

Land For Sale

ACREAGE:

68.03 Acres, m/l

LOCATION:

Hamilton County, IA

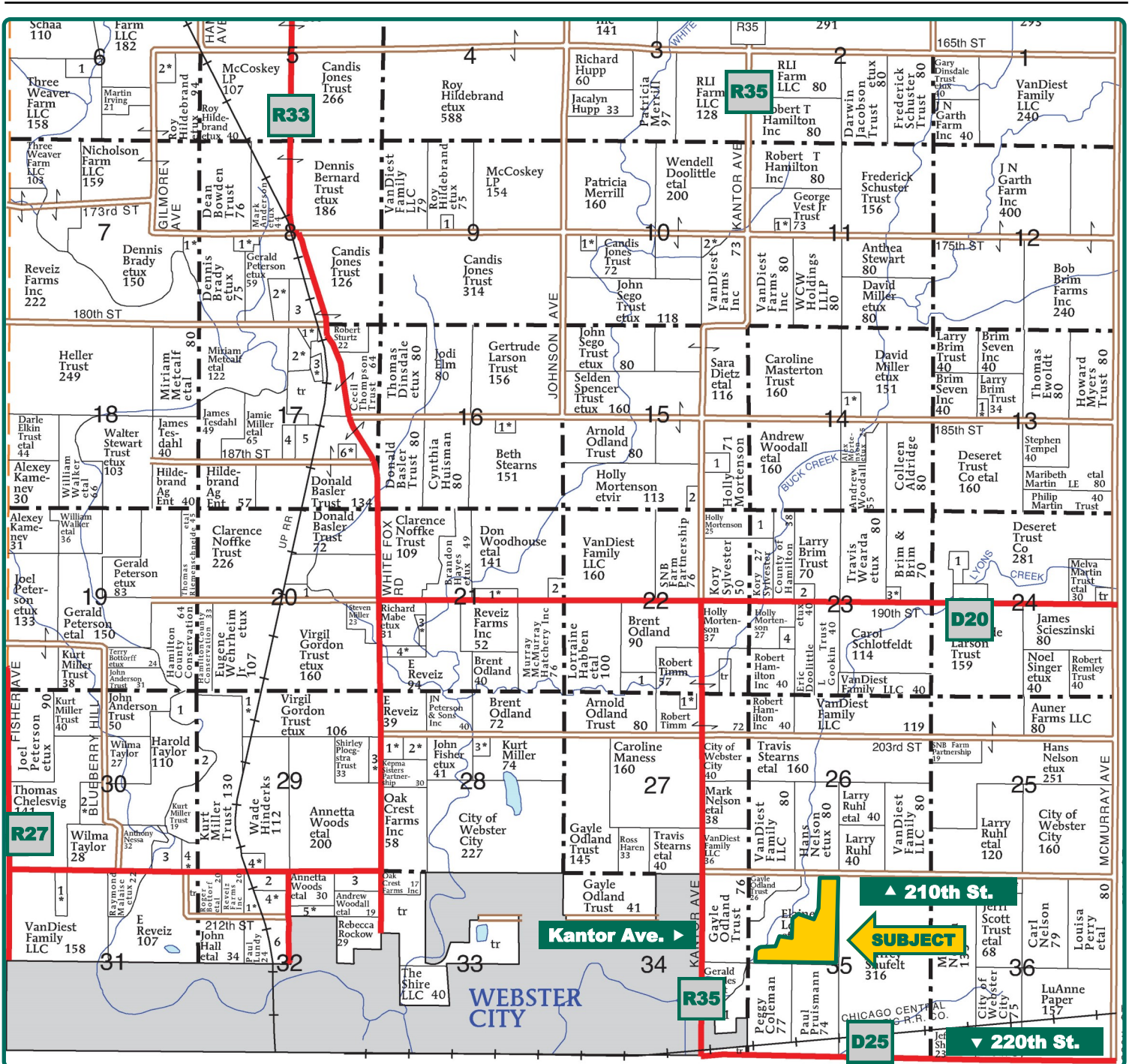


Property Key Features

- Located 1 Mile Northeast of Webster City
- 83.20 CSR2 on Current Estimated Acres in Production
- Quality Hamilton County Farmland

