

# Land For Sale

**ACREAGE:**

**70.46 Acres, m/l**

**LOCATION:**

**Grundy County, IA**



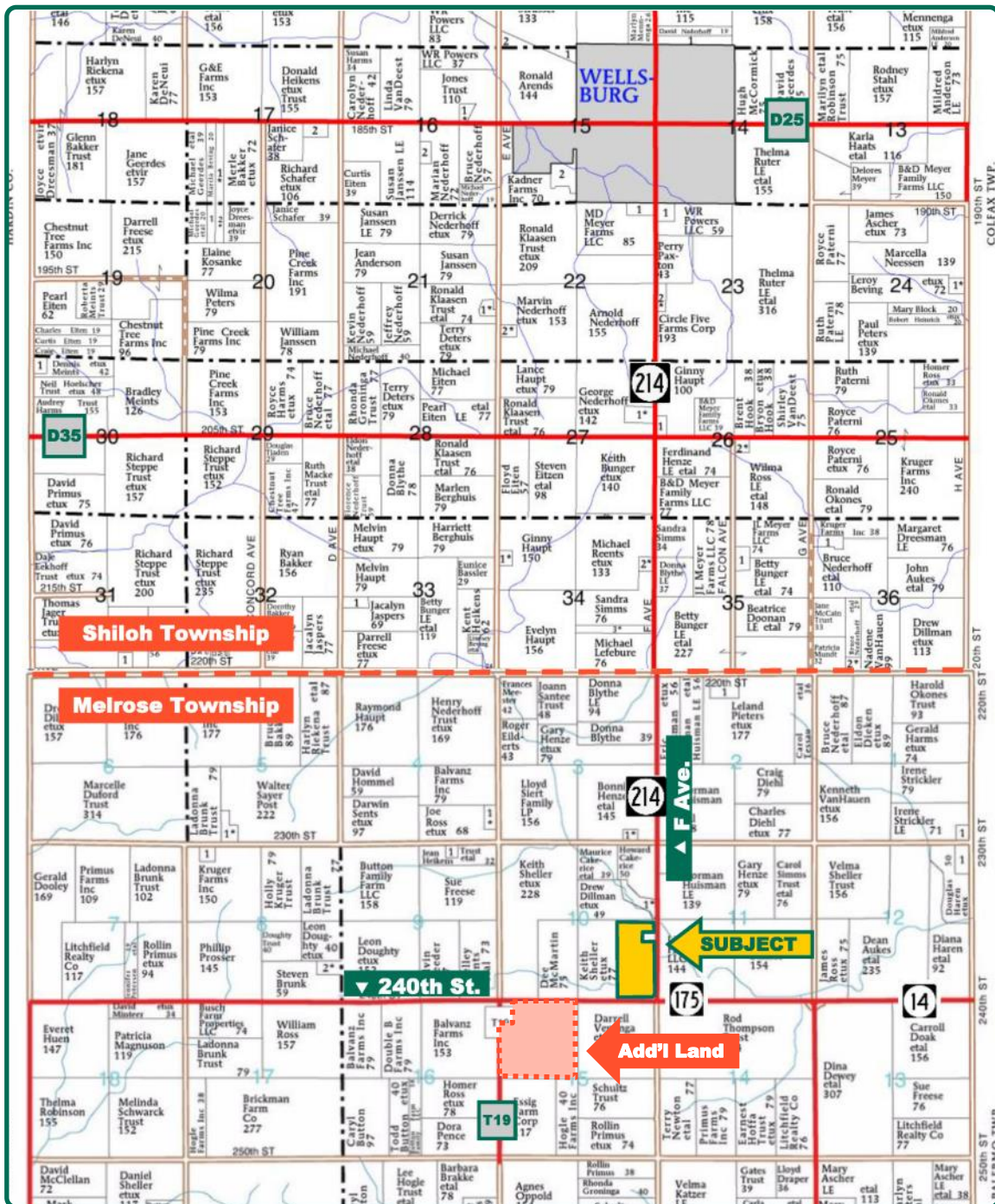
## Property Key Features

- High-Quality Farmland in a Strong Agricultural Community
- CSR2 of 91.10 on FSA/Eff. Cropland
- Transmission Line Income

