

Land For Sale

ACREAGE:

LOCATION:

80.00 Acres, m/l

Cerro Gordo County, IA



Property Key Features

- History of Great Fertility from Hog Manure
- Great Mix of Cropland, CRP & Timber
- Located Near Rockford, Iowa

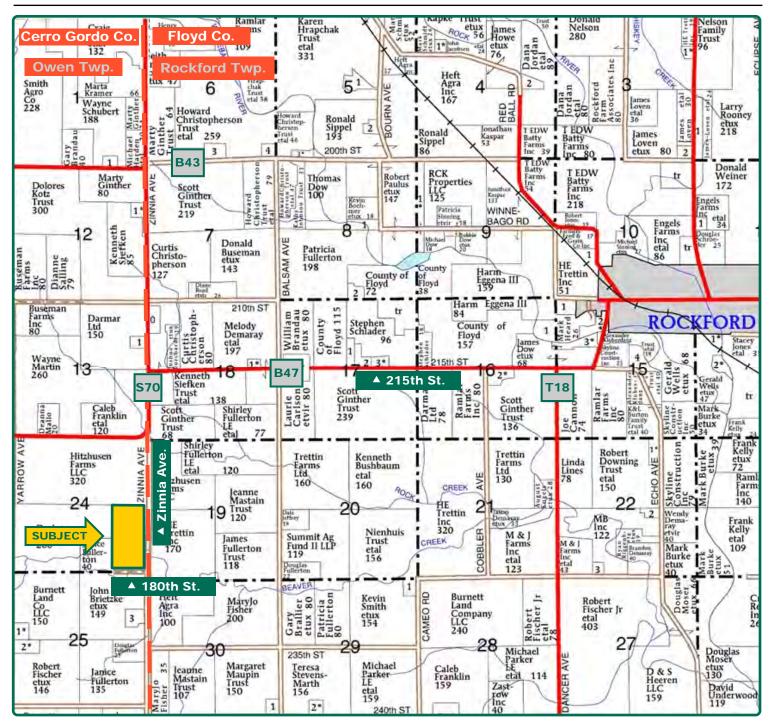
Mike Yegge Licensed Salesperson in IA & MN 641-590-1936 MikeY@Hertz.ag 641-423-9531 2800 4th St. SW, Ste. 7 Mason City, IA 50401 www.Hertz.ag Carrie Seidel, AFM, CCA Licensed Salesperson in IA & MN 563-920-7699 CarrieS@Hertz.ag

REID: 020-0525-01



Plat Map

Owen Township, Cerro Gordo County, IA



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

Mike Yegge Licensed Salesperson in IA & MN 641-590-1936 MikeY@Hertz.ag 641-423-9531 2800 4th St. SW, Ste. 7 Mason City, IA 50401 www.Hertz.ag



Aerial Photo

80.00 Acres, m/l



FSA/Eff. Crop Acres	s: 38.10
CRP Acres:	17.40
Corn Base Acres:	36.10
Bean Base Acres:	2.00
Soil Productivity: 5	7.30 CSR2

Property Information 80.00 Acres, m/I

Location

From Rockford: go 3½ miles west on B47/215th St., then south on S70/Zinnia Ave. for 1 mile to 180th St. The farm is on the west side of the road.

Legal Description

E¹/₂ SE¹/₄, Section 24, Township 95 North, Range 19 West of the 5th P.M., Cerro Gordo Co., IA.

Price & Terms PRICE REDUCED!

- \$495,000 \$461,200
- \$6,198.75/acre \$5,765/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,108.00 Gross Acres: 80.00 Net Taxable Acres: 77.02 Tax per Net Taxable Acre: \$14.39 Tax Parcel ID #s: 122440000200 & 122440000400

Lease Status

Leased through the 2024 crop year.

FSA Data

Farm Number 7119, Tract 331 FSA/Eff. Crop Acres: 38.10 CRP Acres: 17.40 Corn Base Acres: 36.10 Corn PLC Yield: 132 Bu. Bean Base Acres: 2.00 Bean PLC Yield: 46 Bu.

CRP Contracts

There are 17.40 acres enrolled in 3 CRP contracts.

