

Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

Emmet County, IA



Property Key Features

- Located Five Miles Northwest of Armstrong
- Estimated 157.50 FSA/Eff. Crop Acres Carrying an 82.90 CSR2
- High-Quality Farmland in Northeast Emmet County

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1101 13th St. N., Ste. 2

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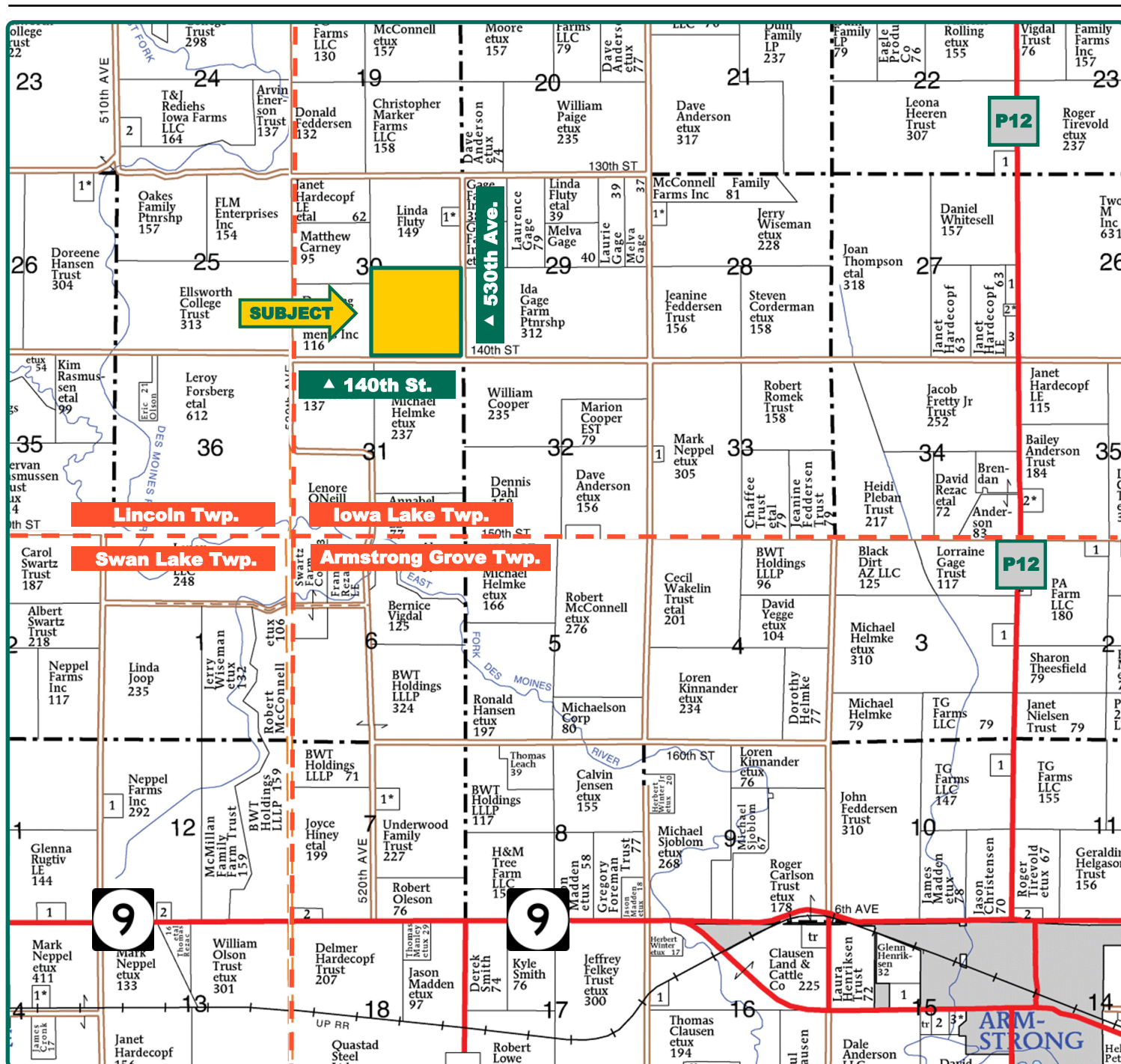
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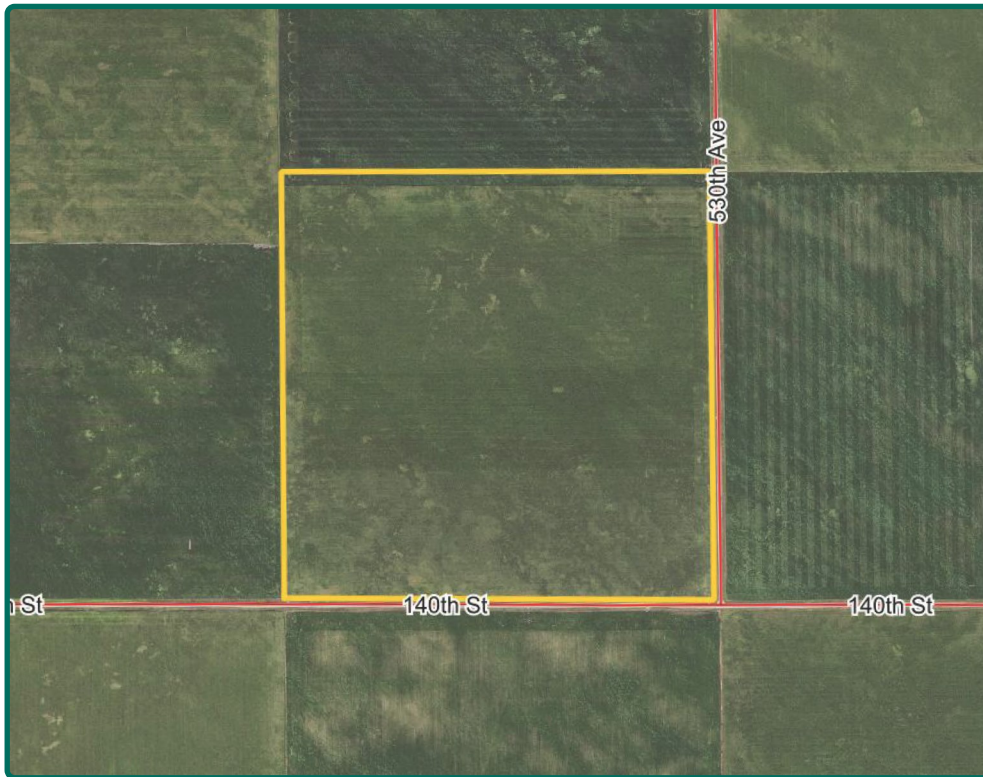
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FSA/Eff. Crop Acres: 157.50*

