

# Land For Sale

**ACREAGE:**

**58.93 Acres, m/l**

**LOCATION:**

**Floyd County, IA**



## Property Key Features

- Quality Soils with a CSR2 Rating of 80.90
- History of Swine Manure Application
- Highly Tillable Tract

**Mike Yegge**

Licensed Salesperson in IA & MN

**641-590-1936**

**MikeY@Hertz.ag**

**641-423-9531**

2800 4th St. SW, Suite 7

Mason City, IA 50401

**www.Hertz.ag**

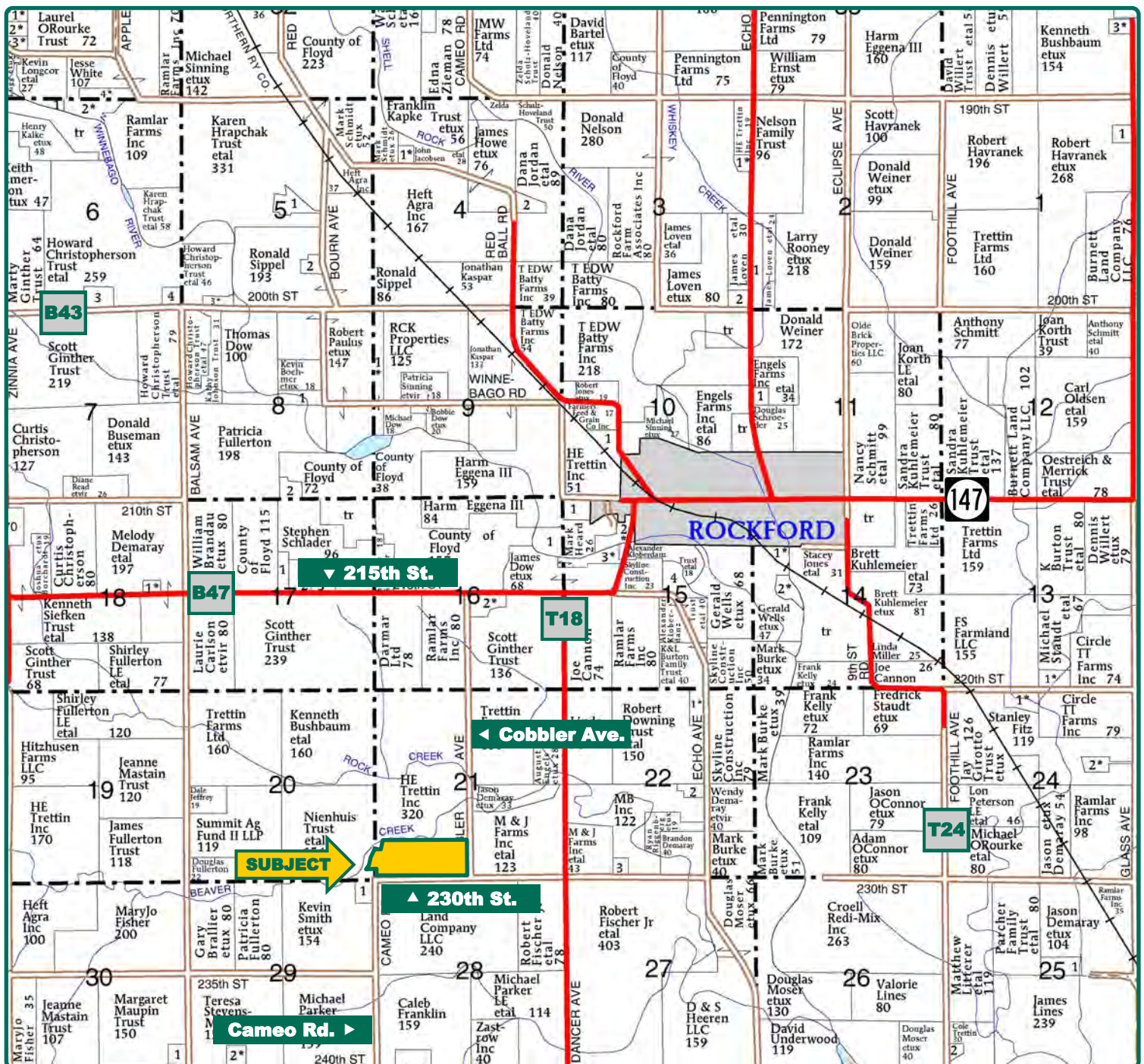
**Carrie Seidel, AFM, CCA**

Licensed Salesperson in IA & MN

**563-920-7699**

**CarrieS@Hertz.ag**





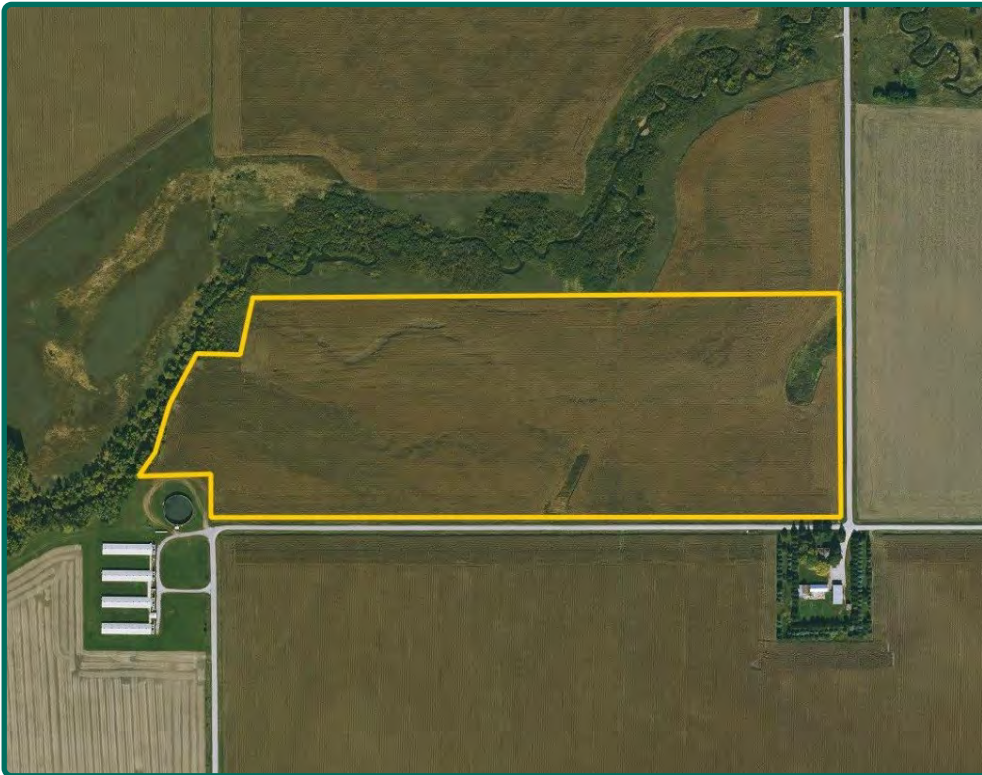
Map reproduced with permission of Farm & Home Publishers, Ltd.

**Mike Yegge**  
Licensed Salesperson in IA & MN  
**641-590-1936**  
**MikeY@Hertz.ag**

**641-423-9531**  
2800 4th St. SW, Suite 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: 56.27\***

**Corn Base Acres: 53.43\***

**Bean Base Acres: 2.84\***

**Soil Productivity: 80.90 CSR2**

*\*Acres are estimated.*

## Property Information

**58.93 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

That part of Parcel "A" of the SE¼ SE¼ of Section 20, and part of the SW½ SW¼ of Section 21, all in Township 95 North, Range 18 West of 5th P.M., Floyd Co., IA. Updated abstract to govern.

### Possession

As negotiated, based on terms of existing lease

### Price & Terms

#### PRICE REDUCED!

- ~~\$655,655~~ \$622,872
- ~~\$11,125.99/acre~~ \$10,569.69/Ac.
- 10% down upon acceptance of offer; balance due in cash at closing.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$1,360.61\*

Gross Acres: 58.93\*

Net Taxable Acres: 56.27\*

Tax per Net Taxable Acre: \$24.18\*

Tax Parcel ID #: Part of 92130000100 & part of 92040000300

*\*Taxes estimated pending tax parcel split and survey of property. Floyd County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Farm Number 7119

Tract 8003 and part of tract 329

FSA/Eff. Crop Acres: 56.27\*

Corn Base Acres: 53.43\*

Corn PLC Yield: 132 Bu.

Bean Base Acres: 2.84\*

Bean PLC Yield: 46 Bu.

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

### Soil Types/Productivity

Primary soil types are Floyd, Clyde, and Coland. CSR2 on the estimated FSA/Eff. crop acres is 80.90. See soil map for detail.

