

# Land For Sale

**ACREAGE:**

**169.60 Acres, m/l**

**LOCATION:**

**Floyd County, IA**



## Property *Key Features*

- 4000-Head Swine Finishing Site
- History of Great Fertility from Hog Manure
- Great Mix of Cropland, CRP & Timber

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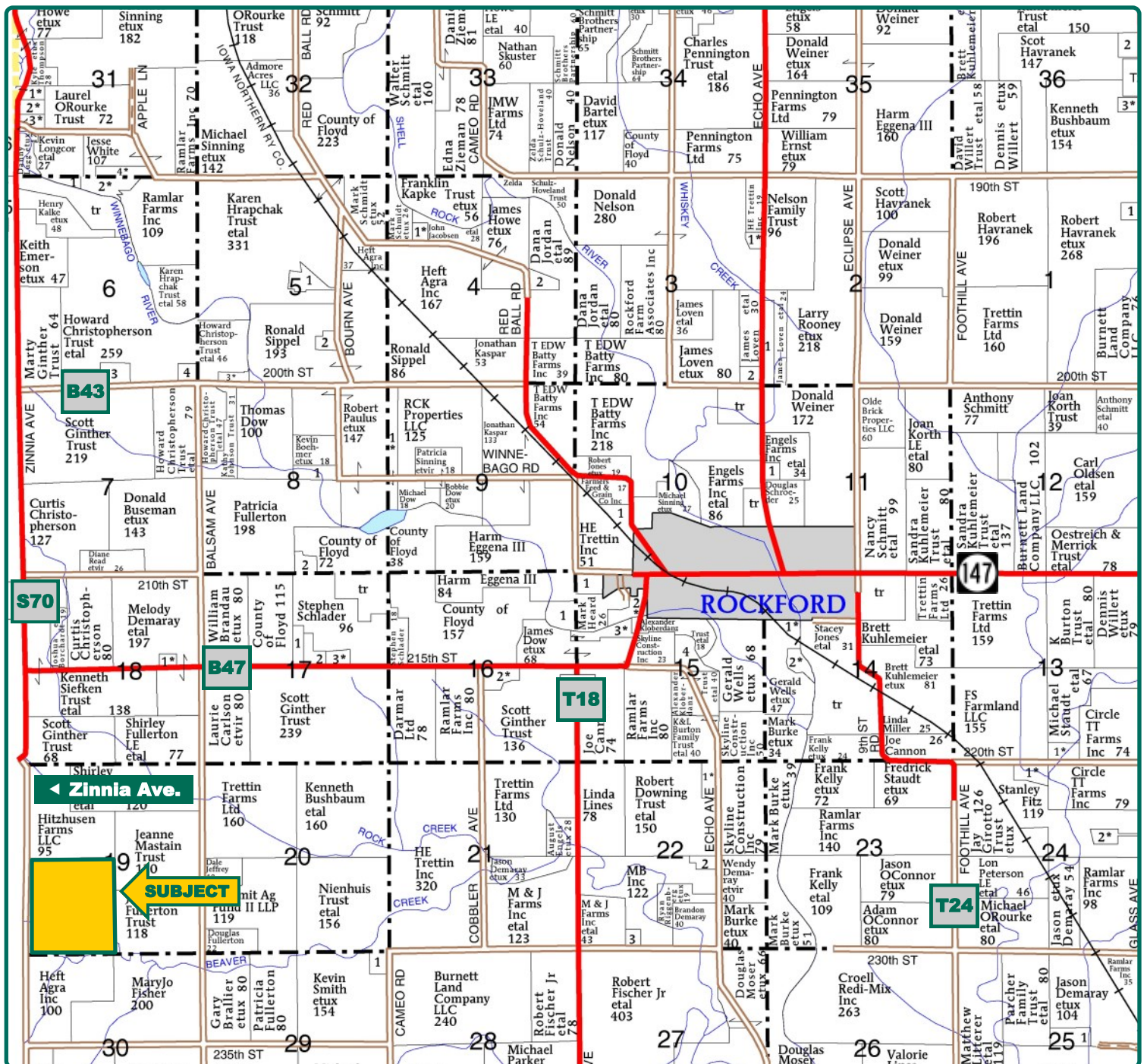
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<b>FSA/Eff. Crop Acres:</b>	<b>61.03</b>
<b>CRP Acres:</b>	<b>6.10</b>
<b>Corn Base Acres:</b>	<b>47.50</b>
<b>Bean Base Acres:</b>	<b>2.70</b>
<b>Soil Productivity:</b>	<b>79.50 CSR2</b>

## Property Information

### 169.60 Acres, m/l

### Location

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

### Legal Description

SW¼, Section 19, Township 85 North, Range 18 West of the 5th P.M., Floyd Co., IA.

