

Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

Franklin County, IA

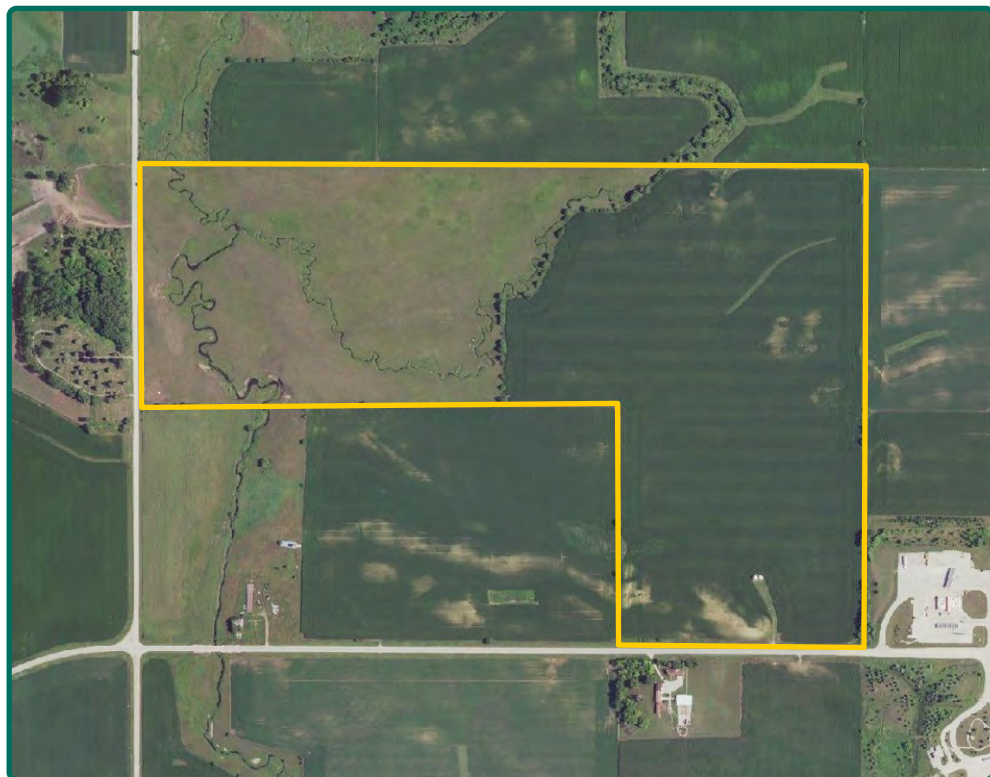


Property *Key Features*

- 77.00 CSR2 on a Multi-Use Farm Located ¼ Mile From I-35
- Southeast Edge of Property Adjoins Dows Junction Truck Stop
- Great Pasture with Potential to Convert into Row Crop Acres

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FSA/Eff. Crop Acres:	90.33
Certified Grass Acres:	66.91
Corn Base Acres:	59.50
Bean Base Acres:	30.80
Soil Productivity:	77.00 CSR2

Property Information

160.00 Acres, m/l

Location

From I-35 Exit 159: Go west on 100th St. / C47 for ¼ mile. The farm is located on the north side of the road.

Legal Description

N½ SW¼, and W½ SE¼, Section 20, Township 91 North, Range 22 West of the 5th P.M., Franklin Co., IA.

Price & Terms

PRICE REDUCED!

- ~~\$1,400,000~~ \$1,270,000
- ~~\$8,750/acre~~ \$7,937.50/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,960.00
Net Taxable Acres: 157.16
Tax per Net Taxable Acre: \$25.20
Tax Parcel ID #: 920300001, 920300002, 920400001 & 920400003

Lease Status

Crop acre lease is open for 2024. Pasture acre lease is negotiable. Contact agent for details.

FSA Data

Farm Number 7179, Tract 555
FSA/Eff. Crop Acres: 90.33
Certified Grass Acres: 66.91
Corn Base Acres: 59.50
Corn PLC Yield: 162 Bu.
Bean Base Acres: 30.80
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Clarion, Webster-Nicollet and Harps. CSR2 on the FSA/Eff. crop acres is 77.00. See soil map for detail. CSR2 on the pasture acres is 50.10. CSR2 rating on the FSA/Eff. crop acres + pasture acres is 65.60. Contact agent for details.

