

# Land For Sale

**ACREAGE:**

**146.34 Acres, m/l**

**LOCATION:**

**Palo Alto County, IA**



## Property Key Features

- **5½ Miles Northeast of Mallard**
- **117.12 FSA/Eff. Crop Acres Carrying an 81.50 CSR2**
- **22.10 CRP Acres Paying \$377 Per Acre**

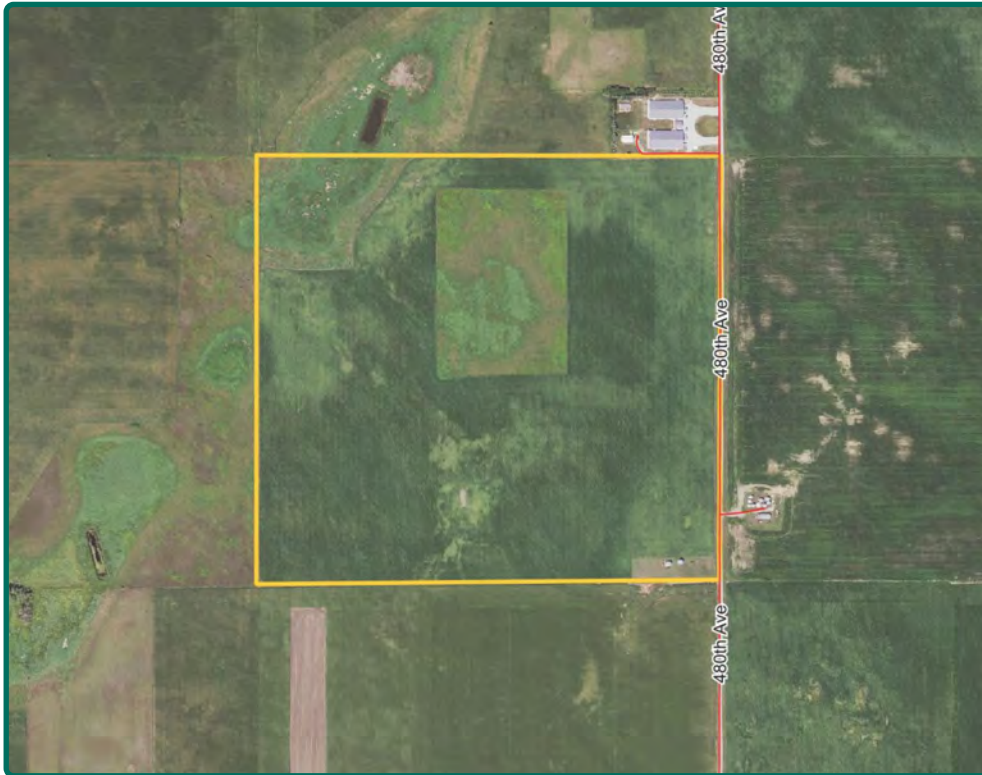
**Tom Carlson, AFM**  
Licensed Salesperson in IA  
**515-368-1395**  
**TomC@Hertz.ag**

**515-332-1406**  
1101 13th St. N., Ste 2  
Humboldt, IA 50548  
**www.Hertz.ag**

**Matt Vegter, ALC**  
Licensed in IA  
**515-290-7286**  
**MattV@Hertz.ag**







<b>FSA/Eff. Crop Acres:</b>	<b>117.12</b>
<b>CRP Acres:</b>	<b>22.10</b>
<b>Corn Base Acres:</b>	<b>76.52</b>
<b>Bean Base Acres:</b>	<b>39.07</b>
<b>Soil Productivity:</b>	<b>81.50 CSR2</b>

## Property Information

### 146.34 Acres, m/l

### Location

From Mallard: Go north on Highway 4 for 3 miles. Turn east on 460th Street and go 2 miles, then north on 480th Avenue. In 1½ miles, the property will be on the west side of the road.

