

Land For Sale

ACREAGE:

184.07 Acres, m/l

LOCATION:

Floyd County, IA



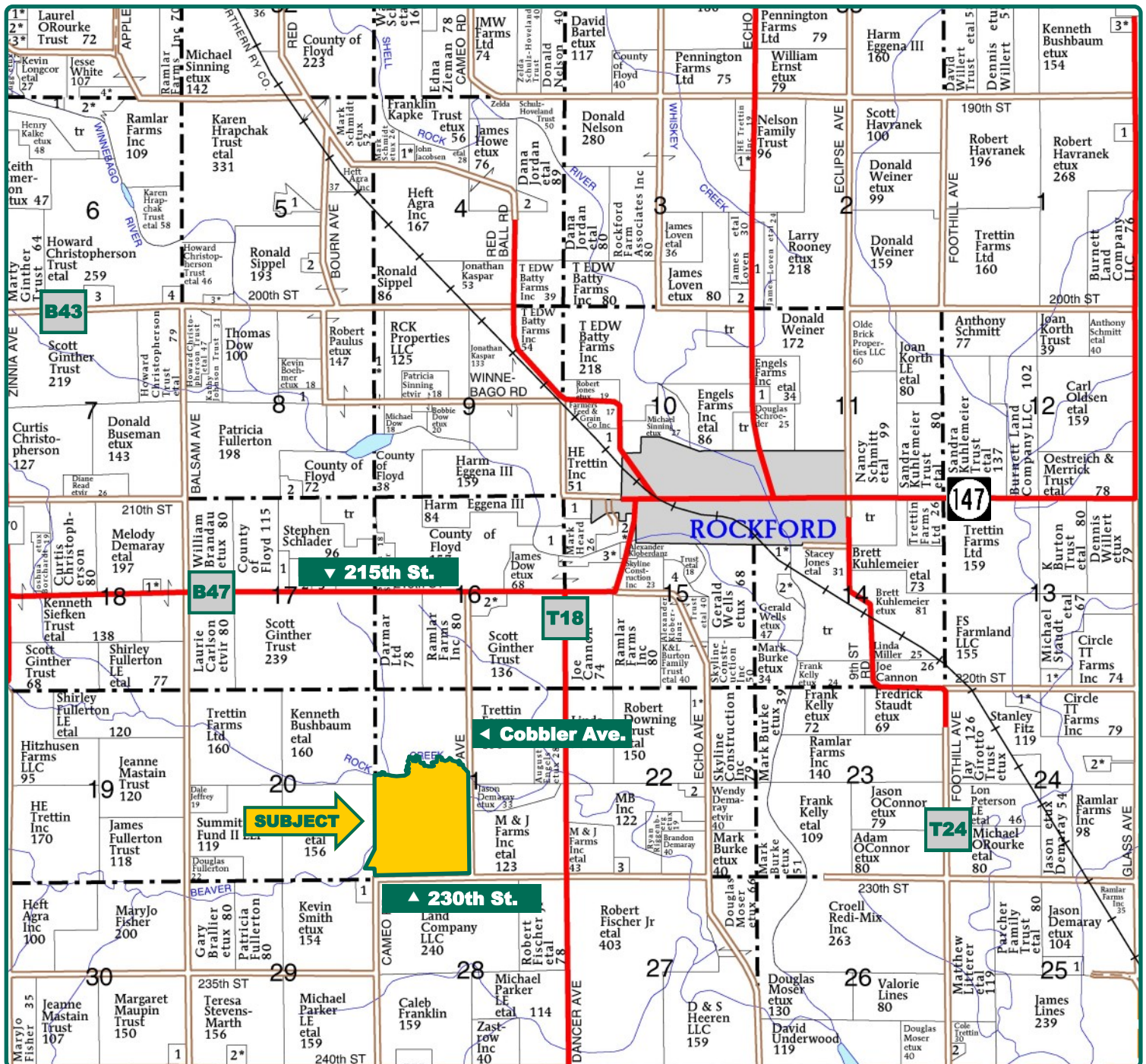
Property *Key Features*

- Mixture of Cropland and CRP Acres
- History of Great Fertility from Swine Manure
- CSR2 Rating of 69.20 on the Tillable Acres

