

# Land For Sale

**ACREAGE:**

**238.00 Acres, m/l**

**LOCATION:**

**Hancock County, IA**



## Property *Key Features*

- Great Mixture of Cropland, Grass, and River Acres
- Established Grass Acres for Haying or Potential Pasture Opportunities
- 68.90 CSR2 on the Current Tillable Acres in Production

**Carrie Seidel, AFM, CCA**  
Licensed Salesperson in IA & MN  
**563-920-7699**  
**CarrieS@Hertz.ag**

**641-423-9531**  
2800 4th St. SW, Suite 7  
Mason City, IA 50401  
**www.Hertz.ag**

**Mike Yegge**  
Licensed Salesperson in IA & MN  
**641-590-1936**  
**MikeY@Hertz.ag**







**FSA/Eff. Crop Acres:** 184.50  
**Current Acres in Prod:** 138.21  
**Corn Base Acres:** 110.90  
**Bean Base Acres:** 32.90  
**Soil Productivity:** 68.90 CSR2

## Property Information

**238.00 Acres, m/l**

### Location

From Klemme: go south on Co. Rd. R66 / Taft Ave. for 2½ miles. Property is located on the east side of the road.

### Legal Description

N½ SW¼ And SE¼ And part of the NE¼ SE¼ SW¼, Section 8, Township 94 North, Range 23 West of the 5th P.M., Hancock Co., IA.

### Price & Terms

- \$1,740,000
- \$7,310.92/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$4,008.00  
 Net Taxable Acres: 238.00  
 Tax per Net Taxable Acre: \$16.84  
 Tax Parcel ID #: 1608376000, 1608426000, 1608401000, 1608451000, 1608301000, 1608476000, & 1608326000

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

**Farm Number 77, Tract 8865**  
 FSA/Eff. Crop Acres: 68.77  
 Current Acres in Production: 68.77  
 Corn Base Acres: 48.90  
 Corn PLC Yield: 144 Bu.  
 Bean Base Acres: 17.80

Bean PLC Yield: 39 Bu.

*FSA shows 68.77 effective crop acres, of those acres, there are 68.77 acres currently in production. Contact agent for details.*

### Farm Number 261

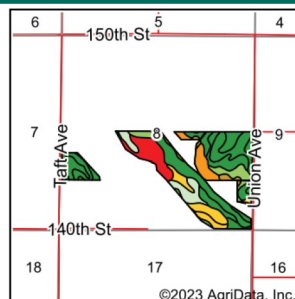
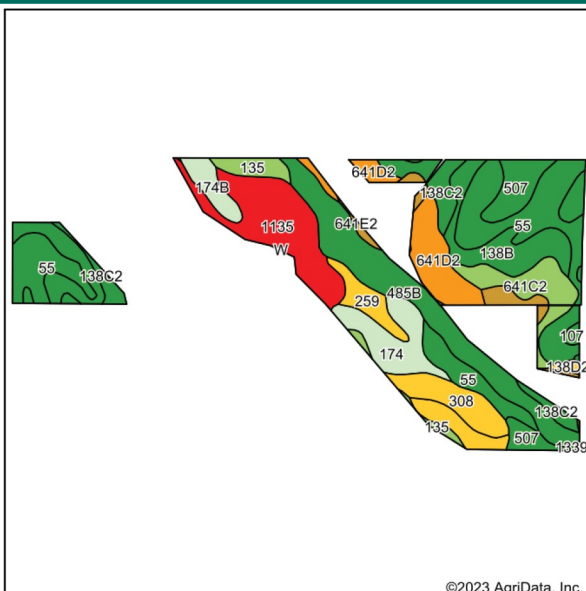
**Tracts 1873, 1874, 1876, & 1877**  
 FSA/Eff. Crop Acres: 115.73  
 Current Acres in Production: 69.44  
 Corn Base Acres: 62.00  
 Corn PLC Yield: 144 Bu.  
 Bean Base Acres: 15.10  
 Bean PLC Yield: 34 Bu.  
*FSA shows 115.73 effective crop acres, of those acres, there are 69.44 acres currently in production. Contact agent for details.*

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State: **Iowa**  
County: **Hancock**  
Location: **8-94N-23W**  
Township: **Avery**  
Acres: **138.21**  
Date: **10/23/2023**



Maps Provided By:  
 **surety**  
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Soils data provided by USDA and NRCS.

Area Symbol: 1A081, Soil Area Version: 33						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	26.65	19.3%		Iw	89
485B	Spillville loam, 2 to 5 percent slopes	18.53	13.4%		Ile	88
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	15.14	11.0%		Vw	13
138B	Clarion loam, 2 to 6 percent slopes	14.18	10.3%		Ile	89
641D2	Clarion-Sunburg complex, 9 to 14 percent slopes, moderately eroded	9.30	6.7%		Ile	44
507	Canisteo clay loam, 0 to 2 percent slopes	8.02	5.8%		Iiw	84
174	Bolan loam, 0 to 2 percent slopes	7.99	5.8%		Ils	66
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.22	5.2%		Ile	83
641C2	Clarion-Sunburg complex, 5 to 9 percent slopes, moderately eroded	6.84	4.9%		Ile	71
308	Wadena loam, 0 to 2 percent slopes	6.07	4.4%		Ils	56
259	Biscay clay loam, 0 to 2 percent slopes	3.51	2.5%		Iiw	52
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.49	2.5%		Iiw	76
641E2	Clarion-Sunburg complex, 14 to 18 percent slopes, moderately eroded	3.41	2.5%		Ive	32
308B	Wadena loam, 2 to 6 percent slopes	3.37	2.4%		Ile	52
174B	Bolan loam, 2 to 5 percent slopes	3.10	2.2%		Ile	61
107	Webster clay loam, 0 to 2 percent slopes	0.62	0.4%		Iiw	86
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.53	0.4%		Ile	55
1339	Truman silt loam, 0 to 2 percent slopes	0.24	0.2%		Iw	99
Weighted Average					2.36	68.9

