

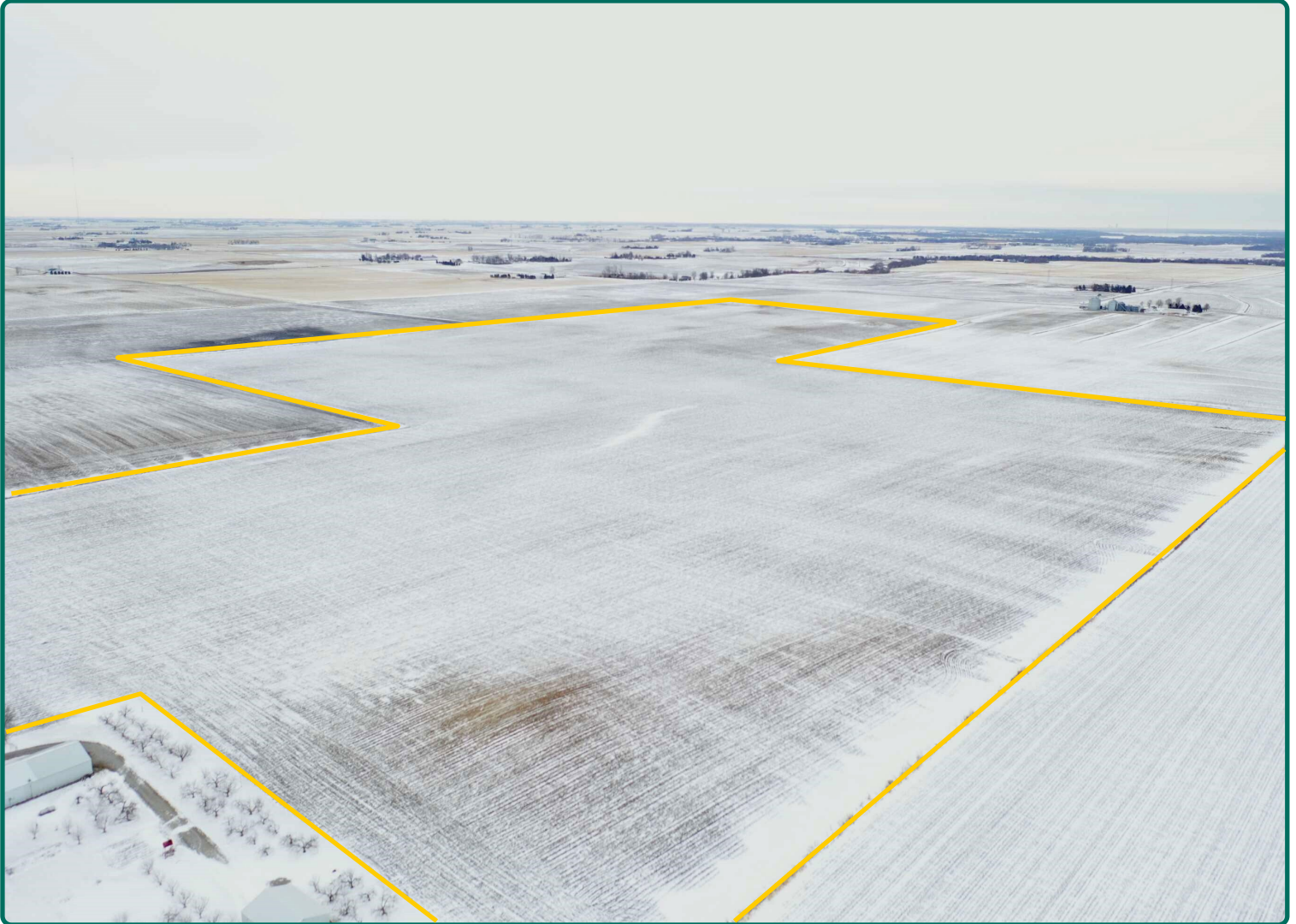
# Land For Sale

**ACREAGE:**

**153.40 Acres, m/l**

**LOCATION:**

**Polk County, IA**



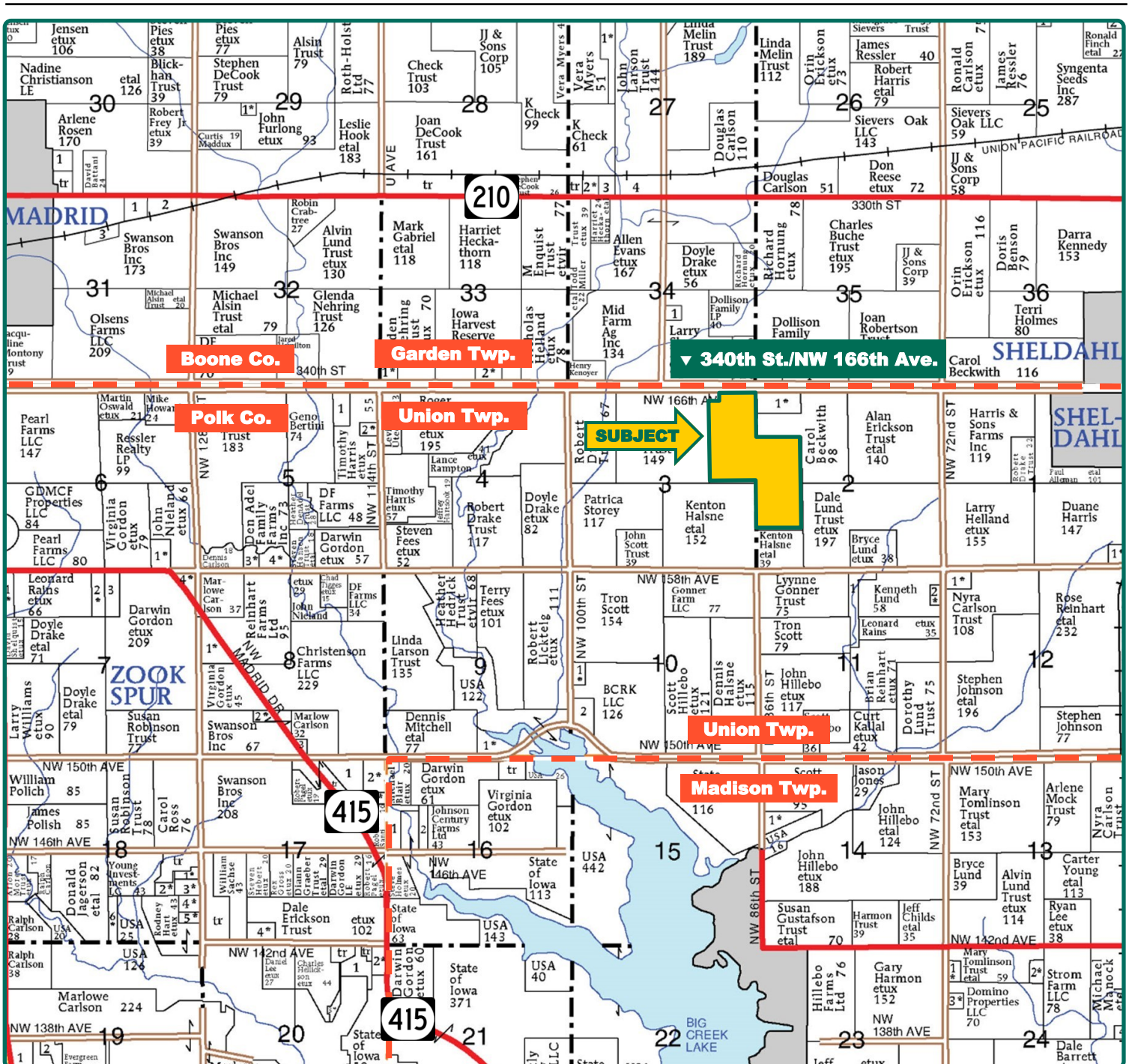
## Property Key Features

- Located 2 Miles West of Sheldahl
- 152.48 FSA/Eff. Crop Acres with an 82.40 CSR2
- High-Quality Farmland in Northwest Polk County

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<b>FSA/Eff. Crop Acres:</b>	<b>152.48</b>
<b>Corn Base Acres:</b>	<b>114.38</b>
<b>Bean Base Acres:</b>	<b>38.10</b>
<b>Soil Productivity:</b>	<b>82.40 CSR2</b>

## Property Information

**153.40 Acres, m/l**

### Location

From Sheldahl: Go west on 340th St./NW 166th Ave. for 2 miles. The property is on the south side of the road.

