

# Land For Sale

**ACREAGE:**

**179.58 Acres, m/l**

**LOCATION:**

**Warren County, IA**

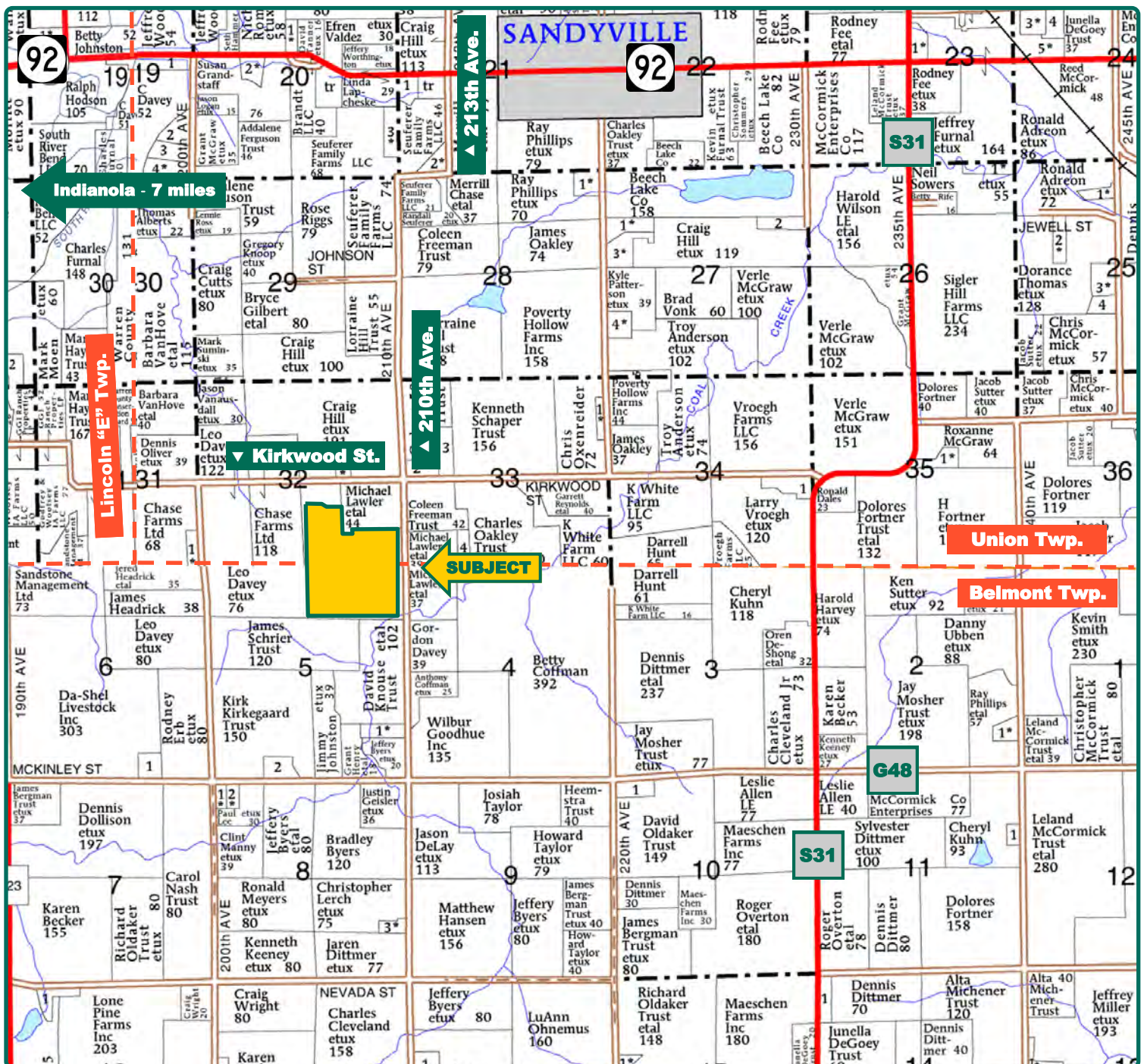


## Property Key Features

- Ten Miles Southeast of Indianola, Iowa
- 163.52 Est. FSA/Eff. Crop Acres with Above County Average CSR2
- Great Soils on this Mixed-Use Warren County Farmland

