

Land For Sale

ACREAGE:

80.14 Acres, m/l

LOCATION:

Floyd County, IA



Property Key Features

- Nice Mixture of Cropland and CRP Acres
- History of Swine Manure Application
- 67.40 Estimated FSA/Eff. Crop Acres with a 59.60 CSR2 Rating

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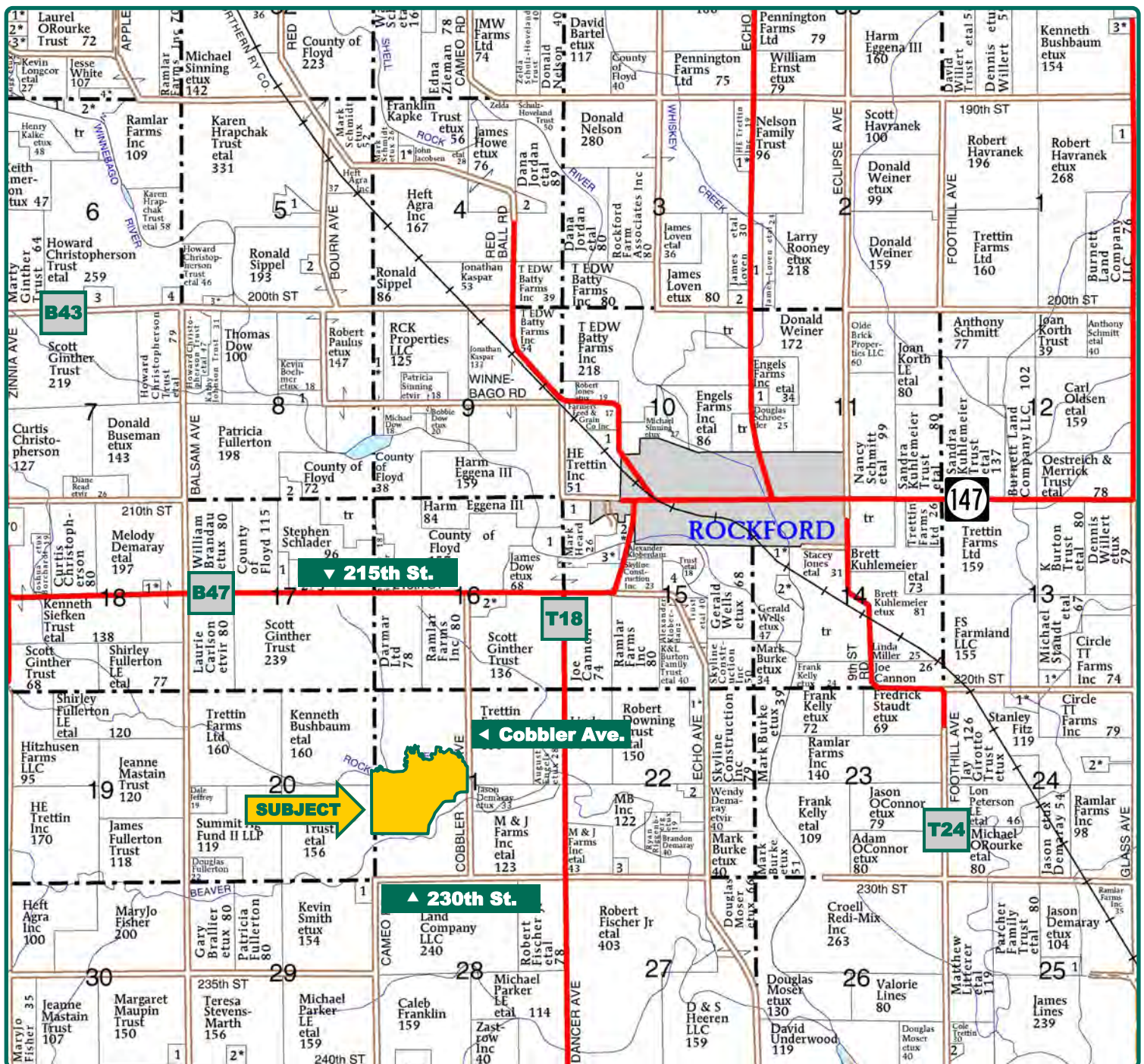