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**515.450.0011**  
**JakeM@Hertz.ag**

**319.234.1949**  
6314 Chancellor Dr./ P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319.540.2957**  
**ElliottS@Hertz.ag**

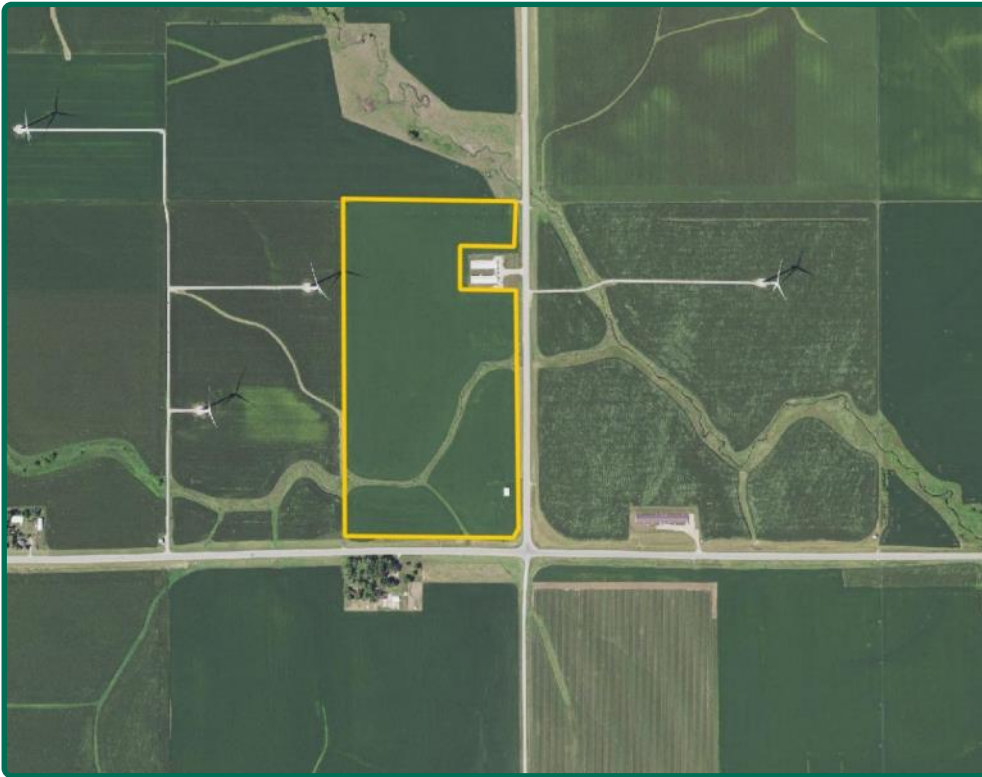


Map reproduced with permission of Farm & Home Publishers, Ltd.

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**515.450.0011**  
JakeM@Hertz.ag

**319.234.1949**  
6314 Chancellor Dr./ P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319.540.2957**  
ElliottS@Hertz.ag



<b>FSA/Eff. Crop Acres:</b>	<b>67.22</b>
<b>Corn Base Acres:</b>	<b>53.20</b>
<b>Bean Base Acres:</b>	<b>8.70</b>
<b>Soil Productivity:</b>	<b>91.10 CSR2</b>

## Property Information

**70.46 Acres, m/l**

### Location

Approximately 5 miles south of Wellsburg, IA.

### Legal Description

E½ of SE¼, Ex Parcel 803A, Section 10, Township 87 North, Range 18 West of the 5th P.M., Grundy County, IA.

### Price & Terms

- \$1,373,970
- \$19,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Real Estate Tax

Taxes Payable 2022- 2023: \$2,386.00  
Net Taxable Acres: 70.46  
Tax Parcel ID #: 871810400003

### Possession

Subject to cropland cash rent lease for 2023 crop year. Copy of lease available upon request.