## NRCS Classification

NHEL: Non-Highly Erodible Land.  
HEL: Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Nicollet, Spillville, Coland, and Clarion. CSR2 on the current acres in production is 68.90. 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

Level to moderately sloping.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

The east branch of the Iowa River runs through the property.

## Comments

A great multi-use property located near Klemme, IA.

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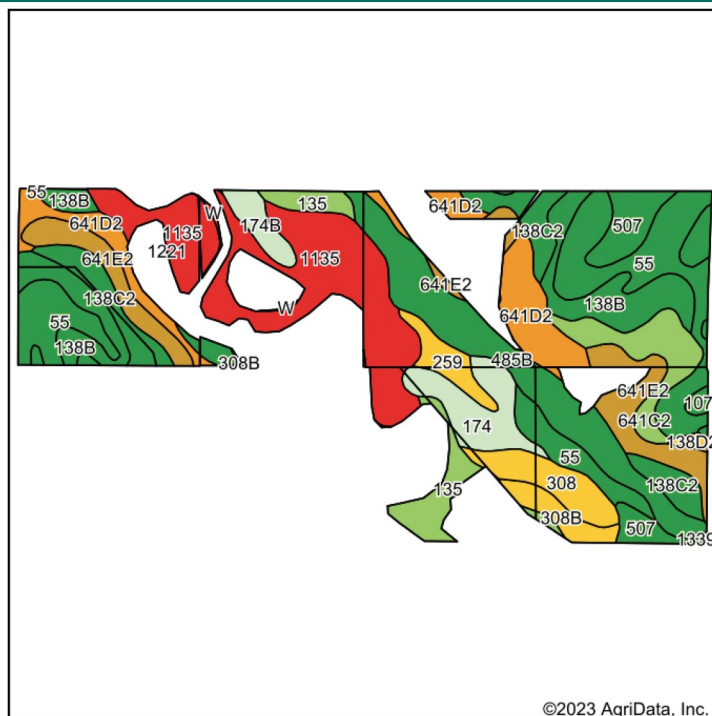
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**Mike Yegge**

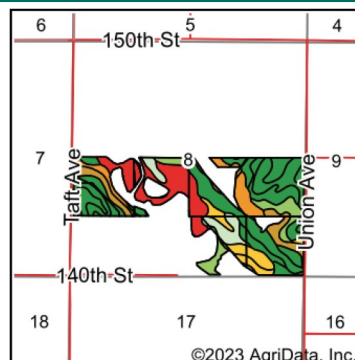
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Hancock**  
Location: **8-94N-23W**  
Township: **Avery**  
Acres: **184.5**  
Date: **10/23/2023**



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Area Symbol: 1A081, Soil Area Version: 33						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	30.11	16.3%		Vw	13
55	Nicollet clay loam, 1 to 3 percent slopes	26.82	14.5%		Iw	89
485B	Spillville loam, 2 to 5 percent slopes	19.88	10.8%		Ile	88
138B	Clarion loam, 2 to 6 percent slopes	17.51	9.5%		Ile	89
641D2	Clarion-Sunburg complex, 9 to 14 percent slopes, moderately eroded	14.25	7.7%		IIle	44
641E2	Clarion-Sunburg complex, 14 to 18 percent slopes, moderately eroded	14.22	7.7%		IVe	32
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	11.94	6.5%		IIle	83
174	Bolan loam, 0 to 2 percent slopes	8.29	4.5%		Ils	66
507	Canisteo clay loam, 0 to 2 percent slopes	8.09	4.4%		Ilw	84
641C2	Clarion-Sunburg complex, 5 to 9 percent slopes, moderately eroded	7.78	4.2%		IIle	71
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	7.42	4.0%		Ilw	76
308	Wadena loam, 0 to 2 percent slopes	6.21	3.4%		Ils	56
259	Biscay clay loam, 0 to 2 percent slopes	3.51	1.9%		Ilw	52
308B	Wadena loam, 2 to 6 percent slopes	3.43	1.9%		Ile	52
174B	Bolan loam, 2 to 5 percent slopes	3.04	1.6%		Ile	61
107	Webster clay loam, 0 to 2 percent slopes	0.74	0.4%		Ilw	86
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.59	0.3%		IIle	55
W	Water	0.38	0.2%			0
1339	Truman silt loam, 0 to 2 percent slopes	0.29	0.2%		Iw	99
Weighted Average					*-	62.4

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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Northeast Corner looking Southwest



Southeast Corner looking Northwest



Southwest Corner looking Northeast



Looking East



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