

Quality Cropland Along a Hard-Surfaced Road



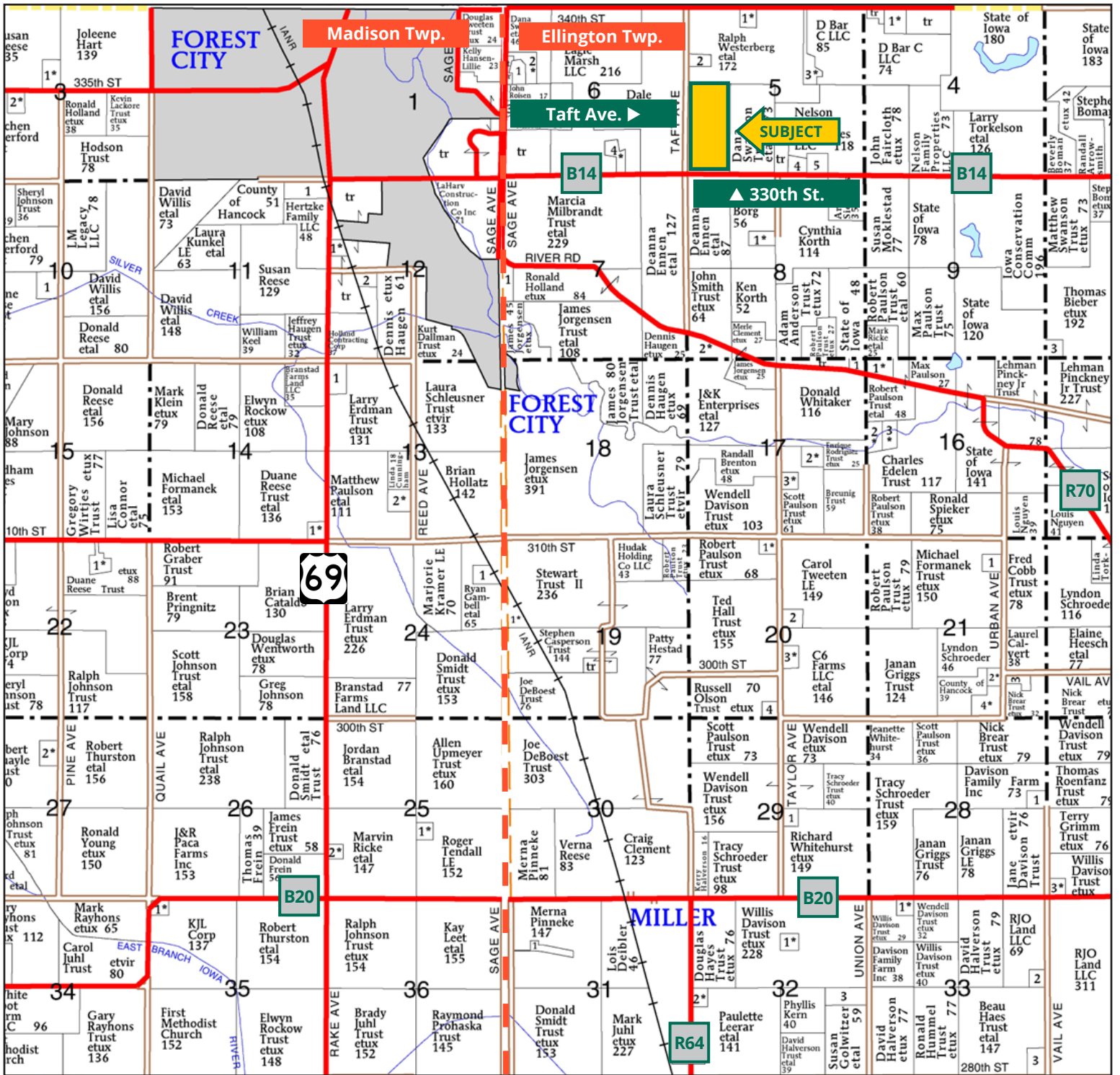
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80.00 Acres, m/I
Hancock County, IA



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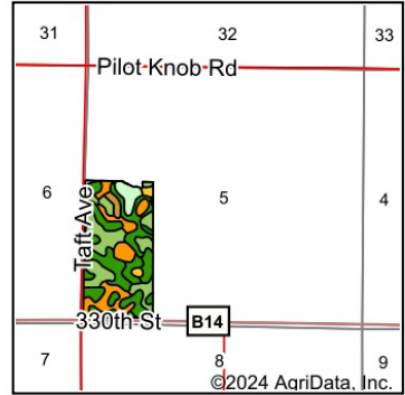
FSA/Eff. Crop Acres: 77.36 | Soil Productivity: 74.10 CSR2



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State: **Iowa**
 County: **Hancock**
 Location: **5-97N-23W**
 Township: **Ellington**
 Acres: **77.36**
 Date: **12/18/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA081, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	17.55	22.8%		IIIe	76
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	14.97	19.4%		IVe	49
485B	Spillville loam, 2 to 5 percent slopes	14.18	18.3%		Ile	88
55	Nicollet clay loam, 1 to 3 percent slopes	13.65	17.6%		Iw	89
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	4.01	5.2%		IIIw	66
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	2.65	3.4%		Ile	81
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	2.31	3.0%		Ile	85
236F	Lester loam, 10 to 22 percent slopes	1.63	2.1%		VIe	36
107	Webster clay loam, 0 to 2 percent slopes	1.50	1.9%		IIw	86
506	Wacousta silty clay loam, 0 to 1 percent slopes	1.44	1.9%		IIIw	74
L1213B	Reedslake-Swanlake complex, 3 to 12 percent slopes	1.43	1.8%		IIIe	72
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.90	1.2%		IIIw	59
274	Rolfe silt loam, 0 to 1 percent slopes	0.72	0.9%		IIIw	57
507	Canisteo clay loam, 0 to 2 percent slopes	0.42	0.5%		IIw	84
Weighted Average					2.63	74.1

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

Simple Legal

W½ SW¼ of Section 5, Township 97 North, Range 23 West of the 5th P.M., Hancock Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- ~~\$866,000~~ \$824,000
- \$10,825/acre \$10,300/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: \$1,972.00
Gross Acres: 80.00
Net Taxable Acres: 76.07
Tax per Net Taxable Acre: \$25.92

Lease Status

Open lease for the 2025 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 loam, Spillville loam and Nicollet clay loam. 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).

Land Description

Rolling.

Drainage

Some tile with a drainage agreement in place. Tile maps and drainage agreement available. 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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Southeast Looking Northwest



Northwest Looking Southeast



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