

# Land For Sale

**ACREAGE:**

**134.03 Acres, m/l**

**LOCATION:**

**Hamilton County, IA**

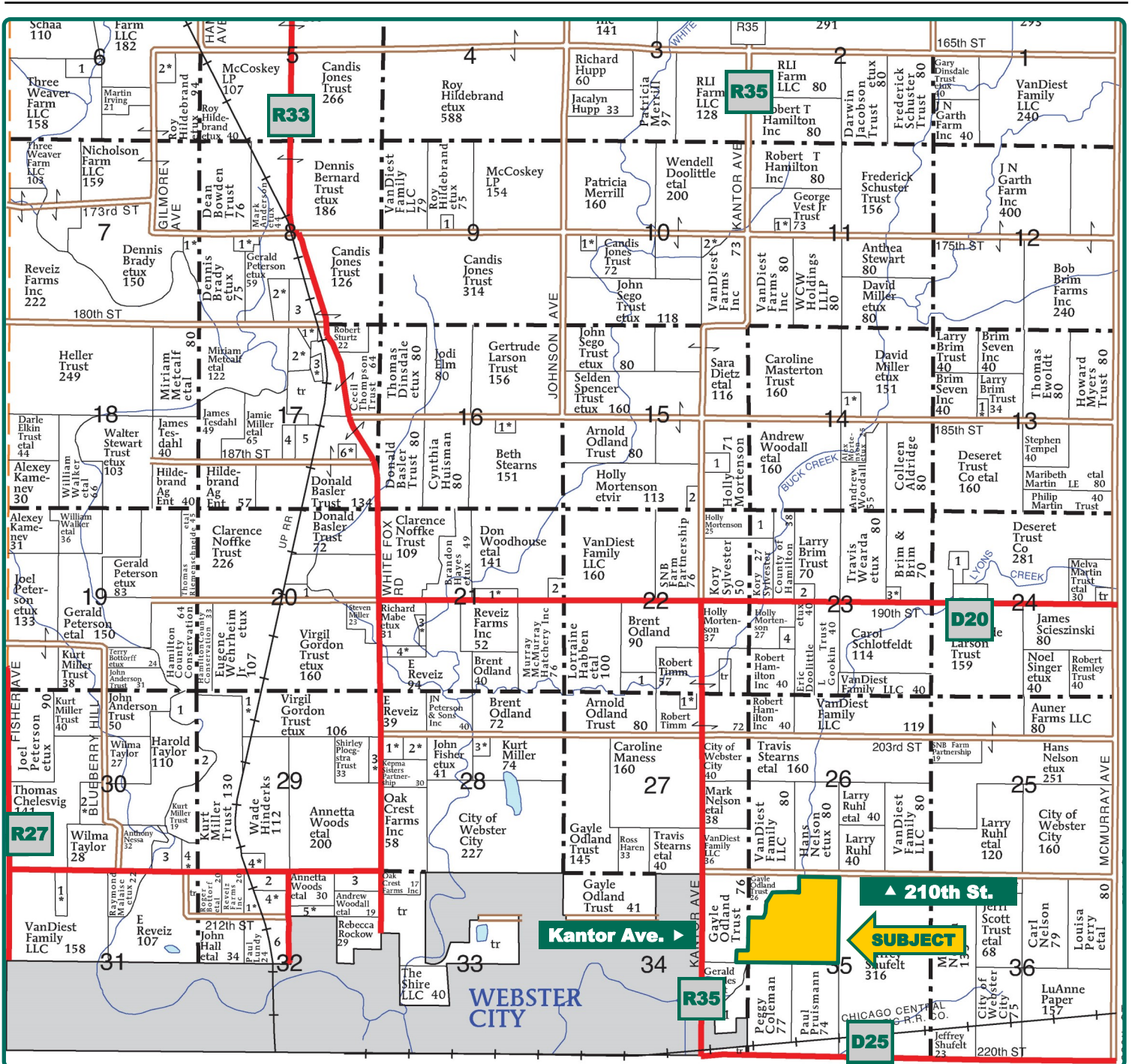


## Property Key Features

- Located 1 Mile Northeast of Webster City
- Mixed-Use Farm with Crop and Pasture Acres
- 77.60 CSR2 on Current Acres in Production