### Transmission Line Lease

There is a transmission line lease on this property. Contact listing agent for details.

### FSA Data

Farm Number 5692, Tract 268  
FSA/Eff. Crop Acres: 67.22  
Corn Base Acres: 53.20  
Corn PLC Yield: 185 Bu.  
Bean Base Acres: 8.70  
Bean PLC Yield: 53 Bu.

### Soil Types/Productivity

Primary soils are Tama silty clay loam and Colo silty clay loam. CSR2 on the FSA/ Eff. crop acres is 91.10. See soil map for detail.

### Land Description

Nearly level to gently sloping.

### Buildings/Improvements

- 32' x 52' Steel Utility Building built in 1980.

### Jake Miller, AFM

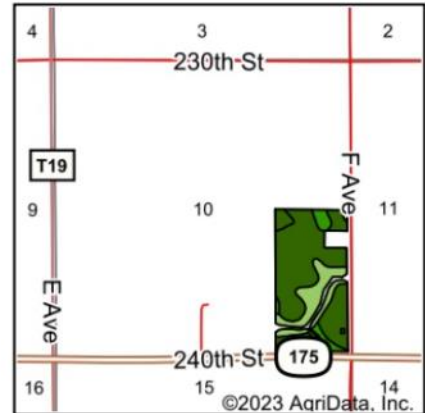
Licensed Salesperson in IA  
**515.450.0011**  
**JakeM@Hertz.ag**

**319.234.1949**

6314 Chancellor Dr./ P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**

### Elliott Siefert

Licensed Salesperson in IA  
**319.540.2957**  
**ElliottS@Hertz.ag**



State: **Iowa**  
 County: **Grundy**  
 Location: **10-87N-18W**  
 Township: **Melrose**  
 Acres: **67.22**  
 Date: **3/6/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	46.55	69.3%		Ile	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.29	19.8%		Ilw	78
11B	Colo-Ely complex, 0 to 5 percent slopes	3.29	4.9%		Ilw	86
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	2.09	3.1%		IIIle	87
119	Muscataine silty clay loam, 0 to 2 percent slopes	2.00	3.0%		Iw	100
<b>Weighted Average</b>					<b>2.00</b>	<b>91.1</b>

### Drainage

Natural with use of waterways.

### Water & Well Information

No known well.

### Comments

There are wind turbine transmission lines running through the property. See map for details. History of hog manure on the property.