### Legal Description

NE 1/4 of Section 5, Township 94 North, Range 32 West of the 5th P.M. (Ellington Township)

### Price & Terms

#### PRICE REDUCED!

- ~~\$1,792,665~~-\$1,719,495
- ~~\$12,250/acre~~-\$11,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$4,136.00  
Net Taxable Acres: 146.34  
Tax per Net Taxable Acre: \$28.26  
Tax Parcel ID #: 070005001010, 070005001020, 070005001030, 070005001040

### FSA Data

Farm Number 3889, Tract 10947  
FSA/Eff. Crop Acres: 117.12  
CRP Acres: 22.10  
Corn Base Acres: 76.52  
Corn PLC Yield: 157 Bu.  
Bean Base Acres: 39.07  
Bean PLC Yield: 50 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### CRP Contracts

There are 3.62 acres enrolled in a CP-21 contract that pays \$1,423.00 annually and expires 9/30/2026.

There are 18.48 acres enrolled in a CP-27 & CP-28 contract that pays \$6,906.00 annually and expires 9/30/2026.

### Soil Types/Productivity

Primary soils are Canisteo, Okoboji and Clarion. CSR2 on the FSA/Eff. crop acres is 81.50. See soil map for detail.

### Land Description

Level to moderately sloped.

**Tom Carlson, AFM**

Licensed Salesperson in IA

**515-368-1395**

**TomC@Hertz.ag**

**515-332-1406**

1101 13th St. N., Ste 2

Humboldt, IA 50548

**www.Hertz.ag**

**Matt Vegter, ALC**

Licensed in IA

**515-290-7286**

**MattV@Hertz.ag**

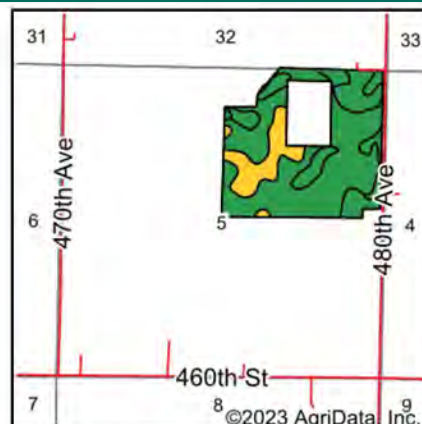




Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	70.55	60.2%		IIw	84	74
6	Okoboji silty clay loam, 0 to 1 percent slopes	16.45	14.0%		IIIw	59	54
138B	Clarion loam, 2 to 6 percent slopes	14.66	12.5%		Ile	89	76
55	Nicollet clay loam, 1 to 3 percent slopes	10.71	9.1%		Iw	89	84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.75	4.1%		IIIle	83	58
Weighted Average					2.09	81.5	71.7



State: **Iowa**  
County: **Palo Alto**  
Location: **5-94N-32W**  
Township: **Ellington**  
Acres: **117.12**  
Date: **3/28/2023**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



## Drainage

Natural.

## Comments

Productive Palo Alto County Farmland.

## Buildings/Improvements

- 30' x 90' dryer bin (1988)
- 24' x 17' bin (1967)

## Water & Well Information

No known wells.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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.*

**Tom Carlson, AFM**  
Licensed Salesperson in IA  
**515-368-1395**  
**TomC@Hertz.ag**

**515-332-1406**  
1101 13th St. N., Ste 2  
Humboldt, IA 50548  
**www.Hertz.ag**

**Matt Vegter, ALC**  
Licensed in IA  
**515-290-7286**  
**MattV@Hertz.ag**



**Tom Carlson, AFM**  
Licensed Salesperson in IA  
**515-368-1395**  
**TomC@Hertz.ag**

**515-332-1406**  
1101 13th St. N., Ste 2  
Humboldt, IA 50548  
**www.Hertz.ag**

**Matt Vegter, ALC**  
Licensed in IA  
**515-290-7286**  
**MattV@Hertz.ag**



Southwest Looking Northeast



West Looking East



Northeast Looking Southwest



**Tom Carlson, AFM**  
Licensed Salesperson in IA  
**515-368-1395**  
**TomC@Hertz.ag**

**515-332-1406**  
1101 13th St. N., Ste 2  
Humboldt, IA 50548  
**www.Hertz.ag**

**Matt Vegter, ALC**  
Licensed in IA  
**515-290-7286**  
**MattV@Hertz.ag**