### Price & Terms

#### PRICE REDUCED!

- ~~\$1,630,000~~ \$1,467,000
- ~~\$9,610.85/acre~~ \$8,649.76
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,536.00  
Gross Acres: 169.60  
Exempt Conservation Reserve Acres: 38.00  
Exempt Forest Reserve Acres: 31.12  
Net Taxable Acres: 98.48  
Tax Parcel ID #s: 09-19-300-001-00

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Farm Number 7119, Tract 328  
FSA/Eff. Crop Acres: 61.03  
CRP Acres: 6.10  
Corn Base Acres: 47.50  
Corn PLC Yield: 132 Bu.

Bean Base Acres: 2.70

Bean PLC Yield: 46 Bu.

### CRP Contracts

There are 6.10 acres enrolled in a CP-21 contract that pays \$228.69/acre - or \$1,395.00 annually - and expires 09/30/27.

### Soil Types/Productivity

Primary soils are Dinsdale, Coland and Terril. CSR2 on the FSA/Eff. crop acres is 79.50. See soil map for detail.

### Mineral Rights

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

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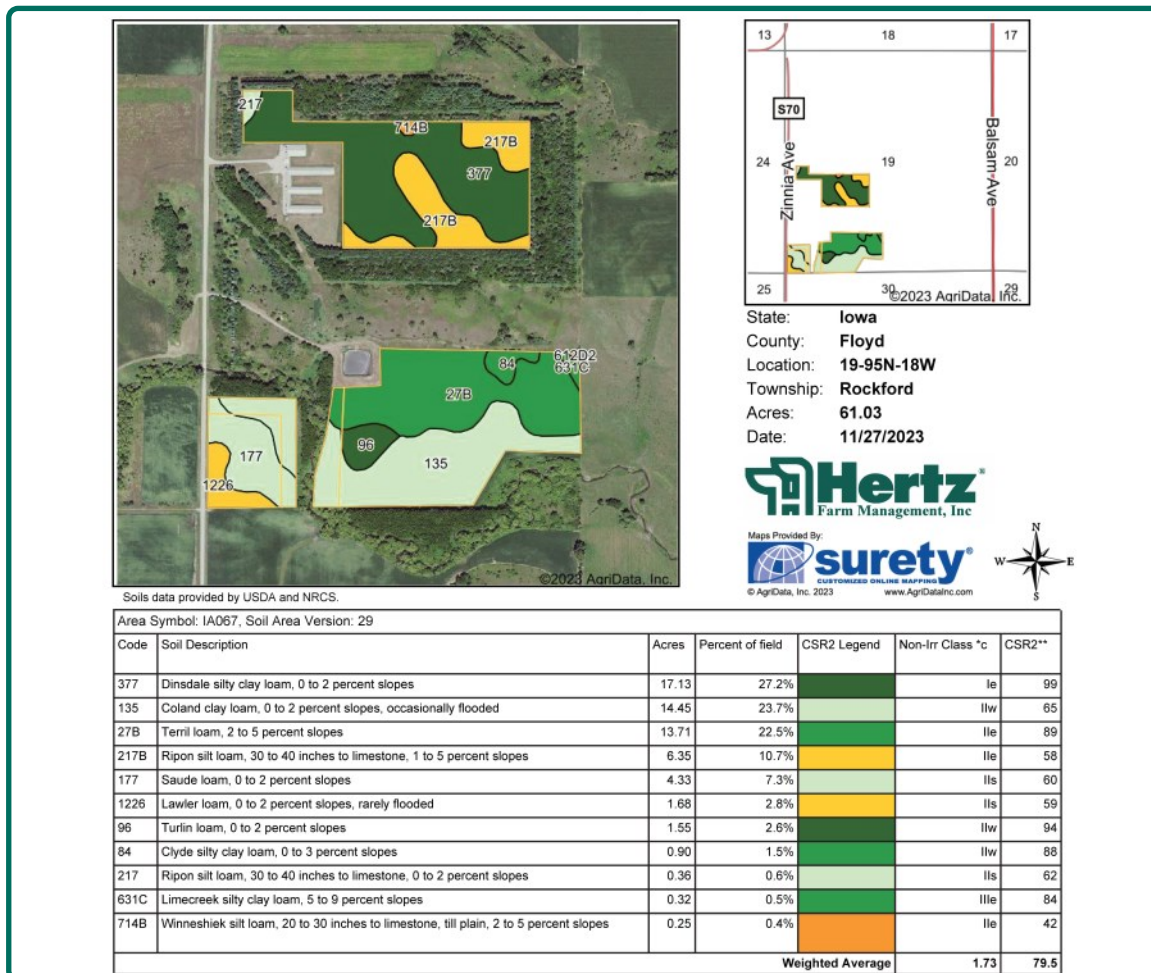
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## Fertility Data

Soil tests completed in 2020 by Helena.