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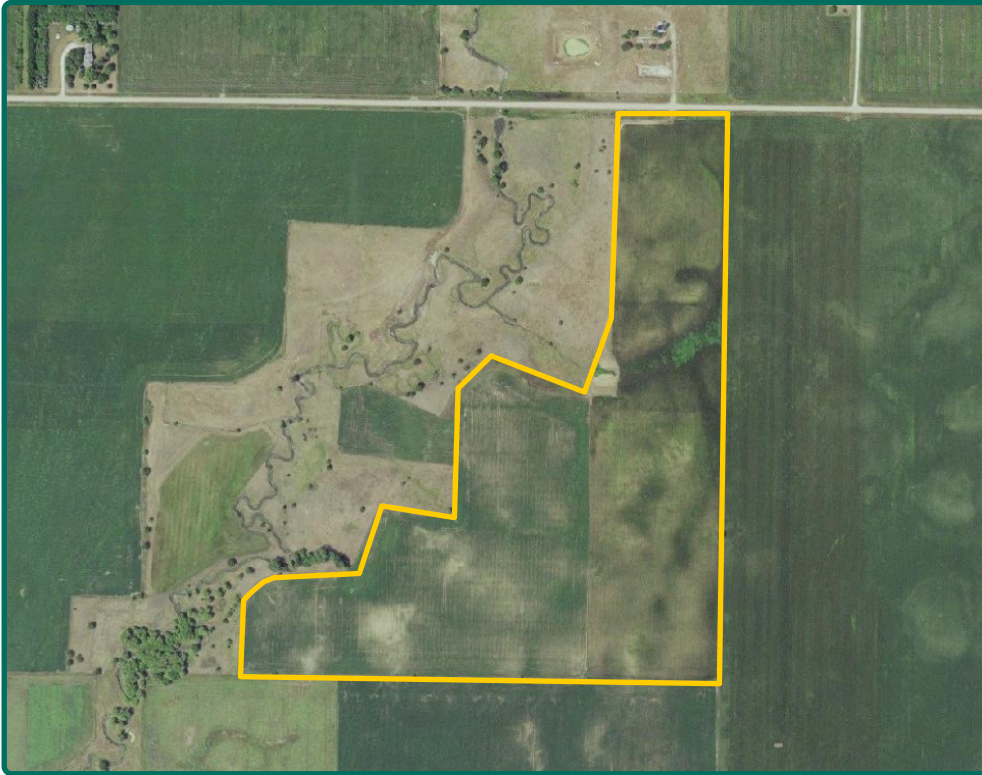
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FSA/Eff. Crop Acres: 63.42*
Current Acres in Prod.: 62.53*
Corn Base Acres: 35.23*
Bean Base Acres: 28.19*
Soil Productivity: 83.20 CSR2

**Acres are estimated.*

Property Information

68.03 Acres, m/l

Location

From Webster City: Go east on Co. Hwy D25 / 220th St. to R35, head north on R35 / Kantor Ave. for 1 mile, then east on 210th St. for ½ mile. The property is on the south side of the road.

Legal Description

Loring Addition Lot 4, except pasture acres, in Section 35, Township 89 North, Range 25 West of the 5th P.M., Hamilton Co., IA. (Cass Twp.)

Price & Terms

- \$809,557
- \$11,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,173.00*

Gross Acres: 68.03*

Net Taxable Acres: 67.03*

Tax per Net Taxable Acre: \$32.42*

Tax Parcel ID #: 40892534200008

**Taxes estimated pending tax parcel split.*

Hamilton County Treasurer/Assessor will determine final tax figures.

FSA Data

Part of Farm Number 5718

Part of Tract 7589

FSA/Eff. Crop Acres: 63.42*

Current Acres in Production: 62.53*

Corn Base Acres: 35.23*

Corn PLC Yield: 164 Bu.

Bean Base Acres: 28.19*

Bean PLC Yield: 33 Bu.

**Acres are estimated pending reconstitution of farm by the Hamilton County FSA office.*

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 estimated Current Acres in Production is 83.20. 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 moderately sloping.