### Legal Description

The SW¼ of the NW¼ and the NW¼ of the SW¼ of Section 2 and the E½ of the NE fractional ¼, except acreage site, of Section 3, all in Township 81 North, Range 25 west of the 5th P.M., Polk Co., IA. (Union Twp.)

### Price & Terms

- \$2,301,000
- \$15,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$5,933.82  
 Net Taxable Acres: 153.40  
 Tax per Net Taxable Acre: \$38.68  
 Tax Parcel ID #s: 8125.03.200.005, 8125.02.100.003, & 8125.02.300.001

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 3207, Tract 3209  
 FSA/Eff. Crop Acres: 152.48  
 Corn Base Acres: 114.38  
 Corn PLC Yield: 127 Bu.  
 Bean Base Acres: 38.10  
 Bean PLC Yield: 47 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Canisteo, Clarion, and Webster. CSR2 on the FSA/Eff. crop acres is 82.40. See soil map for detail.

### Land Description

Nearly level to gently sloping.

### Drainage

Some tile. See tile map.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Clint Kaller, AFM

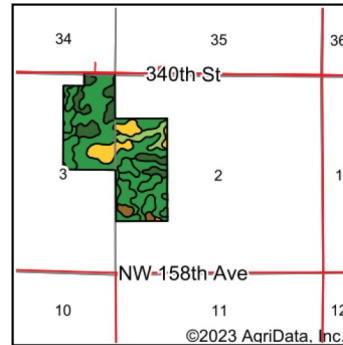
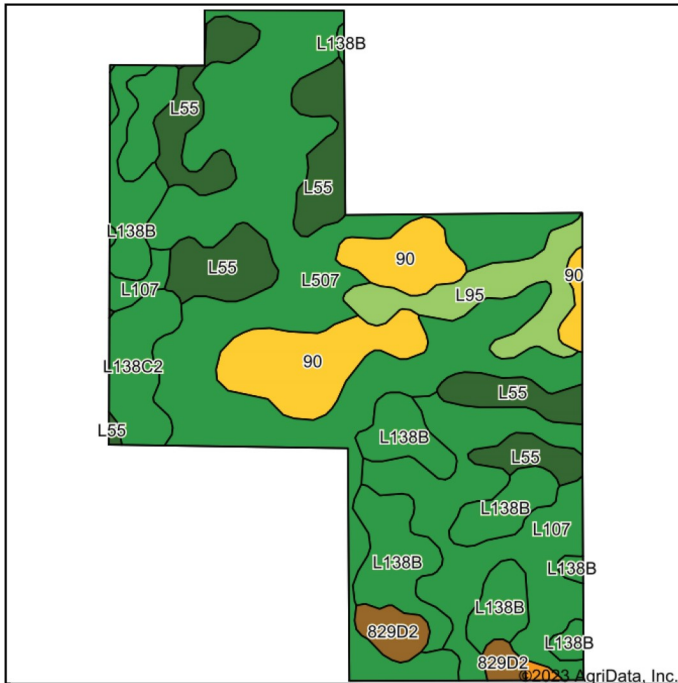
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










State: **Iowa**  
 County: **Polk**  
 Location: **3-81N-25W**  
 Township: **Union**  
 Acres: **152.48**  
 Date: **1/2/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA153, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	54.19	35.5%		IIw	87		
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	21.75	14.3%		Ile	88		
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	21.35	14.0%		IIw	88		
L55	Nicollet loam, 1 to 3 percent slopes	20.05	13.1%		Ie	91		
90	Okoboiji mucky silty clay loam, depressional, 0 to 1 percent slopes	14.89	9.8%		IIIw	55	62	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.65	5.7%		IIIe	83		
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	8.01	5.3%		IIw	75		
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	3.23	2.1%		IVe	24	31	
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	0.36	0.2%		IIIe	43	35	
<b>Weighted Average</b>						<b>2.07</b>	<b>82.4</b>	<b>*-</b>