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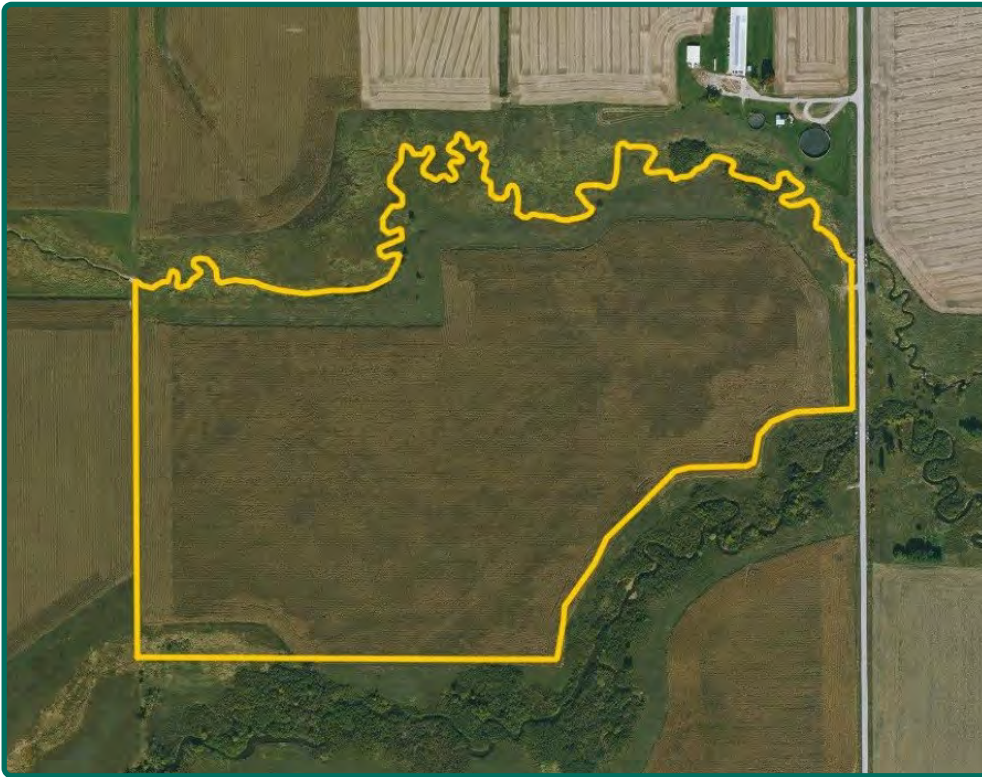
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FSA/Eff. Crop Acres:	67.40*
CRP Acres:	6.50*
Corn Base Acres:	64.59*
Bean Base Acres:	2.81*
Soil Productivity:	59.60 CSR2