- There are 5.00 acres enrolled in a CP-21 CRP contract that pays \$221.42/acre - or \$1,107.00 annually - and expires 09/30/2027.
- There are 11.10 acres enrolled in a CP-21 CRP contract that pays \$156.00/acre or \$1,731.60 annually and expires 09/30/2030.
- There are 1.30 acres enrolled in a CP-42 CRP contract that pays \$156.00/acre - or \$202.80 annually - and expires 09/30/2030.

Mike Yegge Licensed Salesperson in IA & MN 641-590-1936 MikeY@Hertz.ag 641-423-9531 2800 4th St. SW, Ste. 7 Mason City, IA 50401 www.Hertz.ag



Soil Map 38.10 FSA/Eff. Crop Acres

14 13 18 B47 190th-St S70 23 24 26 25 ©2023 AgriD 559 State: lowa Cerro Gordo County: Location: 24-95N-19W Township: Owen 936 Acres: 38.10 Date 11/27/2023 177 Soils data provided by USDA and NRCS. Area Symbol (A033, Soil Area Version: 27 Area Symbol (A067, Soil Area Version: 29 Soil Description Acres Percent of field CSR2 Legend Non-In Class *c CSR? Code 42.4 Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes 15.01 54 Mottland loam, 5 to 9 percent slopes moderately crodeo 6.45 16.9% llie 612C2 50 5.21 177 Saude loam: 0 to 2 percent slopes 13.6% lis 60 9.33 8.7% 61 936 Coland-Hanton complex, 0 to 2 parcent slopes liw 733 Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded 3.17 8.2% liw 78 1.34 3.5 1h 55 177B Saude loam, 2 to 5 percent slopes 1226 Lawler loam, 0 to 2 percent slopes, rarely flooded. 0.60 1.8% lis 69 0.54 67 27B Temi loam, 2 to 6 percent slopes 1.4% lle Mottland loam 9 to 18 percent slopes, moderately eroded 612E2 0.53 1.4% IVe 21 Clyde silty clay loam, 0 to 3 percent slopes 0.46 1.3% tiw 88 0.20 Ha 177 Saude loam 0 to 2 percent slopes 0.5% 60 0.15 Lawler loam, 0 to 2 percent slopes, rarely flooded 59 1226 04% Its Weighted Average 2.20 57.3

Soil Types/Productivity

Primary soils are Talcot, Mottland and Saude. CSR2 on the FSA/Eff. crop acres is 57.30. 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

Hilly to gently rolling.

Fertility Data

Soil tests completed in 2020 by Helena. P: 40.10 K: 236.0 pH: 6.5

Drainage

Natural with some tile. No maps available.

Water & Well Information None.

Wind Lease

There is a wind lease in place. Contact agent for details.

Additional Land for Sale

Seller has additional farmland and hog building sites for sale near this property. Contact agent for details.

Mike Yegge Licensed Salesperson in IA & MN 641-590-1936 MikeY@Hertz.ag 641-423-9531 2800 4th St. SW, Ste. 7 Mason City, IA 50401 www.Hertz.ag

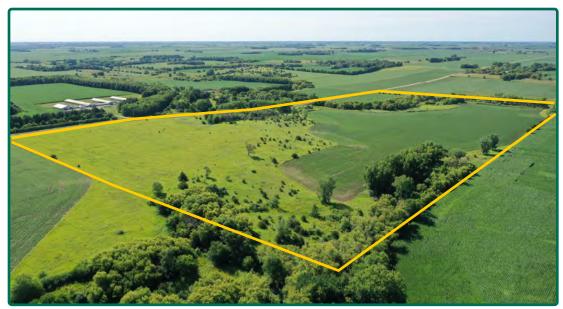


Property Photos

Looking Northwest



Looking Southeast



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.

Mike Yegge Licensed Salesperson in IA & MN 641-590-1936 MikeY@Hertz.ag 641-423-9531 2800 4th St. SW, Ste. 7 Mason City, IA 50401 www.Hertz.ag



Make the Most of Your Farmland Investment

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

Mike Yegge Licensed Salesperson in IA & MN 641-590-1936 MikeY@Hertz.ag 641-423-9531 2800 4th St. SW, Ste. 7 Mason City, IA 50401 www.Hertz.ag