

Land For Sale

ACREAGE:

99.24 Acres, m/l

LOCATION:

Sac County, IA



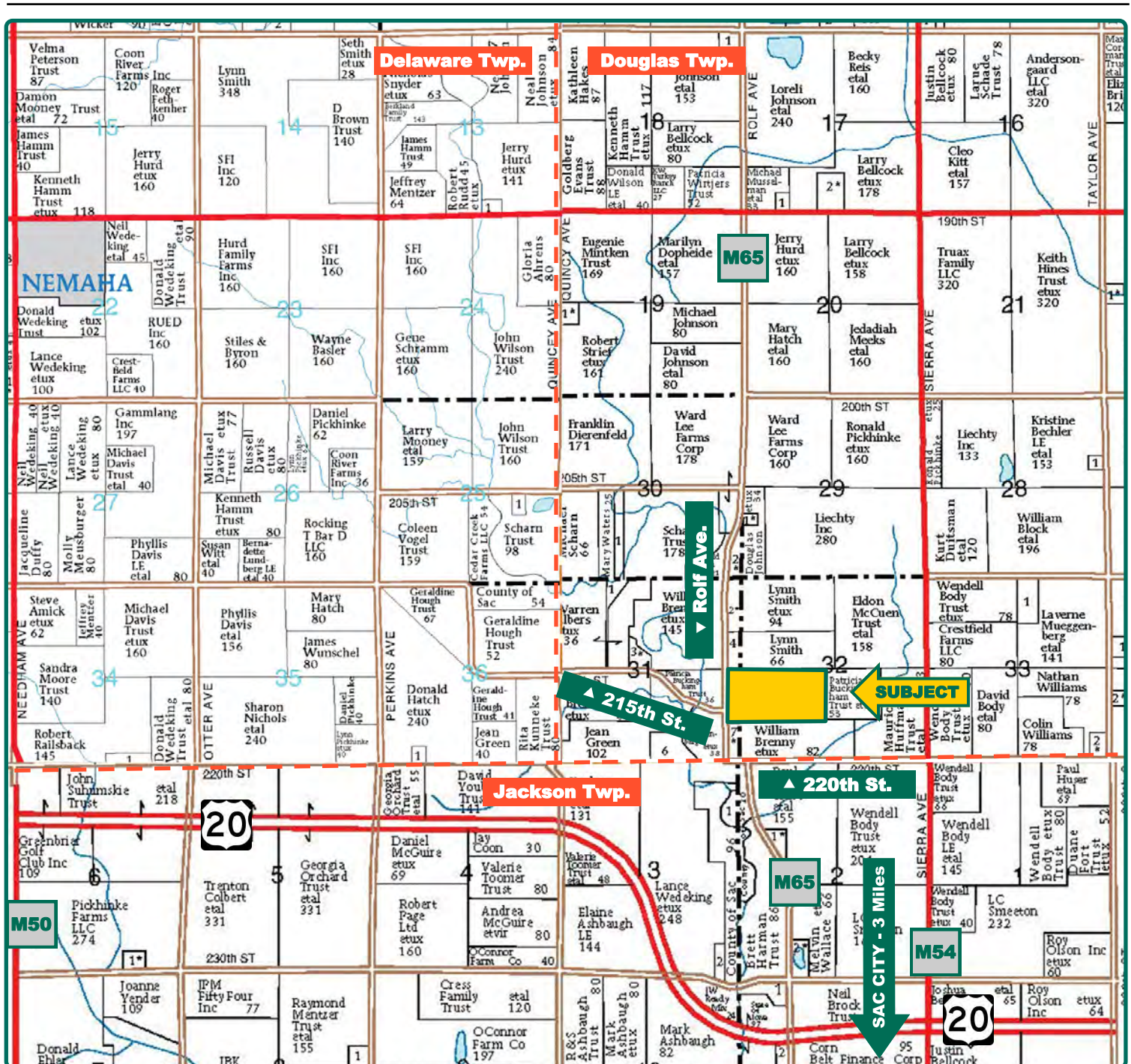
Property *Key Features*

- Five Miles North of Sac City
- 86.00 CSR2 on the 99.57 FSA/Eff. Crop Acres
- High-Quality Farmland in Northeast Sac County

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FSA/Eff. Crop Acres:	99.57
Corn Base Acres:	72.60
Bean Base Acres:	24.20
Soil Productivity:	86.00 CSR2

Property Information

99.24 Acres, m/l

Location

From Sac City: Go north on M54 for 3½ miles. Turn west on M65 / 220th Street and go 1½ miles. Property will be on the east side of the road.