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO, NE & AZ  
**515-370-3446**  
**KyleH@Hertz.ag**

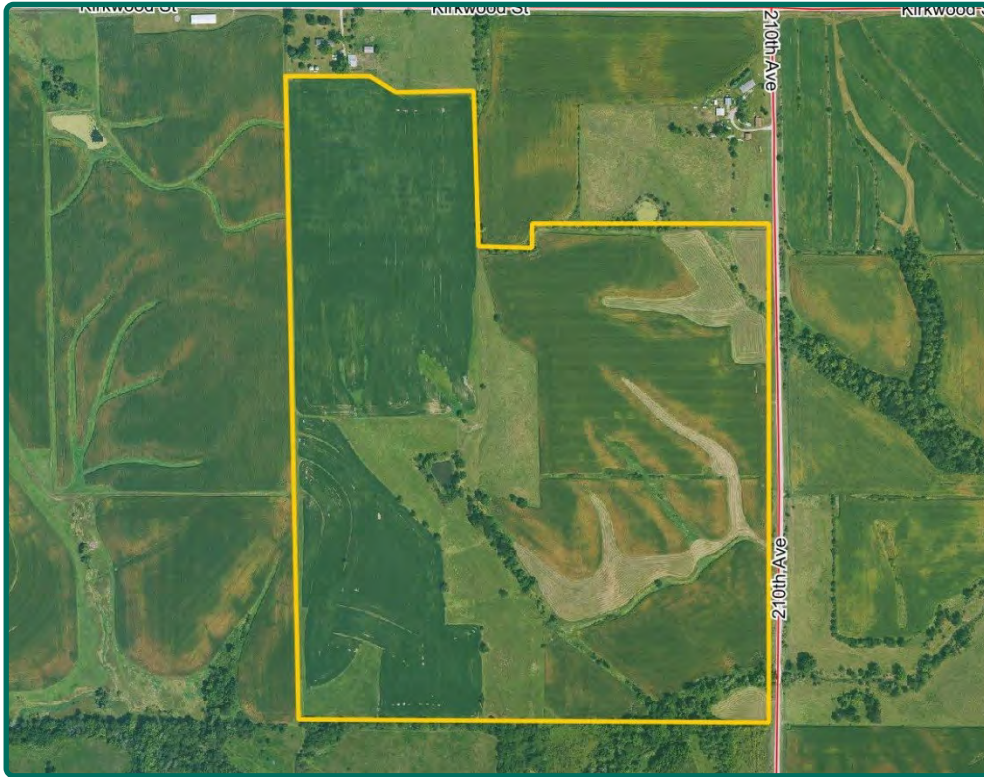
**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**



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

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO, NE & AZ  
**515-370-3446**  
KyleH@Hertz.ag

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**



**FSA/Eff. Crop Acres: 163.52\***  
**Current Crop Acres: 124.31\***  
**Corn Base Acres: 69.45\***  
**Bean Base Acres: 54.51\***  
**Soil Productivity: 77.90 CSR2**

*\*Acres are estimated.*

## Property Information

**179.58 Acres, m/l**

### Location

From Indianola: Take Highway 92 east for 6½ miles, head south on 213th Avenue and jag onto 210th Avenue for 2½ miles. Property is on the west side of the road.

### Legal Description

W½ SE¼, except acreage site, Section 32, Township 76 North, Range 22 West of the 5th P.M. AND NW¼ NE¼ of Section 5, Township 75 North, Range 22 West of the 5th P.M. (Union & Belmont Townships).

### Price & Terms

- \$1,885,590
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,698.00\*  
 Gross Acres: 179.58\*  
 Net Taxable Acres: 178.58\*  
 Tax per Net Taxable Acre: \$20.70\*  
 Tax Parcel ID #s: 25000320845, 25000320865, 25000320861, 25000320880, 03000050240, 03000050220

*\*Taxes estimated pending survey of property. Warren County Treasurer will determine final tax figures.*

### Lease Status

Open lease for the 2025 crop year.

### NRCS Classification

HEL: Highly Erodible Land.

### FSA Data

Farm Number 1294, Tract 2341  
 FSA/Eff. Crop Acres: 163.52\*  
 Currently Cropped Acres: 124.31\*  
 Corn Base Acres: 69.45\*  
 Corn PLC Yield: 131 Bu.  
 Bean Base Acres: 54.51\*  
 Bean PLC Yield: 44 Bu.

