

# Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Cerro Gordo County, IA



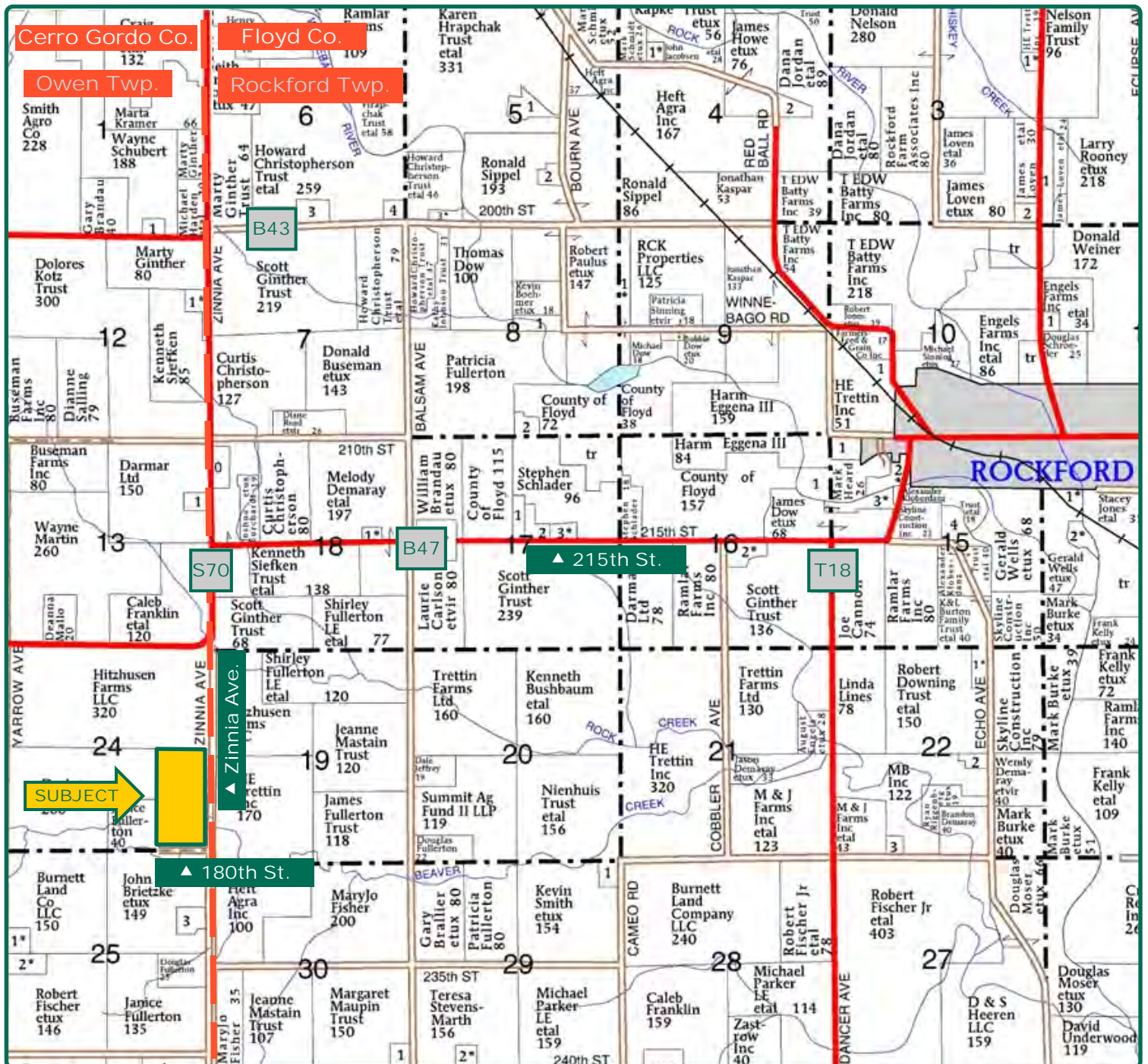
## Property *Key Features*

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

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<b>FSA/Eff. Crop Acres:</b>	<b>38.10</b>
<b>CRP Acres:</b>	<b>17.40</b>
<b>Corn Base Acres:</b>	<b>36.10</b>
<b>Bean Base Acres:</b>	<b>2.00</b>
<b>Soil Productivity:</b>	<b>57.30 CSR2</b>