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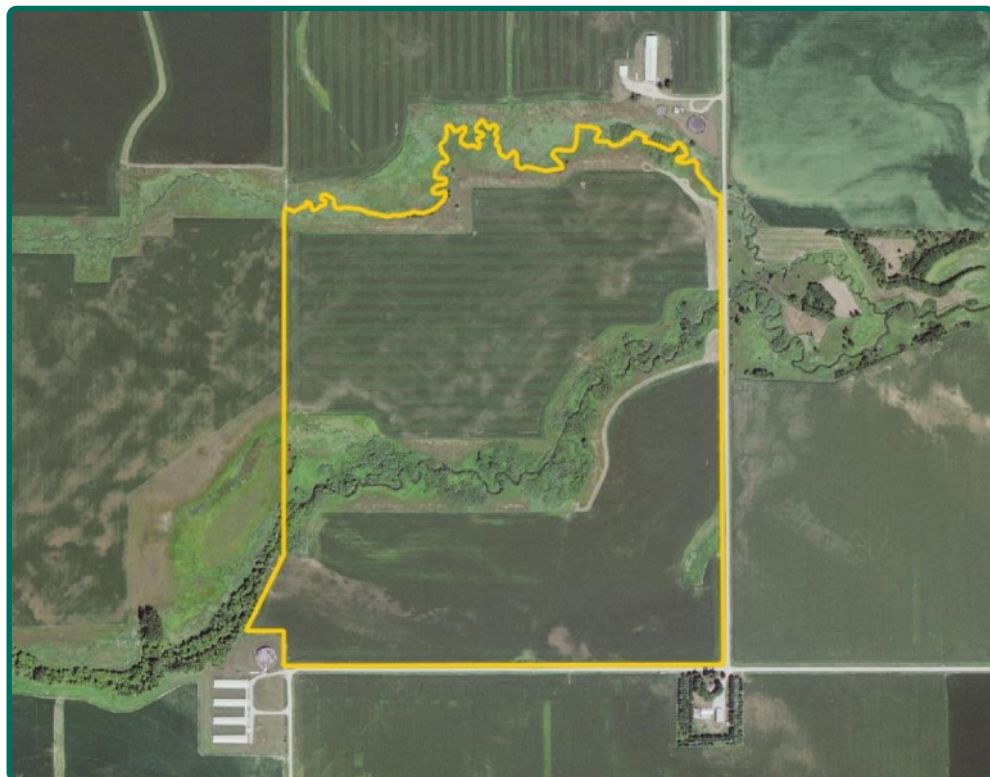


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FSA/Eff. Crop Acres: 135.18*
CRP Acres: 21.90*
Corn Base Acres: 121.37*
Bean Base Acres: 6.90*
Soil Productivity: 69.20 CSR2

**Acres are estimated.*

Property Information

184.07 Acres, m/l

Location

From Rockford: go west on B47 / 215th St. for 2 miles, then south on Cobbler Ave. for 1.8 miles to the intersection of Cobbler Ave. and 230th St. Property is located on the west side of Cobbler Ave.

Legal Description

SW¼ of Section 21, and that part of Parcel "A" of the SE¼ SE¼ of Section 20, all in Township 95 North, Range 18 West of 5th P.M., Floyd Co., IA. Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$1,960,000~~ \$1,764,000
- ~~\$10,648.12/acre~~ \$9,583.31/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,680.24*
 Gross Acres: 184.07*
 Wetland Acres: 27.69*
 Net Taxable Acres: 152.38*
 Tax per Net Taxable Acre: \$24.16*
 Tax Parcel ID #: 92130000100 & part of 92040000300

**Taxes estimated pending tax parcel split. Floyd County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 7119
 Tract 8003 and part of tract 329
 FSA/Eff. Crop Acres: 135.18*
 CRP Acres: 21.90*
 Corn Base Acres: 121.37*
 Corn PLC Yield: 132 Bu.
 Bean Base Acres: 6.90*
 Bean PLC Yield: 46 Bu.

