

Land For Sale

ACREAGE:

156.00 Acres, m/l

LOCATION:

Grundy County, IA



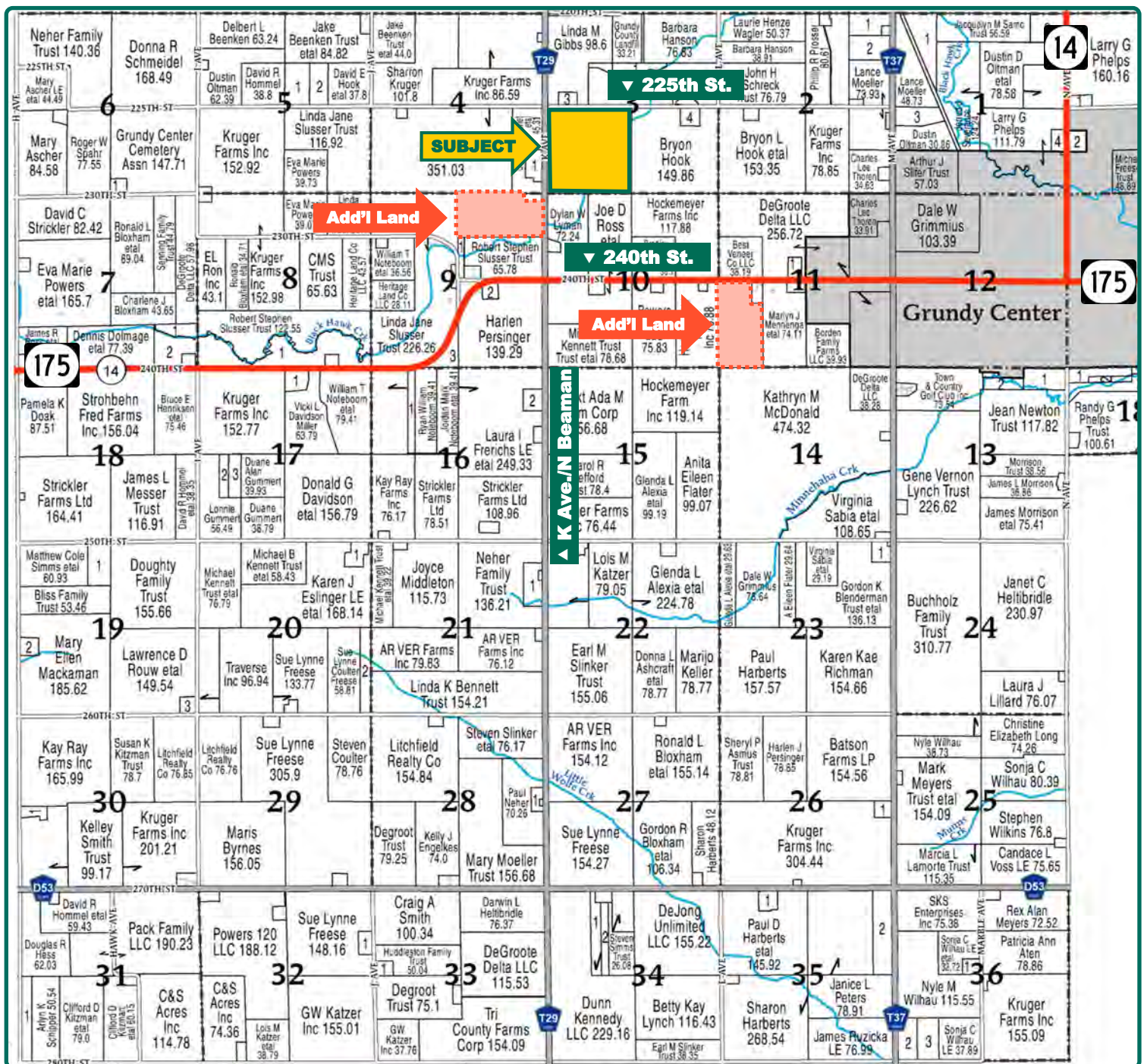
Property Key Features

- Located 3 Miles Northwest of Grundy Center, Iowa
- 86% Tillable Acres with an 87.70 CSR2
- Terrific Investment Opportunity or Addition to Current Farm Operation

Jake Miller, AFM
Licensed Salesperson in IA
515-450-0011
JakeM@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag



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

Jake Miller, AFM
Licensed Salesperson in IA
515-450-0011
JakeM@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag



FSA/Eff. Crop Acres:	134.70
Corn Base Acres:	79.38
Bean Base Acres:	46.47
Soil Productivity:	87.70 CSR2

Property Information

156.00 Acres, m/l

Location

From Grundy Center: 2 miles west on 240th St. / Hwy 175, then north 1 mile on K Ave. / N Beaman. The property is located on the east side of the road.

Legal Description

SW¼ in Section 3, Township 87 North, Range 17 West of the 5th P.M., Grundy Co., IA.

Price & Terms

PRICE REDUCED!

- ~~\$2,191,800~~ \$2,105,220
- ~~\$14,050/acre~~ \$13,495/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,680.00
Net Taxable Acres: 156.00
Tax per Net Taxable Acre: \$36.41
Tax Parcel ID #: 871703300001

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 7734, Tract 9388

FSA/Eff. Crop Acres: 111.78
Corn Base Acres: 68.23
Corn PLC Yield: 193 Bu.
Bean Base Acres: 35.32
Bean PLC Yield: 56 Bu.