Corn Base Acres: 80.60*

Bean Base Acres: 72.35*

Soil Productivity: 82.90 CSR2

**Acres are estimated.*

Property Information

160.00 Acres, m/l

Location

From Armstrong: Go north on Highway P12 for 3 miles, then west on 140th Street for 3 miles. Property will be on the north side of the road.

Legal Description

SE¼ of Section 30, Township 100 North, Range 31 West of the 5th P.M. (Iowa Lake Township)

Price & Terms

- \$2,280,000
- \$14,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,450.00
Gross Acres: 160.00
Net Taxable Acres: 156.00
Tax per Net Taxable Acre: \$28.53
Tax Parcel ID #s: 0430400001, 0430400002, 0430400003, 0430400004

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 579, Tract 1458
FSA/Eff. Crop Acres: 157.50*
Corn Base Acres: 80.60*
Corn PLC Yield: 172 Bu.
Bean Base Acres: 72.35*
Bean PLC Yield: 40 Bu.

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

Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Clarion loams. CSR2 on the est. FSA/Eff. crop acres is 82.90. See soil map for detail.

Drainage

Part of Drainage District #35. Contact agent for details.

Inputs

Dry fertilizer was applied and tillage completed in the fall of 2023.

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NRCS Classification

NHEL: Non-Highly Erodible Land.

Land Description

Nearly level to gently sloping.

Water & Well Information

No known wells.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Southwest Looking Northeast



South Looking North



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