## Property Information

80.00 Acres, m/l

### 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

E½ SE¼, 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

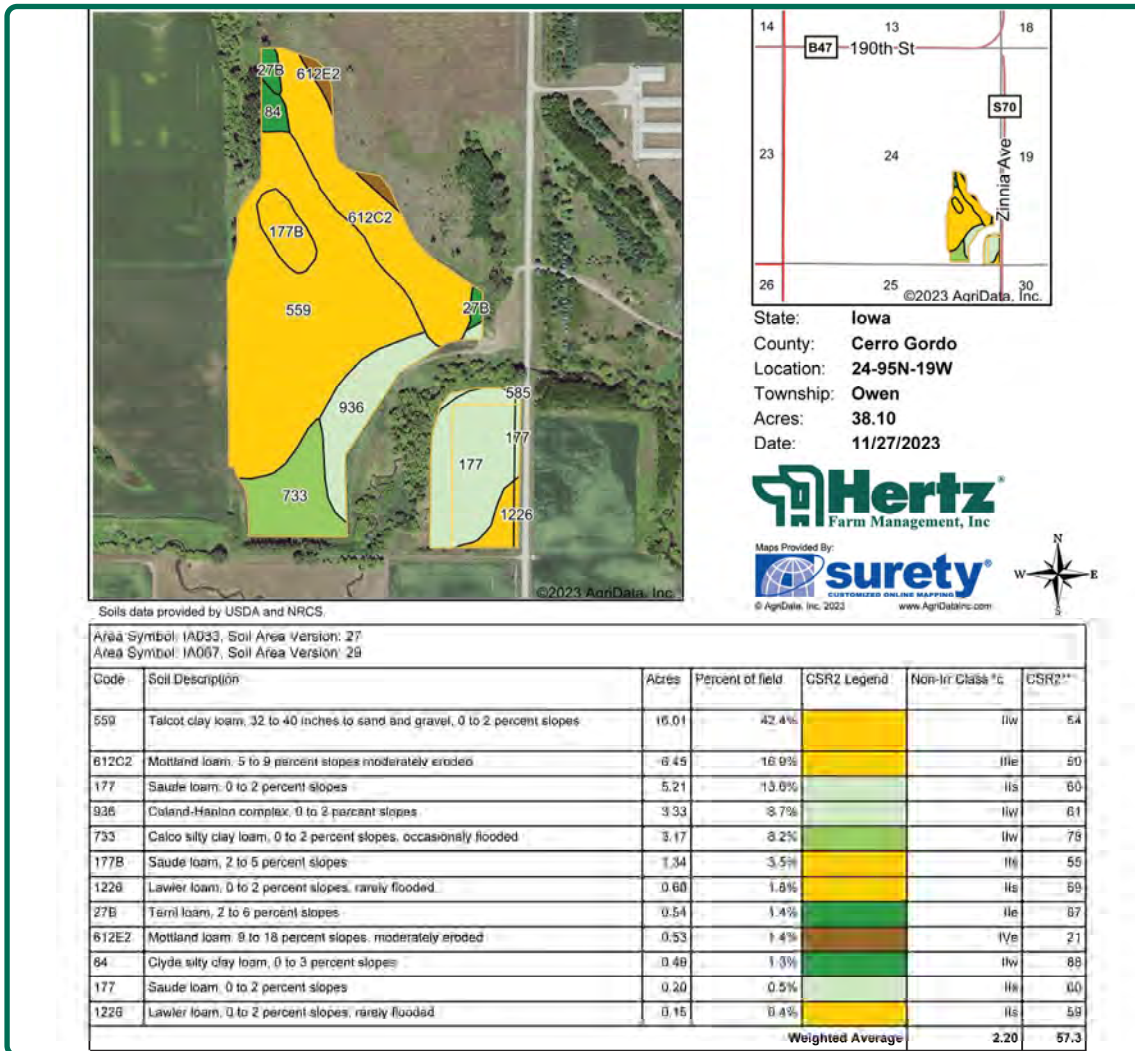
There are 17.40 acres enrolled in 3 CRP contracts.

- 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.

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### 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.

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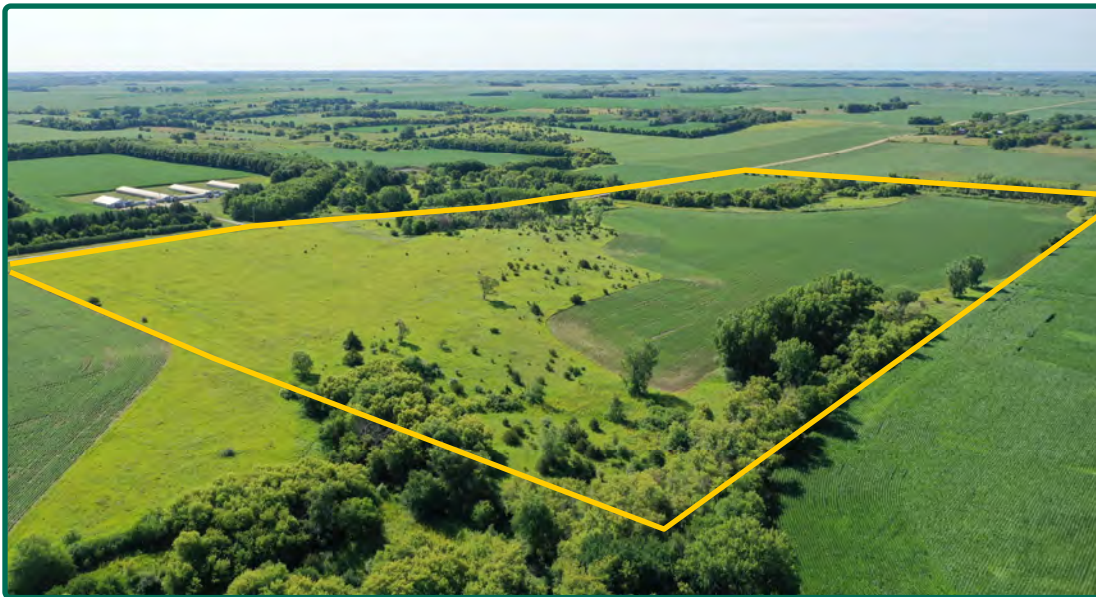
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Looking Northwest



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.*

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## Make the Most of Your Farmland Investment

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