

# Land For Sale

**ACREAGE:**

**34.78 Acres, m/l**

**LOCATION:**

**Page County, IA**

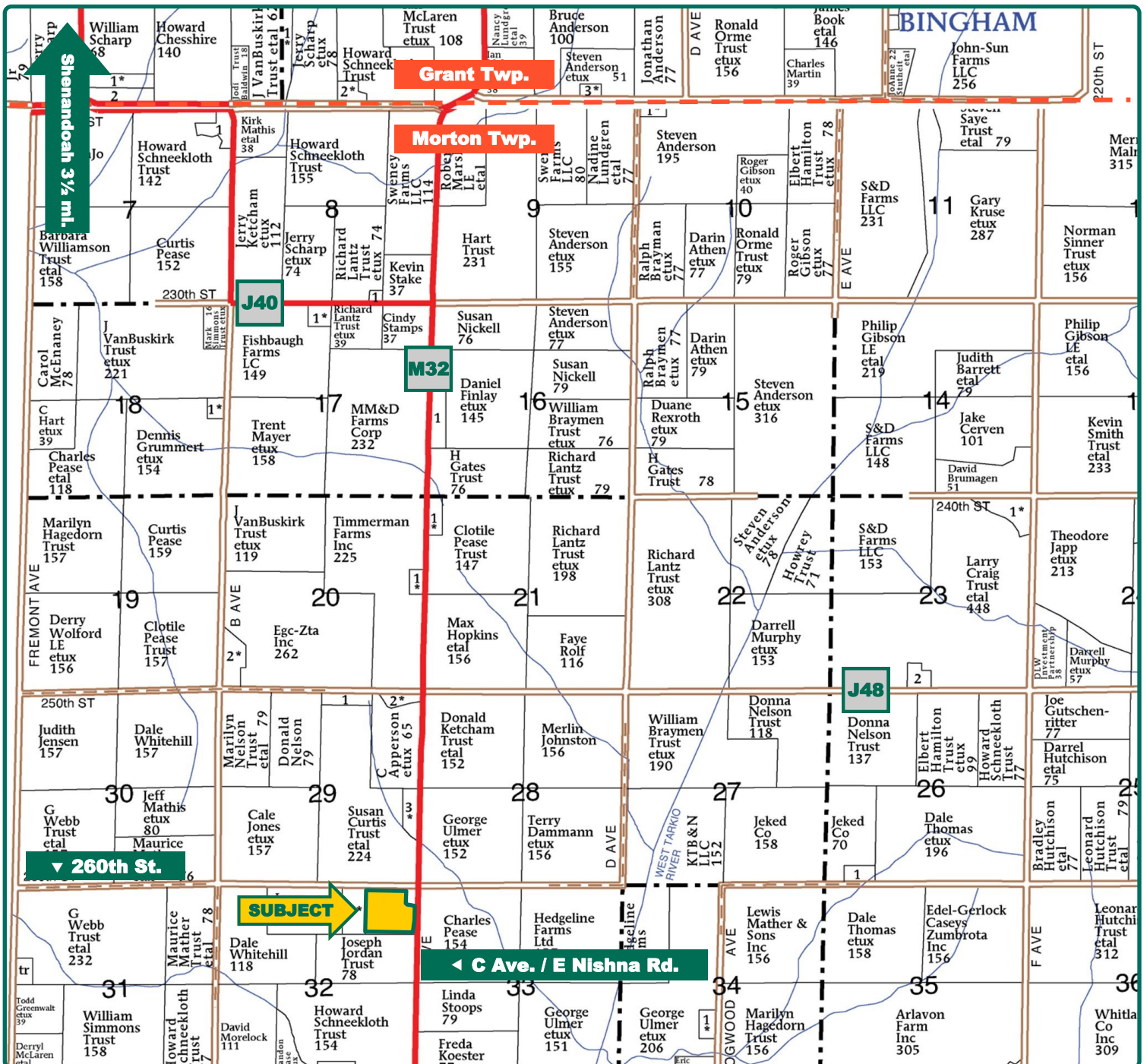


## Property Key Features

- Located 9½ Miles Southeast of Shenandoah, Iowa
- 35.50 FSA/Eff. Crop Acres Carrying a CSR2 of 73.10
- Located Near Green Plains Ethanol Plant

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<b>FSA/Eff. Crop Acres:</b>	<b>35.50</b>
<b>Corn Base Acres:</b>	<b>12.50</b>
<b>Bean Base Acres:</b>	<b>10.10</b>
<b>Soil Productivity:</b>	<b>73.10 CSR2</b>

## Property Information

**34.78 Acres, m/l**

### Location

From Shenandoah: Go south on US-59 for 6.8 miles and then east on 260th St. for 2.8 miles. Property is located on the south side of the road.

### Legal Description

NE¼ NE¼, excluding Parcels A, B, and C, all in Section 32, Township 68 North, Range 39 West of the 5th P.M., Page Co., IA.