P: 81.6

K: 374.0

pH: 6.22

## Land Description

Hilly to gently rolling.

## Drainage

Natural with some tile. No maps available.

## Water & Well Information

There is one well on this property located near the swine unit.

## Wind Lease

There is a wind lease in place. 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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### Swine Buildings & Amenities

- Two, 41' x 200' swine finishing buildings, built in 1992
- 41' x 275' hog finishing building built in 1990
- 60' x 100' hog finishing building built in 1986
- 22' x 24', attached office built in 1990
- Attached loading dock
- Four, 9-ton feed bins
- Eight, 6-ton feed bins
- Sixteen, 60,000 BTU heaters
- Seven, 110,000 BTU heaters
- 6,000-gallon LP storage
- LP powered stand-by-generator

### Manure Agreement

There is a manure agreement in place on this property. Contact agent for details.

### Manure Analysis

Manure analysis is available upon request. Contact agent.

### Comments

This is a nice tract of farmland with a well-maintained hog site, established timber and CRP income.

### Additional Land for Sale

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

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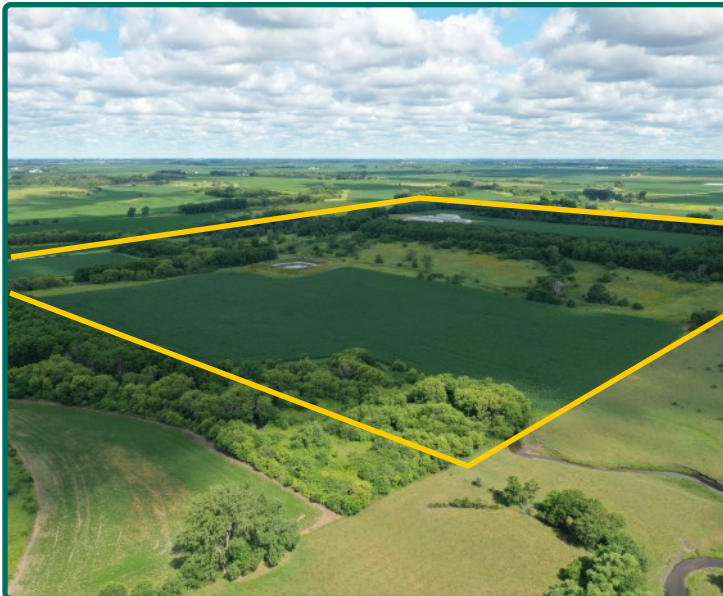
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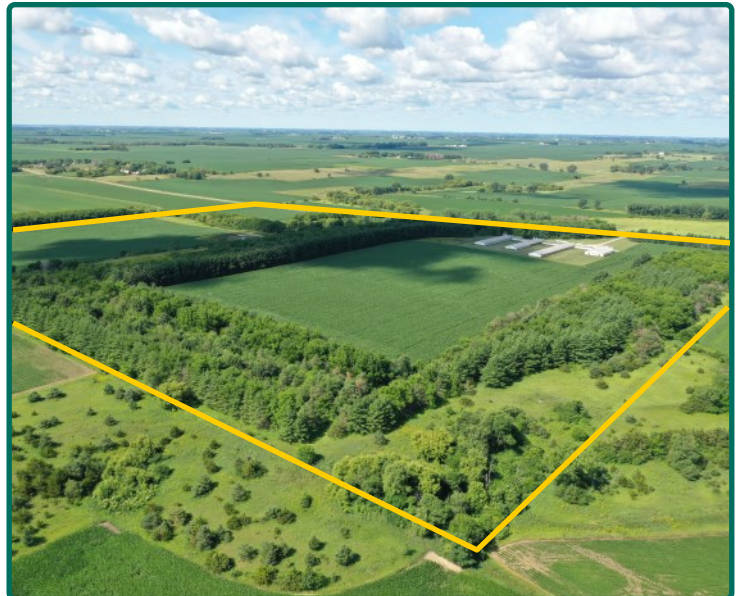
Looking Over Hog Site & Lagoon



Looking Northwest



Looking Southwest



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Feeding Unit



Finishing Pen



Alley View of Finishing Pens



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