Drainage

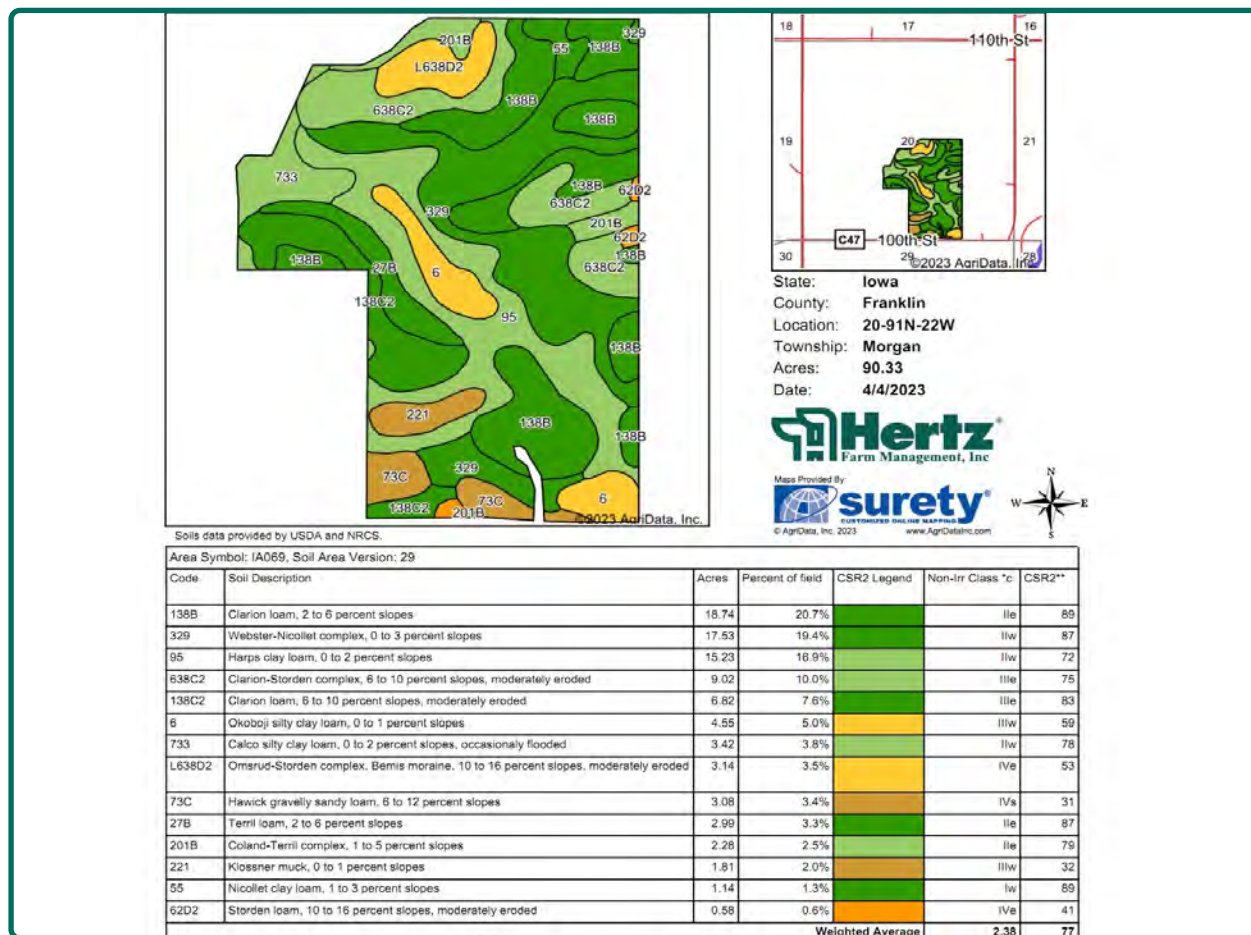
Tiled. Contact agent for tile maps.

Land Description

Crop ground is level to gently sloping. Pasture ground is level to moderately sloping.

Water & Well Information

No known wells. Creek travels through pasture area.



Wind Easement

Wind easement is in place with Interstate Power and Light Company. Contact agent for details.

Fertility Data

Soil tests completed in 2020 by Frontier Labs.

pH: 6.8

P: 24.6

K: 141.72

Fall Inputs

- Applied in 2022: 15+53+90+10
- Applied in 2021: 11+52+82+15
- Applied in 2020: 22+81+82+13
- Lime Applied in 2020: 1,405 lbs./acre

Yield History (Bu./Ac.)

Year	Corn	Beans
2023	210.00	-
2022	-	61.99
2021	200.30	-
2020	-	47.90
2019	179.10	-

Yield information is reported by crop insurance documents.