### Price & Terms

- \$415,000
- \$11,932.14/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$934.00  
Net Taxable Acres: 34.78  
Tax per Net Taxable Acre: \$26.85  
Tax Parcel ID #: 0932200210000

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 5586, Tract 208  
FSA/Eff. Crop Acres: 35.50  
Corn Base Acres: 12.50  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 10.10  
Bean PLC Yield: 54 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Colo-Judson and Exira. CSR2 on the FSA/Eff. crop acres is 73.10. 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

Gently to moderately sloping.

### Drainage

Tiled with terraces. Contact agent for tile maps.

### Buildings/Improvements

None.

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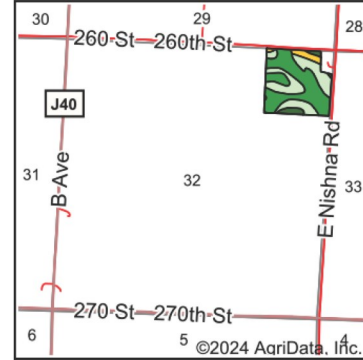
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State: **Iowa**  
 County: **Page**  
 Location: **32-68N-39W**  
 Township: **Morton**  
 Acres: **35.5**  
 Date: **8/15/2024**


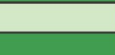


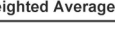



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA145, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	16.31	46.0%		IIw	80
99D	Exira silty clay loam, 9 to 14 percent slopes	13.42	37.8%		IIIe	62
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	2.00	5.6%		IIIe	87
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	1.91	5.4%		IIIe	59
99C	Exira silty clay loam, 5 to 9 percent slopes	1.26	3.5%		IIIe	90
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.60	1.7%		IIe	95
<b>Weighted Average</b>					<b>2.52</b>	<b>73.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Water & Well Information

Property has the ability to connect to rural water.

## Comments

Rare opportunity to acquire an exceptional property to add to an existing farming operation, investment portfolio, or to build on.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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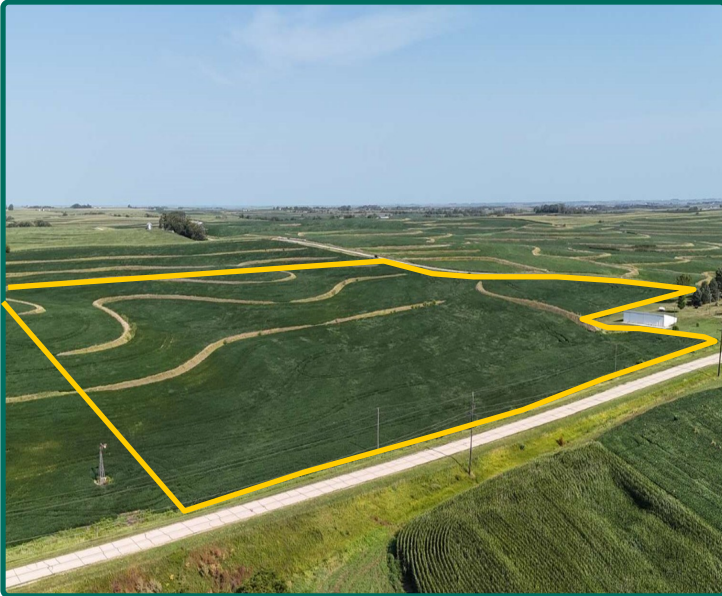
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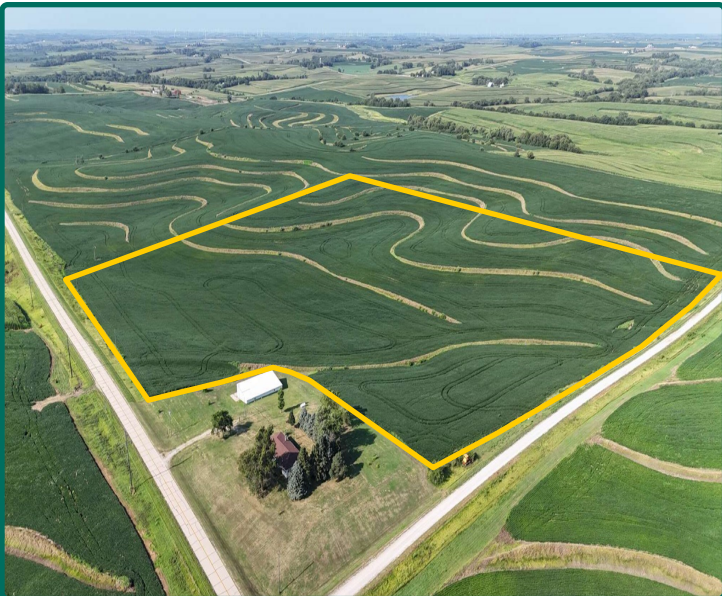
Looking Northwest



Looking North



Looking Southwest



Looking Southeast



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