Farm Number 6320, Tract 9389

FSA/Eff. Crop Acres: 22.92
Corn Base Acres: 11.15
Corn PLC Yield: 167 Bu.
Bean Base Acres: 11.15
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Primary soils are Tama and Colo-Ely.
CSR2 on the FSA/Eff. crop acres is 87.70.
See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Jake Miller, AFM

Licensed Salesperson in IA
515-450-0011
JakeM@Hertz.ag

319-234-1949

6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag



Land Description

Nearly level to gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None. Tract contains a creek.

Comments

Terrific investment opportunity located in central Grundy County.

Additional Land for Sale

Seller has two additional tracts of land for sale located just southwest and southeast of this property. See Additional Land Aerial Photo.

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.

Jake Miller, AFM
Licensed Salesperson in IA
515-450-0011
JakeM@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag

South looking North



Southeast looking Northwest



Northeast looking Southwest



West looking East

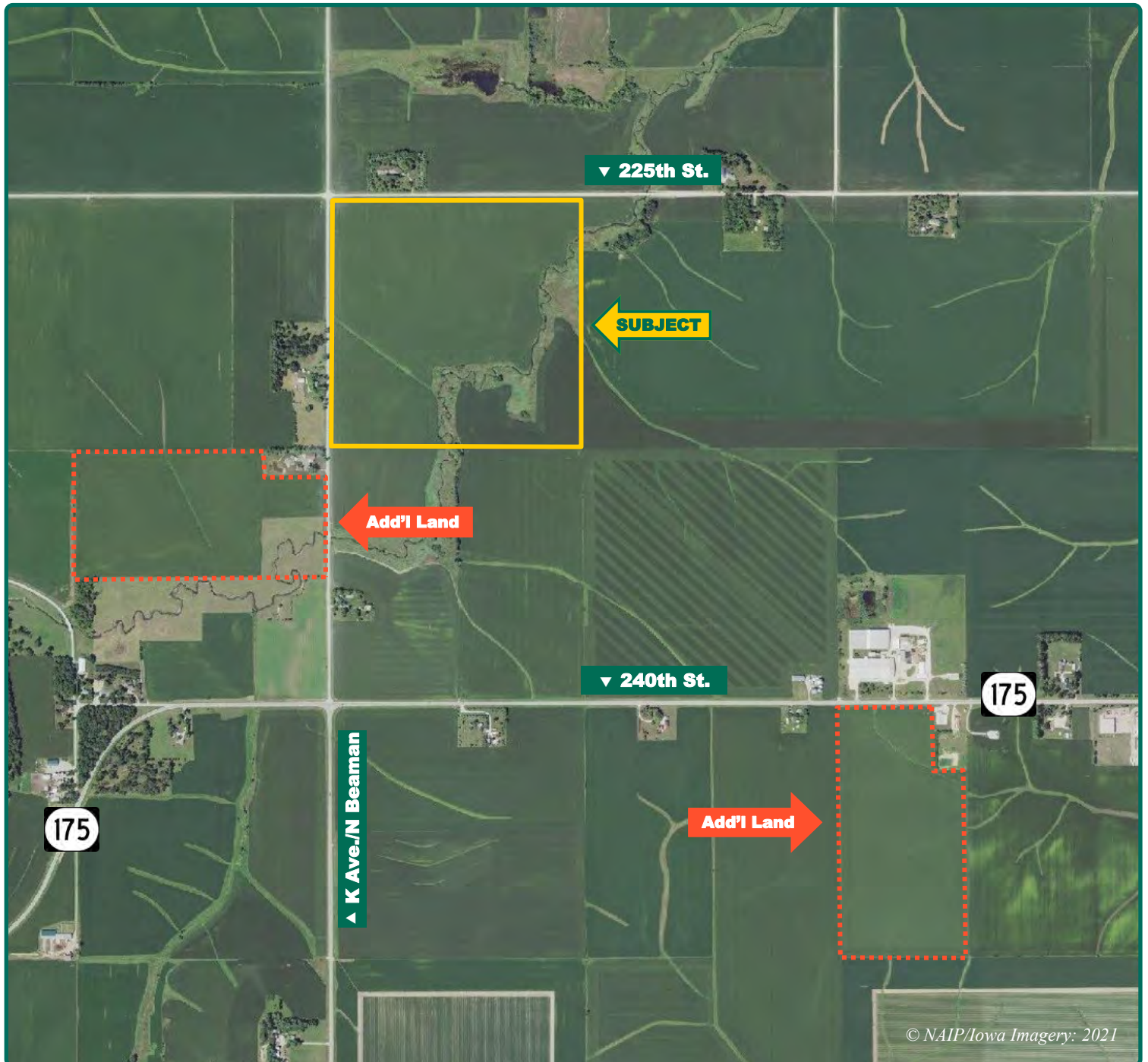


Jake Miller, AFM
Licensed Salesperson in IA
515-450-0011
JakeM@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag

Additional Land Aerial Photo



Jake Miller, AFM
Licensed Salesperson in IA
515-450-0011
JakeM@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag