

# Land For Sale

ACREAGE:

132.18 Acres, m/l

LOCATION:

Floyd County, IA



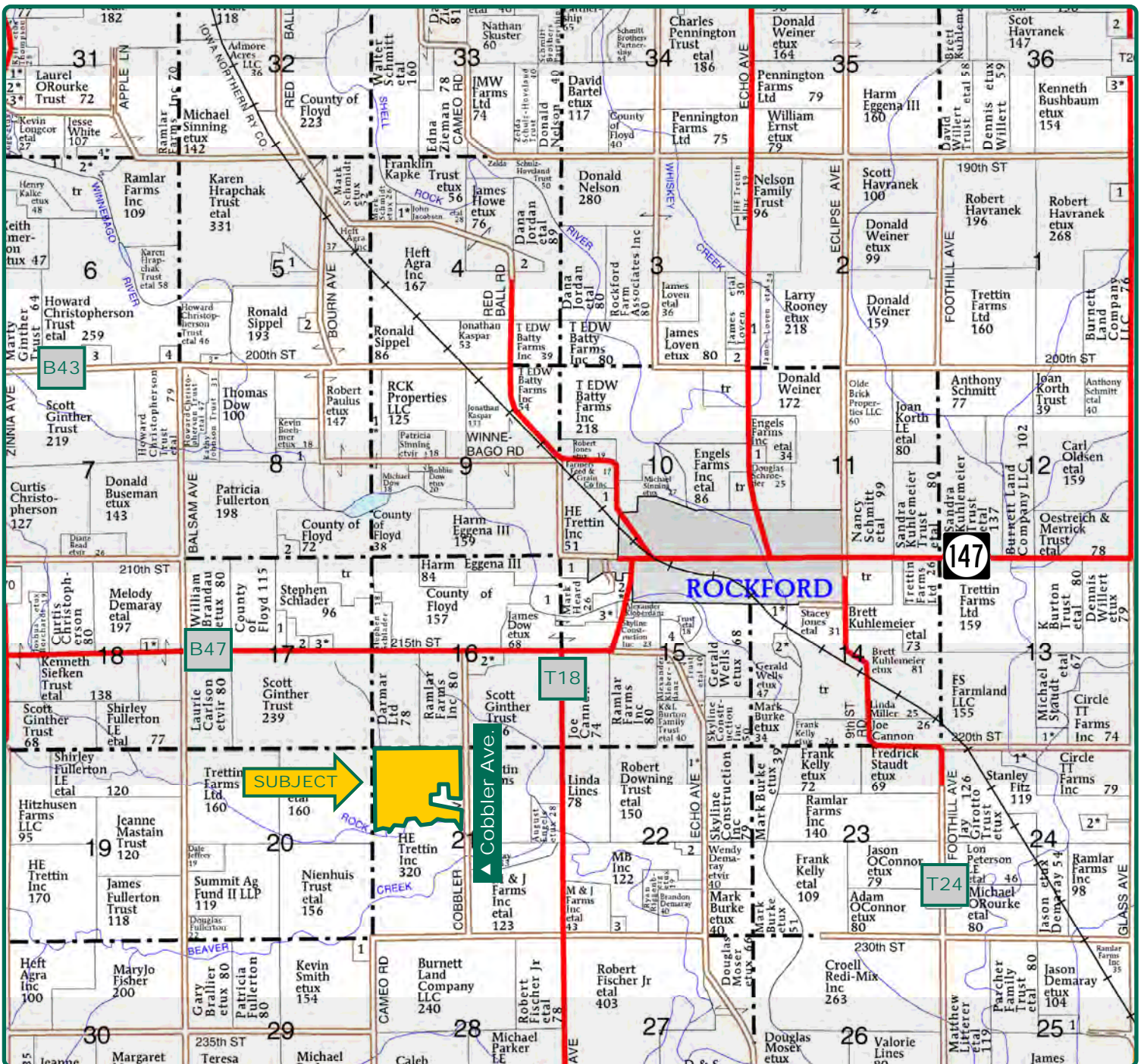
## Property *Key Features*

- **CSR2 Rating of 86.70 on an Estimated 110.22 FSA/Eff. Crop Acres**
- **Mix of Cropland and CRP**
- **High-Quality Floyd County Farm**

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

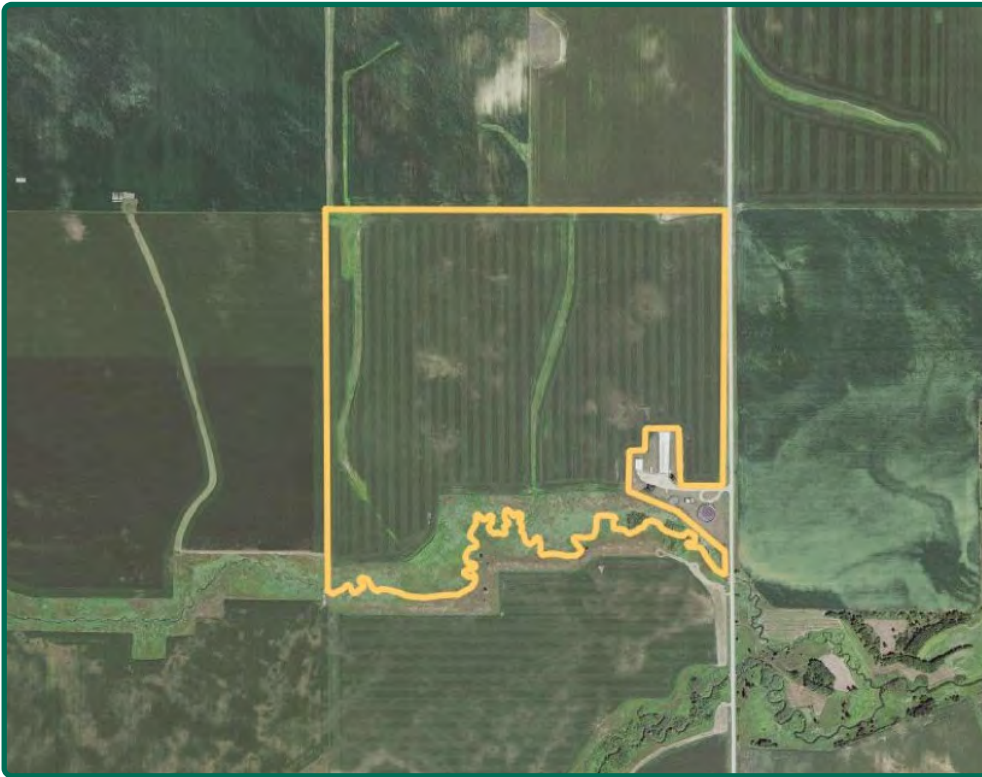


Map reproduced with permission of Farm & Home Publishers, Ltd.

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

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



**FSA/Eff. Crop Acres: 110.22\***  
**CRP Acres: 5.10\***  
**Corn Base Acres: 98.53\***  
**Bean Base Acres: 5.60\***  
**Soil Productivity: 86.70 CSR2**

*\*Acres are estimated.*

## Property Information

132.18 Acres, m/l

### Location

From Rockford: go west on B47 / 215th St. for 2 miles, then south on Cobbler Ave. for ½ mile. Property is located on the west side of the road.

### Legal Description

That part of the NW¼, except building site, Section 21, Township 95 North, Range 18 West of the 5th P.M., Floyd Co., IA. Updated abstract to govern.

### Price & Terms

**PRICE REDUCED!**

- ~~\$1,556,100~~ \$1,447,371
- ~~\$11,772.58/acre~~ \$10,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,652.95\*  
 Gross Acres: 132.18\*  
 Exempt Wetland Acres: 24.81\*  
 Net Taxable Acres: 105.37\*  
 Tax per Net Taxable Acre: \$34.67\*  
 Tax Parcel ID #: 09-21-100-002-00  
 \*Taxes are estimated pending tax parcel split. Floyd County Assessor/Treasurer will determine final tax figures.

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Farm Number 7119, Part of Tract 329  
 FSA/Eff. Crop Acres: 110.22\*  
 CRP Acres: 5.10\*

Corn Base Acres: 98.53\*

Corn PLC Yield: 132 Bu.

Bean Base Acres: 5.60\*

Bean PLC Yield: 46 Bu.

*\*Acres are estimated pending reconstitution of farm by the Floyd County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### CRP Contracts

There are an estimated 5.10 acres enrolled in a CP-21 CRP contract that pays an estimated \$231.76/acre - or an estimated \$1,182.00 annually - and expires 09/30/2027.

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



### Soil Types/Productivity

Primary soils are Clyde, Ostrander and Floyd. CSR2 on the estimated FSA/Eff. crop acres is 86.70. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Fertility Data

Soil tests completed in 2020 by Helena.  
P: 26.3  
K: 211.00  
pH: 6.07

### Land Description

Gently rolling.

### Drainage

Natural with some tile. Maps available, contact agent.

### Water & Well Information

None.

### Wind Lease

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

### Survey

A survey will be completed if adjoining parcel sells to a different buyer. Final sale price will be adjusted up or down based on final gross surveyed acres.

### 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

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

Looking Southwest



Looking Northwest



*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

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

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