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

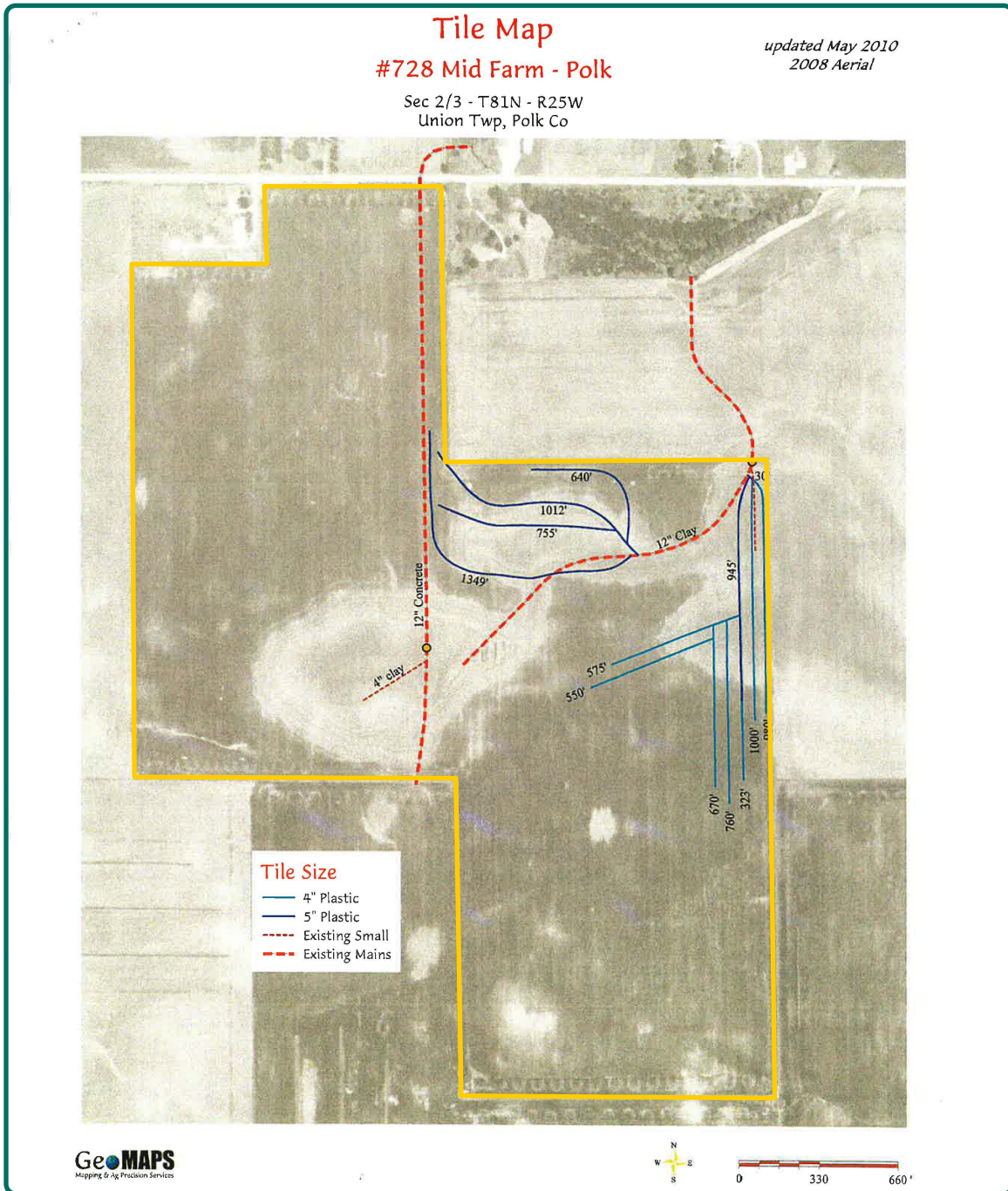
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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