Buildings/Improvements

- 18' x 18' grain bin
- 21' x 18' grain bin

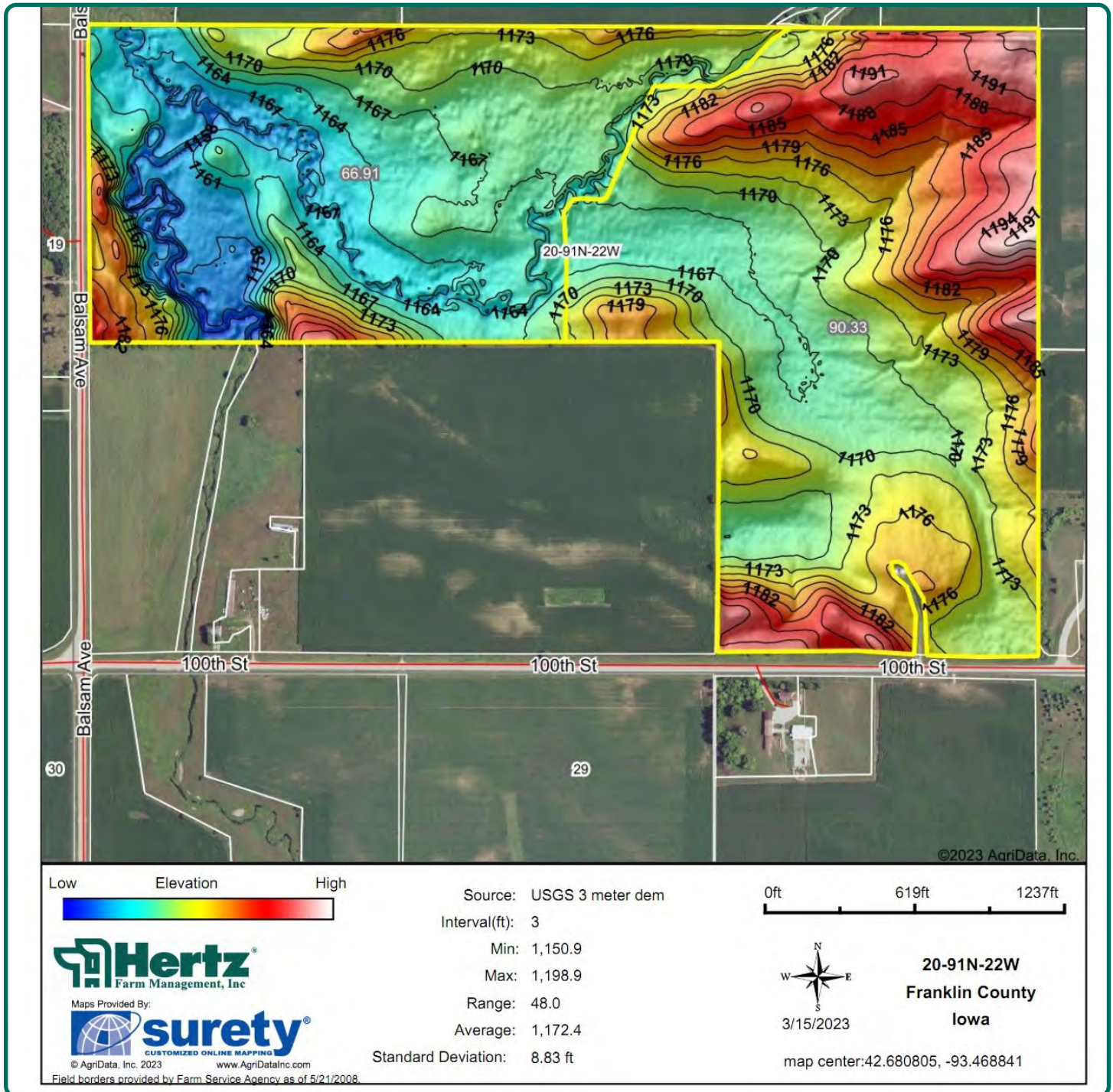
Bins are older with small fans. Total storage capacity is 8,000 bu.

Comments

Great multi-use property near I-35. Most productive soils are away from the black top at the north end of the crop acres. Potential to convert some pasture acres to row crop with additional tile. Seller is willing to split the crop acres from the pasture acres. Contact agent for details.

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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Looking Southeast



Looking East



Looking Northwest



Looking Northwest



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