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

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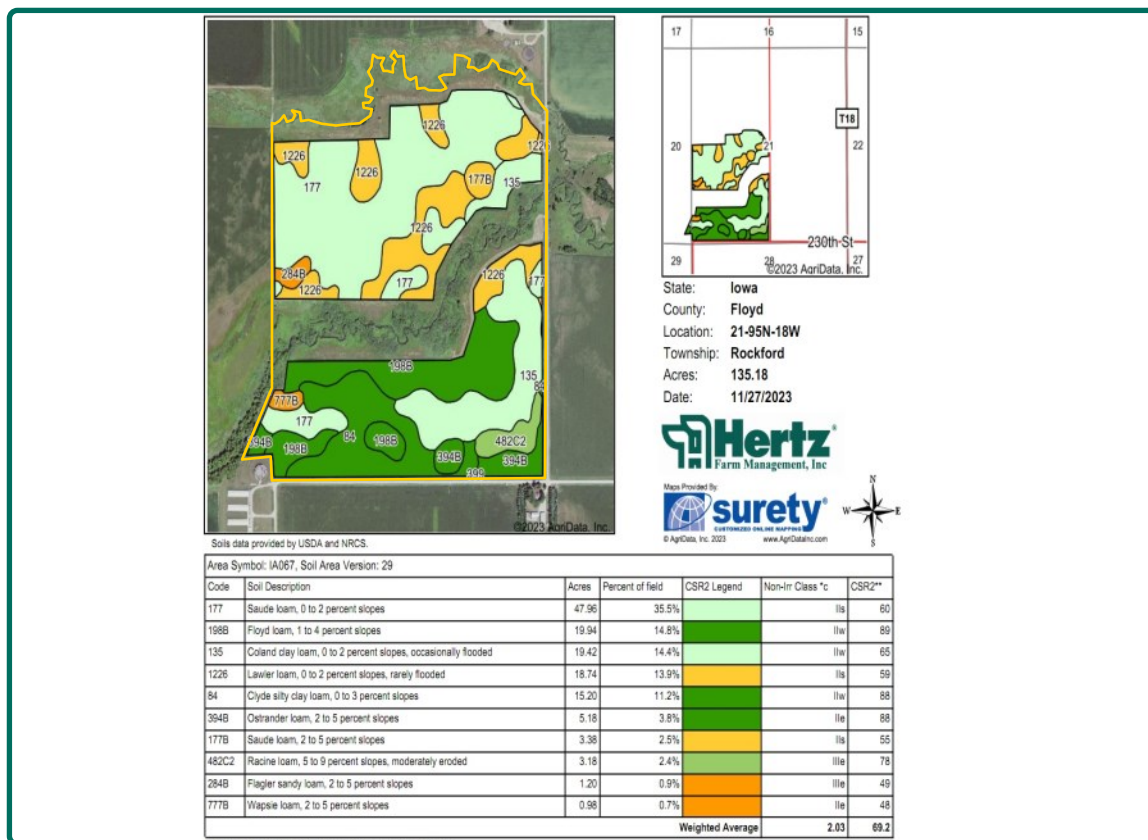
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CRP Contracts

There are an estimated 21.90 acres enrolled in a CP-21 contract that pays an estimated \$230.40/acre - or an estimated \$5,046.00 annually - and expires 9/30/2027.

Soil Types/Productivity

Primary soil is Saude. CSR2 on the estimated FSA/Eff. crop acres is 69.20. See soil map for detail.

Fertility Data

Soil tests completed in 2020 by Helena.
P: 60.29
K: 241.11
pH: 6.20

Land Description

Gently rolling.

Drainage

Natural with some tile. Contact agent for tile maps.

Water & Well Information

None.

Wind Lease

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

Manure Easement

There is a swine manure easement in place. Contact agent for details.

Comments

Productive Floyd County Farmland.

Survey

If adjoining parcel sells to a different buyer, a survey will be completed. The final sale price will be adjusted up or down based on final surveyed acres. 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.

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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Looking Southeast



Looking Northwest



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