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
**KyleH@Hertz.ag**

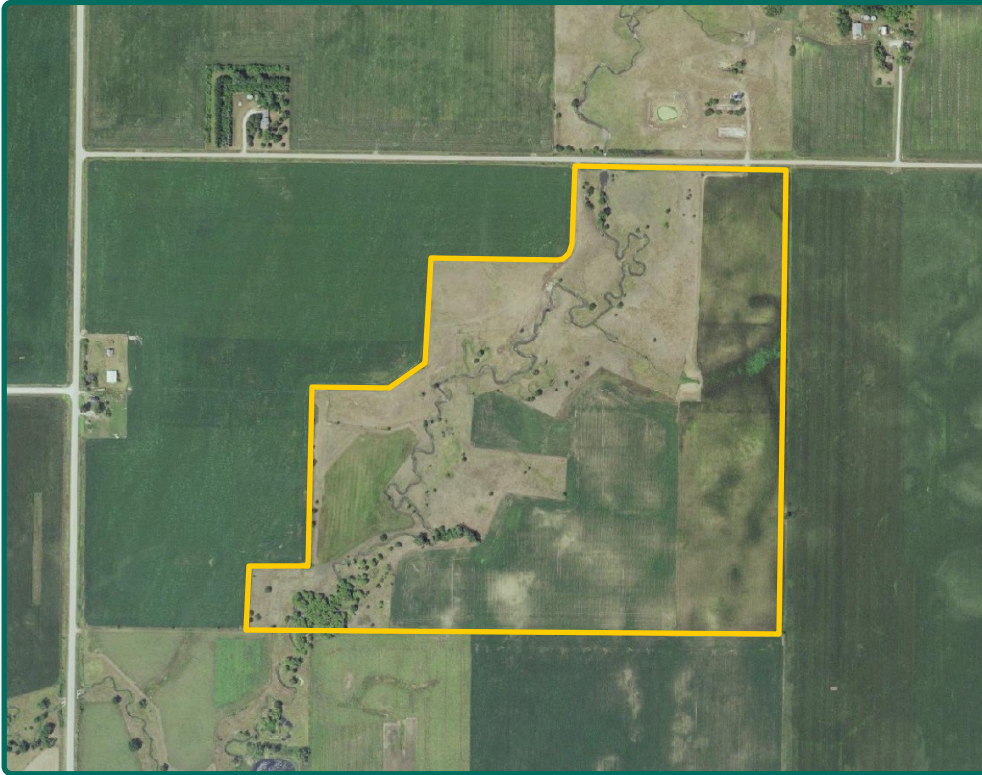
**515-382-1500**  
415 South 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**



Map reproduced with permission of Farm & Home Publishers, Ltd.

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
KyleH@Hertz.ag

**515-382-1500**  
415 South 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**



<b>FSA/Eff. Crop Acres:</b>	<b>80.72</b>
<b>Current Acres in Prod.:</b>	<b>73.63</b>
<b>Corn Base Acres:</b>	<b>41.42</b>
<b>Bean Base Acres:</b>	<b>33.14</b>
<b>Soil Productivity:</b>	<b>77.60 CSR2</b>

## Property Information

**134.03 Acres, m/l**

### Location

From Webster City: Go east on Co. Hwy D25 to R35, head north on R35 / Kantor Ave. for 1 mile, then head east on 210th St. for ½ mile. The property is on the south side of the road.

### Legal Description

Loring Addition Lot 4, in Sections 34 and 35, Township 89 North, Range 25 West of the 5th P.M., Hamilton Co., IA. (Cass Twp.)

### Price & Terms

- \$1,055,486.25
- \$7,875/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$4,200.00  
Gross Acres: 134.03  
Net Taxable Acres: 131.51  
Tax per Net Taxable Acre: \$31.94  
Tax Parcel ID #: 40892534200008

### FSA Data

Farm Number 5718, Tract 7589  
FSA/Eff. Crop Acres: 80.72  
Current Acres in Production: 73.63  
Corn Base Acres: 41.42  
Corn PLC Yield: 164 Bu.  
Bean Base Acres: 33.14  
Bean PLC Yield: 33 Bu.  
*FSA shows 80.72 Effective Crop Acres, of those acres, there are 73.63 acres currently in production. Contact agent for details.*

### Lease Status

Open lease for the 2023 crop year.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Bode and Guckeen. CSR2 on the Current Acres in Production is 77.60. 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