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

*Warren County FSA is reporting an estimated 163.52 FSA/Eff. Crop acres; however, there are only an estimated 124.31 acres currently being cropped. The remaining acres are in hay production and grass. Contact agent for details.*

**Kyle Hansen, ALC**

Licensed Broker in IA, MO, NE & AZ

**515-370-3446**

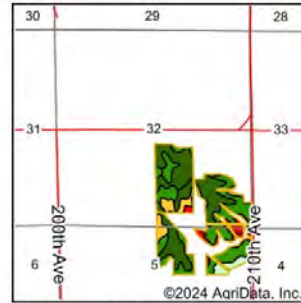
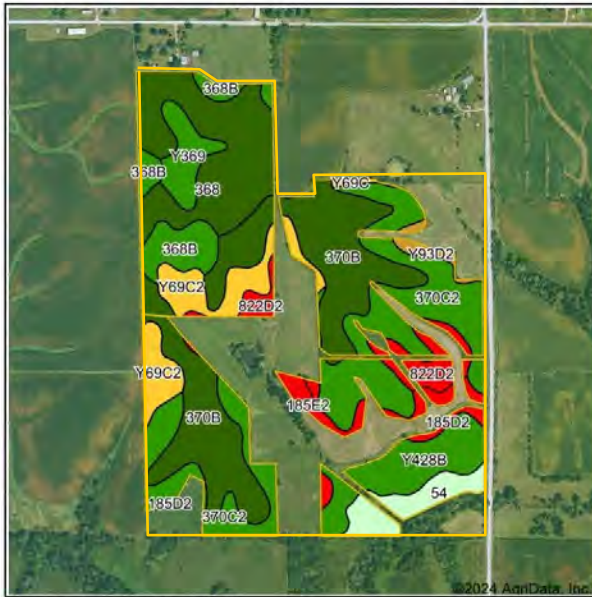
**KyleH@Hertz.ag**

**515-382-1500**

415 S. 11th Street

Nevada, IA 50201

**www.Hertz.ag**



State: Iowa  
County: Warren  
Location: 32-76N-22W  
Township: Union  
Acres: 124.31  
Date: 5/10/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA181, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	31.68	25.5%		IIe	91
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	27.93	22.5%		IIIe	80
368	Macksburg silty clay loam, 0 to 2 percent slopes	18.92	15.2%		Iw	93
Y428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	9.40	7.6%		IIe	88
Y69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	9.24	7.4%		IIIw	56
368B	Macksburg silty clay loam, 2 to 5 percent slopes	6.72	5.4%		IIe	89
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.16	4.2%		IIw	67
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	4.88	3.9%		IVe	10
Y369	Winterset silty clay loam, 0 to 2 percent slopes	4.26	3.4%		IIw	83
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	2.44	2.0%		VIIe	8
185D2	Bauer silt loam, 9 to 14 percent slopes, moderately eroded	2.15	1.7%		VIe	15
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	1.22	1.0%		IIIe	35
Y69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	0.33	0.3%		IIIw	59
<b>Weighted Average</b>					<b>2.40</b>	<b>77.9</b>

## Soil Types/Productivity

Primary soils are Sharpsburg and Macksburg. CSR2 on the est. current crop acres is 77.90. 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

Gently to moderately sloping.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

Property has a 1/4 acre pond.

## Comments

Nice, mixed-use property in Warren County.

*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.*

**Kyle Hansen, ALC**

Licensed Broker in IA, MO, NE & AZ

**515-370-3446**

**KyleH@Hertz.ag**

**515-382-1500**

415 S. 11th Street

Nevada, IA 50201

**www.Hertz.ag**

Northeast Looking Southwest



Southwest Looking Northeast



Southeast Looking Northwest



Pond/Hay/Pasture - Middle of Farm



**Kyle Hansen, ALC**  
Licensed Broker in IA, MO, NE & AZ  
**515-370-3446**  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**

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

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Kyle Hansen, ALC**

Licensed Broker in IA, MO, NE & AZ

**515-370-3446**

**KyleH@Hertz.ag**

**515-382-1500**

415 S. 11th Street  
Nevada, IA 50201

**www.Hertz.ag**