

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Hancock County, IA**



## Property Key Features

- Located 2 Miles East of Forest City, Iowa
- 77.36 FSA/Eff. Crop Acres with a 74.10 CSR2
- Good-Quality Cropland Along a Hard-Surfaced Road

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<b>FSA/Eff. Crop Acres:</b>	<b>77.36</b>
<b>Corn Base Acres:</b>	<b>38.68</b>
<b>Bean Base Acres:</b>	<b>38.68</b>
<b>Soil Productivity:</b>	<b>74.10 CSR2</b>

## Property Information

**80.00 Acres, m/l**

### Location

From Hwy 69 in Forest City: go 2 miles east on 330th St./B14 to Taft Ave. Property is on the north side of 330th St./B14 and the east side of Taft Ave.

### Legal Description

W½ SW¼ of Section 5, Township 97 North, Range 23 West of the 5th P.M., Hancock Co., IA. Updated Abstract to govern.

### Price & Terms

- \$1,028,000
- \$12,850/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 2023 - 2024: \$1,884.00  
Gross Acres: 80.00  
Net Taxable Acres: 76.07  
Tax per Net Taxable Acre: \$24.77  
Tax Parcel ID #: 0105326000 & 010535100

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Farm Number 817, Tract 485  
FSA/Eff. Crop Acres: 77.36  
Corn Base Acres: 38.68  
Corn PLC Yield: 142 Bu.  
Bean Base Acres: 38.68  
Bean PLC Yield: 39 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Lester, Spillville, and Nicollet. CSR2 on the FSA/Eff. crop acres is 74.10. 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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### Land Description

Rolling.

### Drainage

Some tile with a drainage agreement in place. Contact agent for tile maps and drainage agreement. Property is part of Drainage District 171 and Drainage District 72.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Property is located just east of the Forest City Airport. Great road frontage.

*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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South looking North



Northeast Corner looking Southwest



Northwest Corner looking Southeast



Southwest Corner looking Northeast



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## **Make the Most of Your Farmland Investment**

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