**Acres are estimated.*

Property Information

80.14 Acres, m/l

Location

From Rockford: go west on B47 / 215th St. for 2 miles, then south on Cobbler Ave. for 1 mile. Property is located on the west side of Cobbler Ave.

Legal Description

Part of the S½ NW¼ and part of the N½ SW¼, all in Section 21, Township 95 North, Range 18 West of 5th P.M., Floyd Co., IA. Updated abstract to govern.

Price & Terms

- \$660,000
- \$8,235.59/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,629.73*
Gross Acres: 80.14*
Exempt Wetland Acres: 5.82*
Net Taxable Acres: 73.90*
Tax per Net Taxable Acre: \$22.05*
Tax Parcel ID #: Part of 92130000100 & part of 92110000200

**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, Part of tract 329

FSA/Eff. Crop Acres: 67.40*

CRP Acres: 6.50*

Corn Base Acres: 64.59*

Corn PLC Yield: 132 Bu.

Bean Base Acres: 2.81*

Bean PLC Yield: 46 Bu.

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

CRP Contracts

There are an estimated 6.50 acres enrolled in a CP-21 contract that pays an estimated \$230.40/acre - or an estimated \$1,497.60 annually - and expires 9/30/2027.

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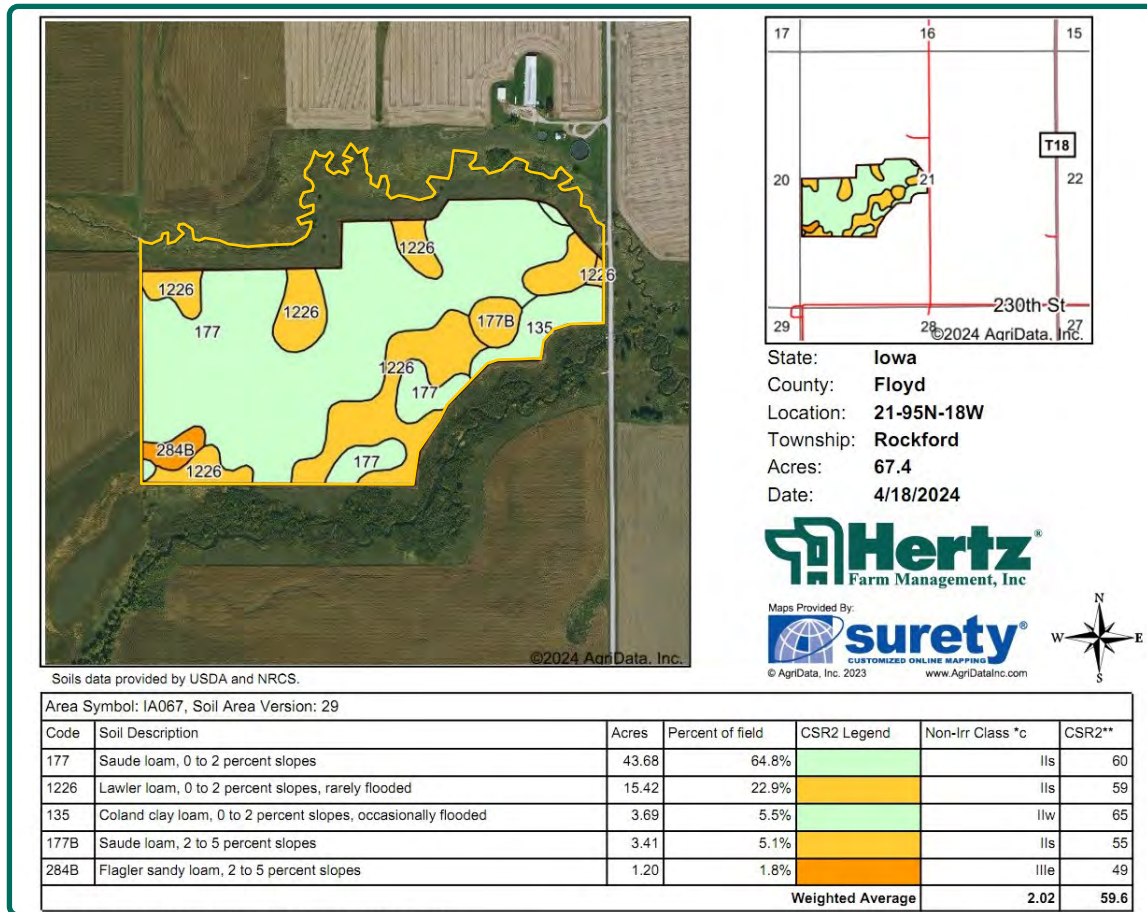
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Soil Types/Productivity

Primary soil is Saude. CSR2 on the estimated FSA/Eff. crop acres is 59.60. See soil map for detail.

Fertility Data

Soil tests completed in 2020 by Helena.
P: 83.20
K: 299.00
pH: 6.18

Land Description

Level to gently rolling.

Drainage

Natural.

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.

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.

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Summer 2023: Northwest Corner looking Southeast



Summer 2023: Northeast Corner looking Southwest



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