### Additional Land

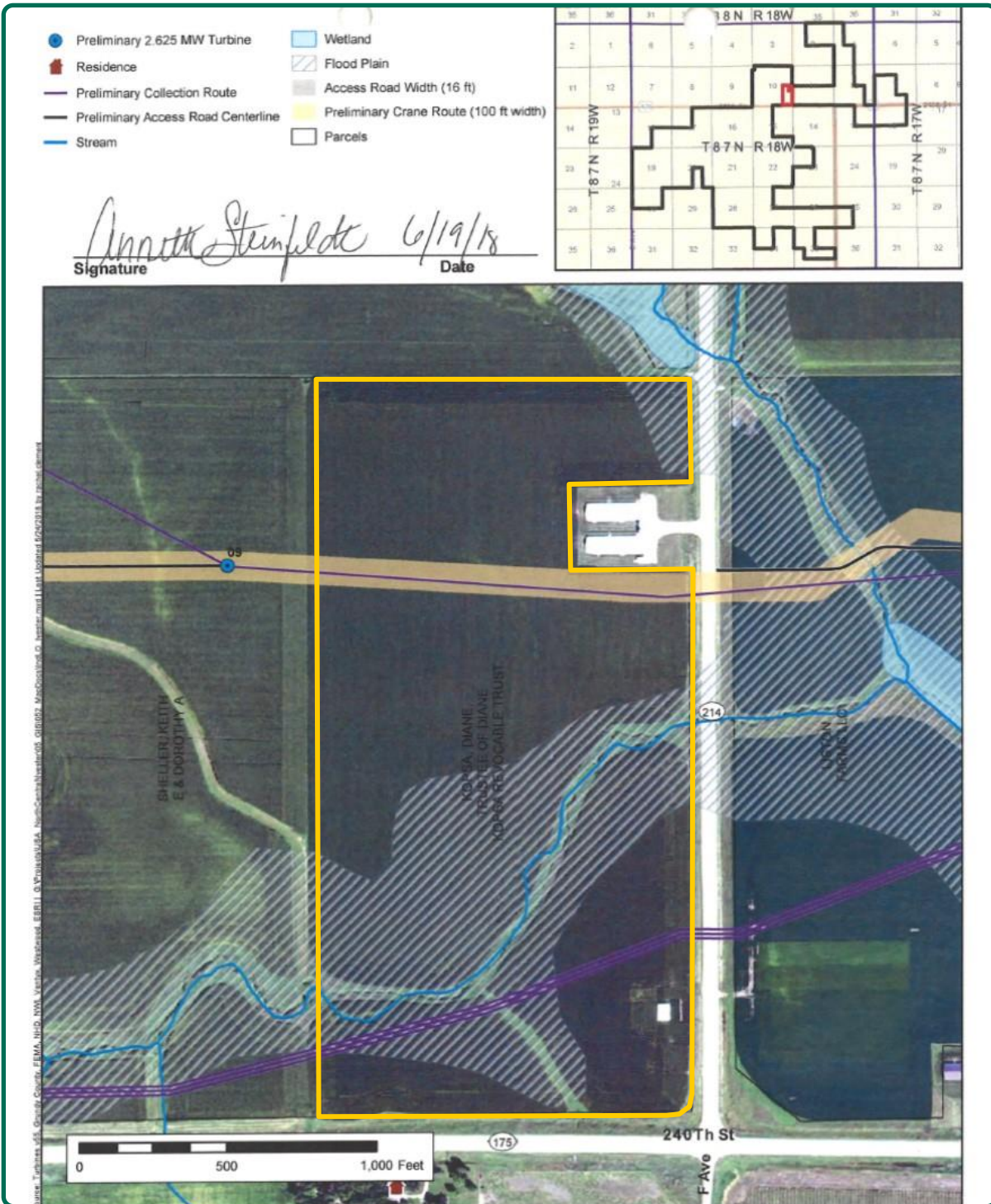
Seller has one additional tract of land for sale located northeast of this property. See Additional Land Aerial Photo.

*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.*

**Jake Miller, AFM**  
 Licensed Salesperson in IA  
**515.450.0011**  
**JakeM@Hertz.ag**

**319.234.1949**  
 6314 Chancellor Dr./ P.O. Box 1105  
 Cedar Falls, IA 50613  
**www.Hertz.ag**

**Elliott Siefert**  
 Licensed Salesperson in IA  
**319.540.2957**  
**ElliottS@Hertz.ag**



**Jake Miller, AFM**  
Licensed Salesperson in IA  
**515.450.0011**  
**JakeM@Hertz.ag**

**319.234.1949**  
6314 Chancellor Dr./ P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319.540.2957**  
**ElliottS@Hertz.ag**

