

## **Land For Sale**

ACREAGE:

**LOCATION:** 

134.03 Acres, m/l

Hamilton County, IA



#### **Property** Key Features

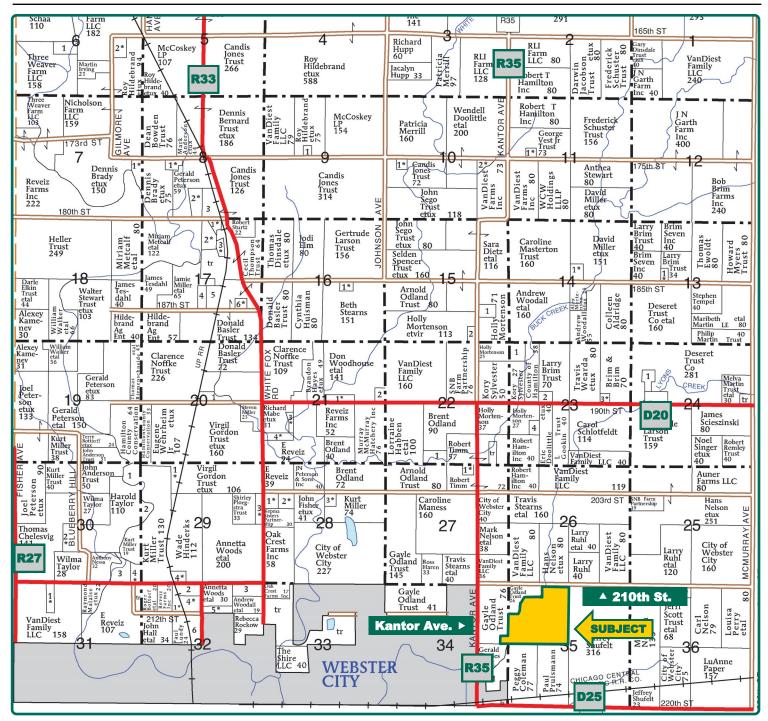
- Located 1 Mile Northeast of Webster City
- Mixed-Use Farm with Crop and Pasture Acres
- 77.60 CSR2 on Current Acres in Production

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



## **Plat Map**

Cass Township, Hamilton County, IA

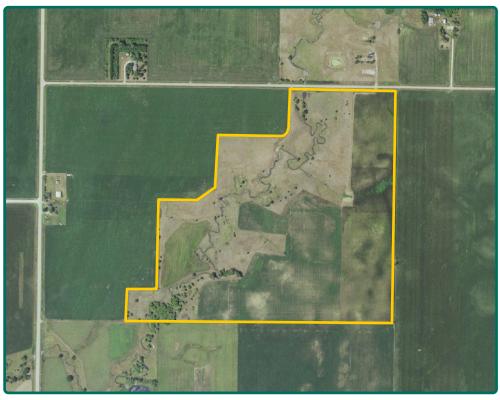


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## **Aerial Photo**

134.03 Acres, m/l



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

## 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. 6

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**

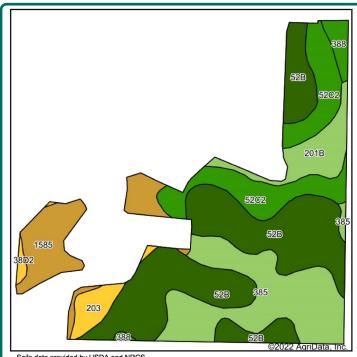
Natural.

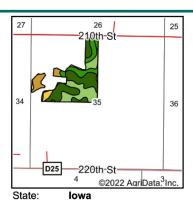
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## Soil Map

#### 73.63 Current Acres in Production





County: Hamilton
Location: 35-89N-25W
Township: Cass

Acres: **73.63**Date: **12/1/2022** 







Soils data provided I	by USDA and NRCS.
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Area Syn	Area Symbol: IA079, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**		
52B	Bode clay loam, 2 to 6 percent slopes	29.37	39.9%		91		
385	Guckeen clay loam, 1 to 3 percent slopes	15.72	21.3%		76		
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	11.29	15.3%		82		
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	7.89	10.7%		30		
201B	Coland-Terril complex, 1 to 5 percent slopes	4.93	6.7%		78		
203	Cylinder loam, 0 to 2 percent slopes	2.40	3.3%		58		
388	Kossuth silty clay loam, 0 to 2 percent slopes	1.58	2.1%		86		
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.45	0.6%		57		
Weighted Average					77.6		

<sup>\*\*</sup>IA has updated the CSR values for each county to CSR2. Soils data provided by USDA and NRCS.

#### **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.

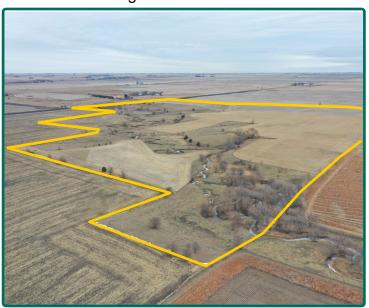


# **Property Photos**

North looking South



Southwest looking Northeast



Northwest looking Southeast



Southeast looking Northwest





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