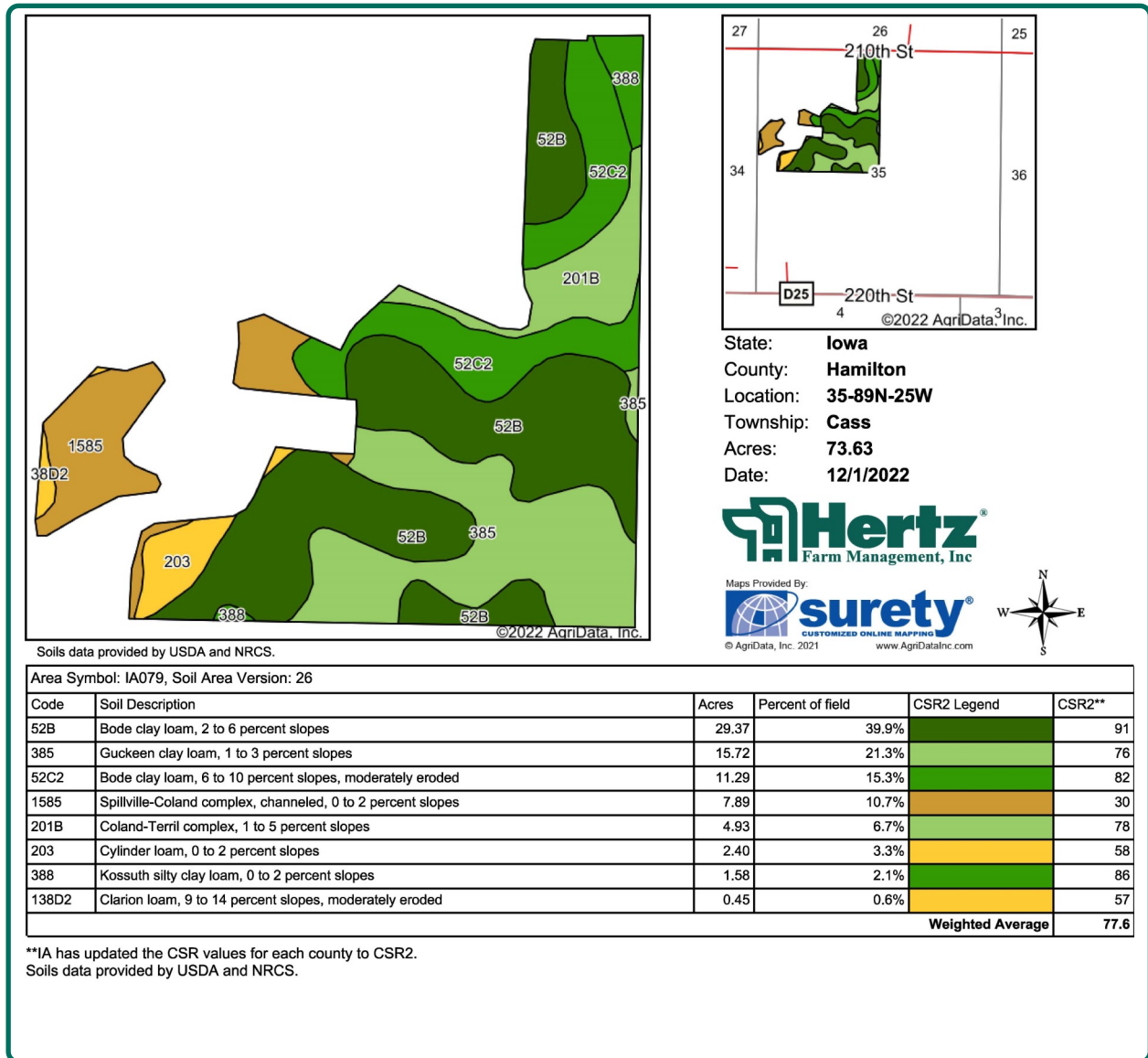
Sloping to severely sloping.

### Drainage

Natural.

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
**KyleH@Hertz.ag**

**515-382-1500**  
415 South 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**



### Buildings/Improvements

None.

### Water & Well Information

Lyon Creek runs north to southwest through the pasture acres.

### Comments

Great mixed-use farm with good access to paved county roads.

*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.*

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
KyleH@Hertz.ag

**515-382-1500**  
415 South 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**

North looking South



Southwest looking Northeast



Northwest looking Southeast



Southeast looking Northwest



**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
**KyleH@Hertz.ag**

**515-382-1500**  
415 South 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**

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

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
**KyleH@Hertz.ag**

**515-382-1500**  
415 South 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**