of Section 25, Township 70 North, Range 42 West of the 5th P.M., Fremont Co., IA.

### Price & Terms

- \$1,315,000
- \$8,651.88/acre
- 10% down upon acceptance of offer; balance due in cash at closing.
- 1% Buyer's Premium

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2022-2023: \$4,396.00  
 Net Taxable Acres: 151.99  
 Tax per Net Taxable Acre: \$28.92  
 Tax Parcel ID #s: 060060478000000, 060060479000000, 060060480010000, & 060060481000000

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 355, Tract 490  
 FSA/Eff. Crop Acres: 124.70  
 Corn Base Acres: 60.26  
 Corn PLC Yield: 164 Bu.  
 Bean Base Acres: 60.26  
 Bean PLC Yield: 45 Bu.

### Soil Types/Productivity

Primary soils are Monona and Napier. CSR2 on the FSA/Eff. crop acres is 76.40. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Gentle to moderate slopes.

### Drainage

Natural with terraces and some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

None.

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State: **Iowa**  
 County: **Fremont**  
 Location: **25-70N-42W**  
 Township: **Green**  
 Acres: **124.70**  
 Date: **12/8/2022**



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

Area Symbol: IA071, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	57.62	46.1%			IIIe	60	
12B	Napier silt loam, 2 to 5 percent slopes	44.85	36.3%			IIe	93	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	14.47	11.1%			IIIe	86	
10C	Monona silt loam, 5 to 9 percent slopes	5.65	4.7%			IIIe	89	
717C	Napier-Gullied land complex, 2 to 10 percent slopes	1.49	1.2%			IIIe IVe	55	
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.62	0.5%			IIe	95	
<b>Weighted Average</b>						<b>2.63</b>	<b>*-</b>	<b>76.4</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

## Timber Harvest Bid

A formal Timber Harvest Bid was completed on 11/29/2022, with a value of \$26,000.00 for 115 walnut trees and other usable timber.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Looking Northwest



Looking North



Looking East



Looking North



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## **Make the Most of Your Farmland Investment**

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