Legal Description

E 17 Ac. NE¼ SE¼ and N 3.3 Ac. SE¼ SE¼ of Section 31 and NW¼ SW¼ and W 33 Ac. NE¼ SW¼ and N 4 Ac. SW¼ SW¼ and N 3.3 Ac. SE¼ SW¼ of Section 32, ALL in Township 89 North, Range 35 West of the 5th P.M. (Douglas Township)

Possession

As agreed upon.

Price & Terms

PRICE REDUCED!

- ~~\$1,538,220.00~~ \$1,419,132.00
- ~~\$15,500/acre~~ \$14,300/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,300.00
Gross Acres: 99.24
Net Taxable Acres: 97.00
Tax per Net Taxable Acre: \$34.02
Tax Parcel ID #s: 810131400009, 810132300002, 810132300001, 810131400010, 810132300003, 810132300004

FSA Data

Farm Number 1069, Tract 1276
FSA/Eff. Crop Acres: 99.57
Corn Base Acres: 72.60

Corn PLC Yield: 164 Bu.
Bean Base Acres: 24.20
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion and Nicollet.
CSR2 on the FSA/Eff. crop acres is 86.00.
See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2022	-	52.40
2021	225.80	-
2020	-	46.50
2019	231.70	-
2018	-	55.30

Yield information is reported by grain scale tickets.

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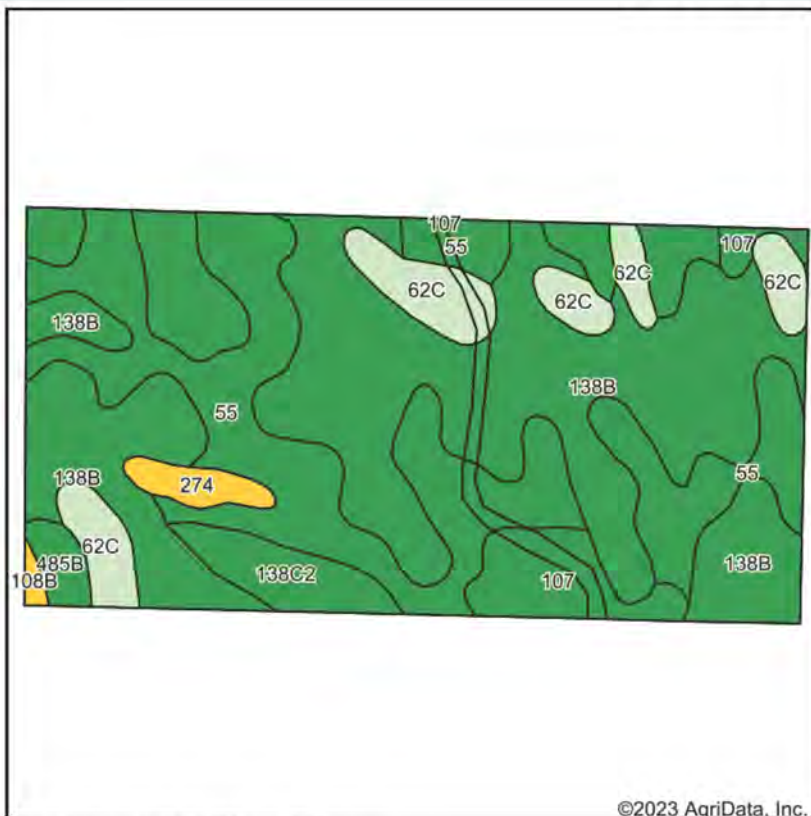
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Soils data provided by USDA and NRCS.



State: Iowa
County: Sac
Location: 32-89N-35W
Township: Douglas
Acres: 99.57
Date: 7/31/2023



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA161, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	49.11	49.3%		Ile	89	77
55	Nicollet clay loam, 1 to 3 percent slopes	30.77	30.9%		Iw	89	85
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	8.02	8.1%		IIle	64	49
107	Webster clay loam, 0 to 2 percent slopes	5.08	5.1%		IIw	86	80
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.43	3.4%		IIle	83	61
274	Rolfe silt loam, 0 to 1 percent slopes	1.55	1.6%		IIlw	57	60
485B	Spillville loam, 2 to 5 percent slopes	1.28	1.3%		Ile	88	75
108B	Wadena loam, 2 to 6 percent slopes	0.33	0.3%		Ile	52	49
Weighted Average					1.82	86	76.4

Land Description

Nearly level to moderately sloped.

Buildings/Improvements

None.

Drainage

Natural.

Water & Well Information

No known wells.

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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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Southeast Looking Northwest



Northeast Looking Southwest



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