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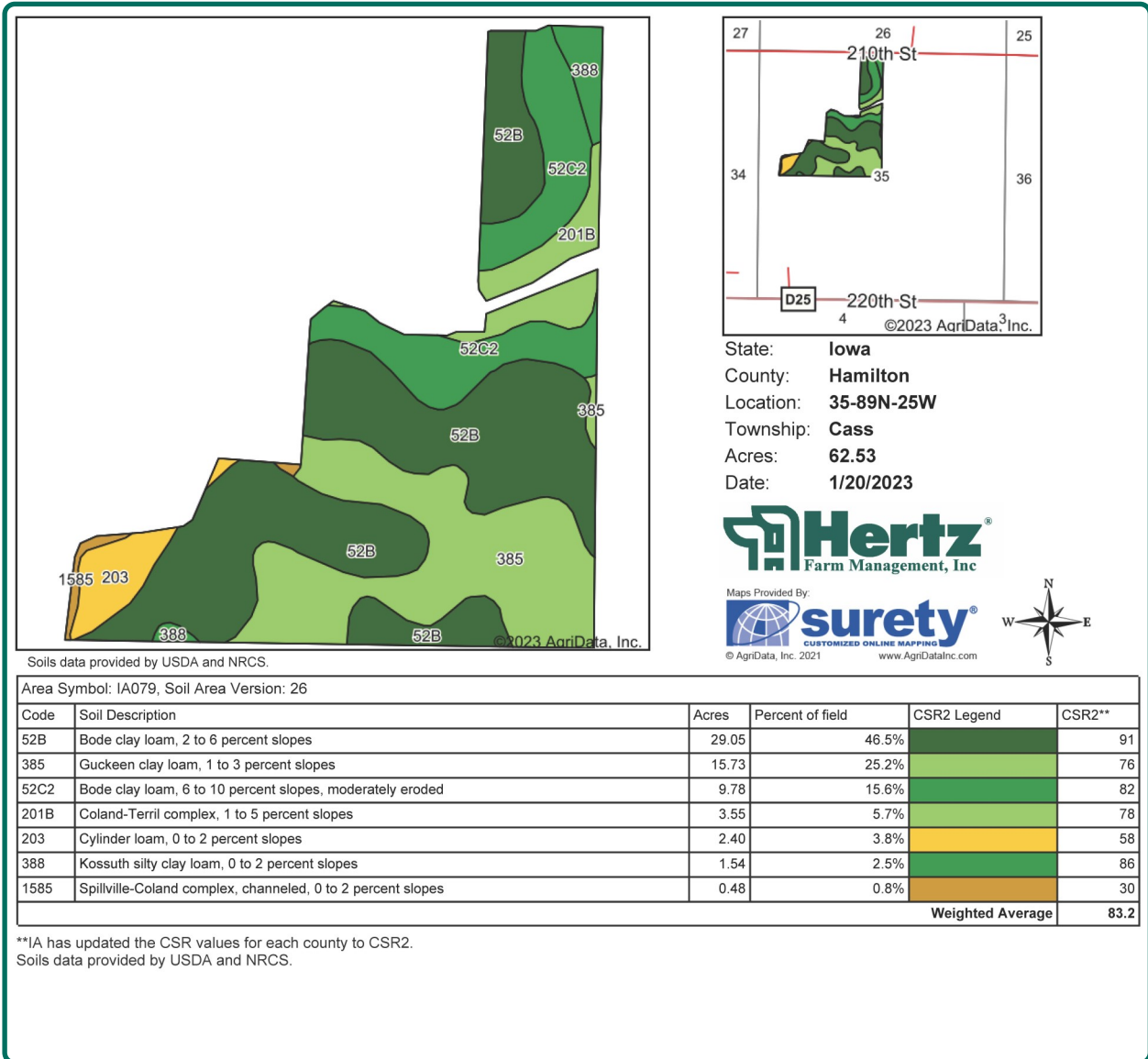
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Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Great soils on this western Hamilton 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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Southeast looking Northwest



Northeast looking Southwest



North looking South



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