### Mike Yegge

Licensed Salesperson in IA & MN

**641-590-1936**

**MikeY@Hertz.ag**

**641-423-9531**

2800 4th St. SW, Suite 7

Mason City, IA 50401

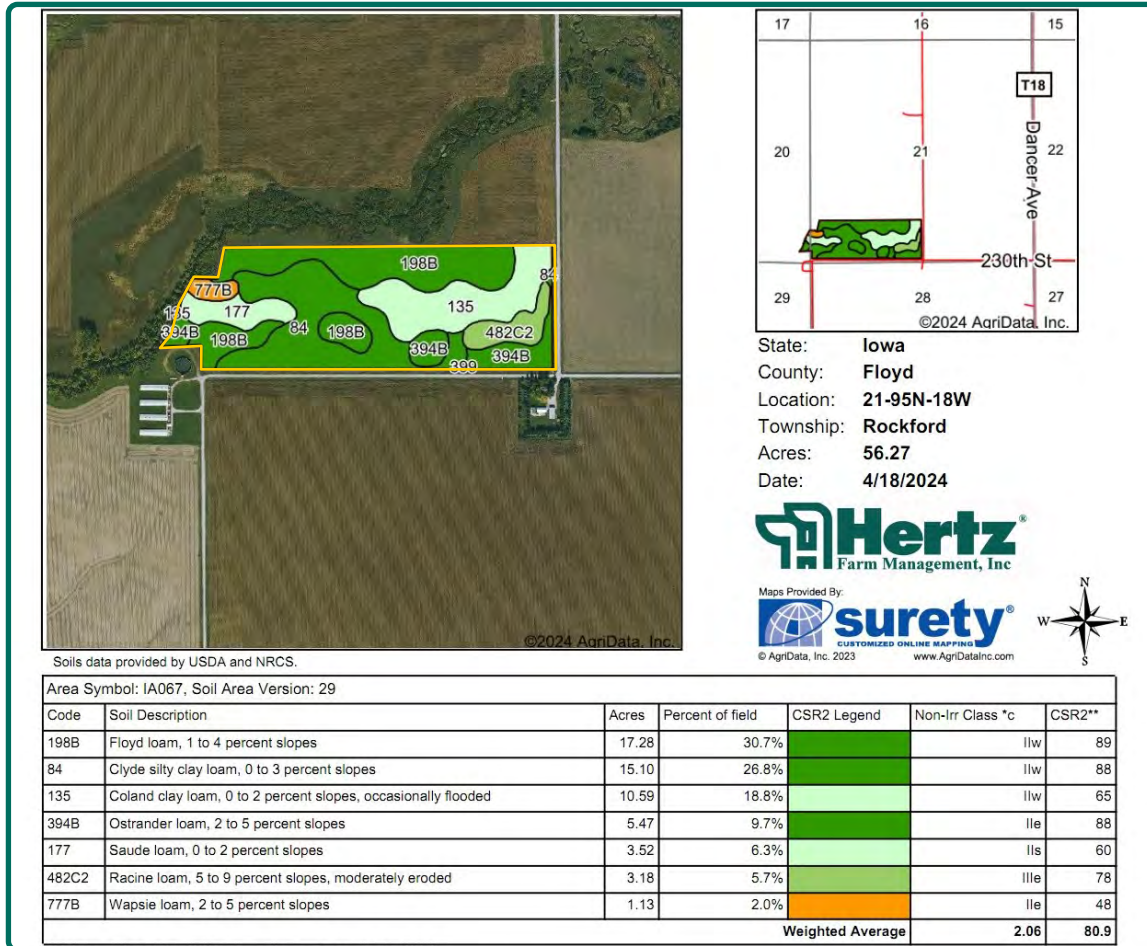
**www.Hertz.ag**

### Carrie Seidel, AFM, CCA

Licensed Salesperson in IA & MN

**563-920-7699**

**CarrieS@Hertz.ag**



### Fertility Data

Soil tests completed in 2020 by Helena.  
P: 25.80  
K: 154.00  
pH: 6.23

### Land Description

Gently rolling.

### Drainage

Natural.

### Water & Well Information

None.

### Wind Lease

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

### Survey

Property will be surveyed at Seller's expense upon execution of Sales Agreement. 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.*

### Mike Yegge

Licensed Salesperson in IA & MN  
**641-590-1936**  
MikeY@Hertz.ag

### 641-423-9531

2800 4th St. SW, Suite 7  
Mason City, IA 50401  
**www.Hertz.ag**

### Carrie Seidel, AFM, CCA

Licensed Salesperson in IA & MN  
**563-920-7699**  
CarrieS@Hertz.ag



Summer 2023: Northwest Corner looking Southeast



Summer 2023: Northeast Corner looking Southwest



**Mike Yegge**  
Licensed Salesperson in IA & MN  
**641-590-1936**  
**MikeY@Hertz.ag**

**641-423-9531**  
2800 4th St. SW, Suite 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, Suite 7

Mason City, IA 50401

**www.Hertz.ag**

**Carrie Seidel, AFM, CCA**

Licensed Salesperson in IA & MN

**563-920-7699**

**CarrieS@Hertz.ag**