Looking northeast



Looking southeast



Looking south



Looking northwest

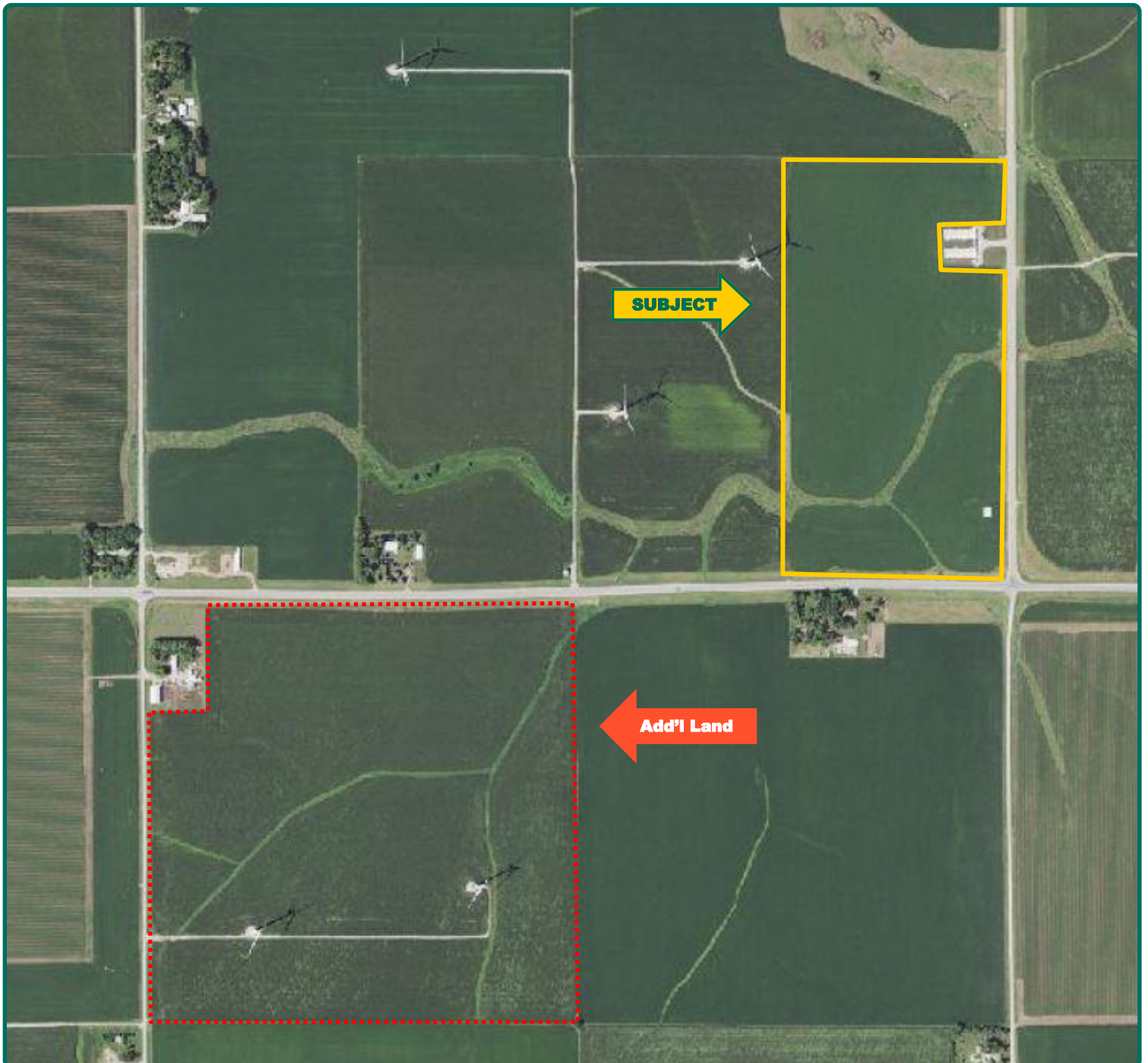


**Jake Miller, AFM**  
Licensed Salesperson in IA  
**515.450.0011**  
**JakeM@Hertz.ag**

**319.234.1949**  
6314 Chancellor Dr./ P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319.540.2957**  
**ElliottS@Hertz.ag**

# Additional Land Aerial Photo



**Jake Miller, AFM**  
Licensed Salesperson in IA  
**515.450.0011**  
**JakeM@Hertz.ag**

**319.234.1949**  
6314 Chancellor Dr./ P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319.540.2957**  
**ElliottS@Hertz.ag**

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

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

---

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**515.450.0011**  
**JakeM@Hertz.ag**

**319.234.1949**  
6314 Chancellor Dr./ P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319.540.2957**  
**ElliottS@Hertz.ag**