

# Land For Sale

**ACREAGE:**

**54.48 Acres, m/l**

**LOCATION:**

**Boone County, IA**



## Property Key Features

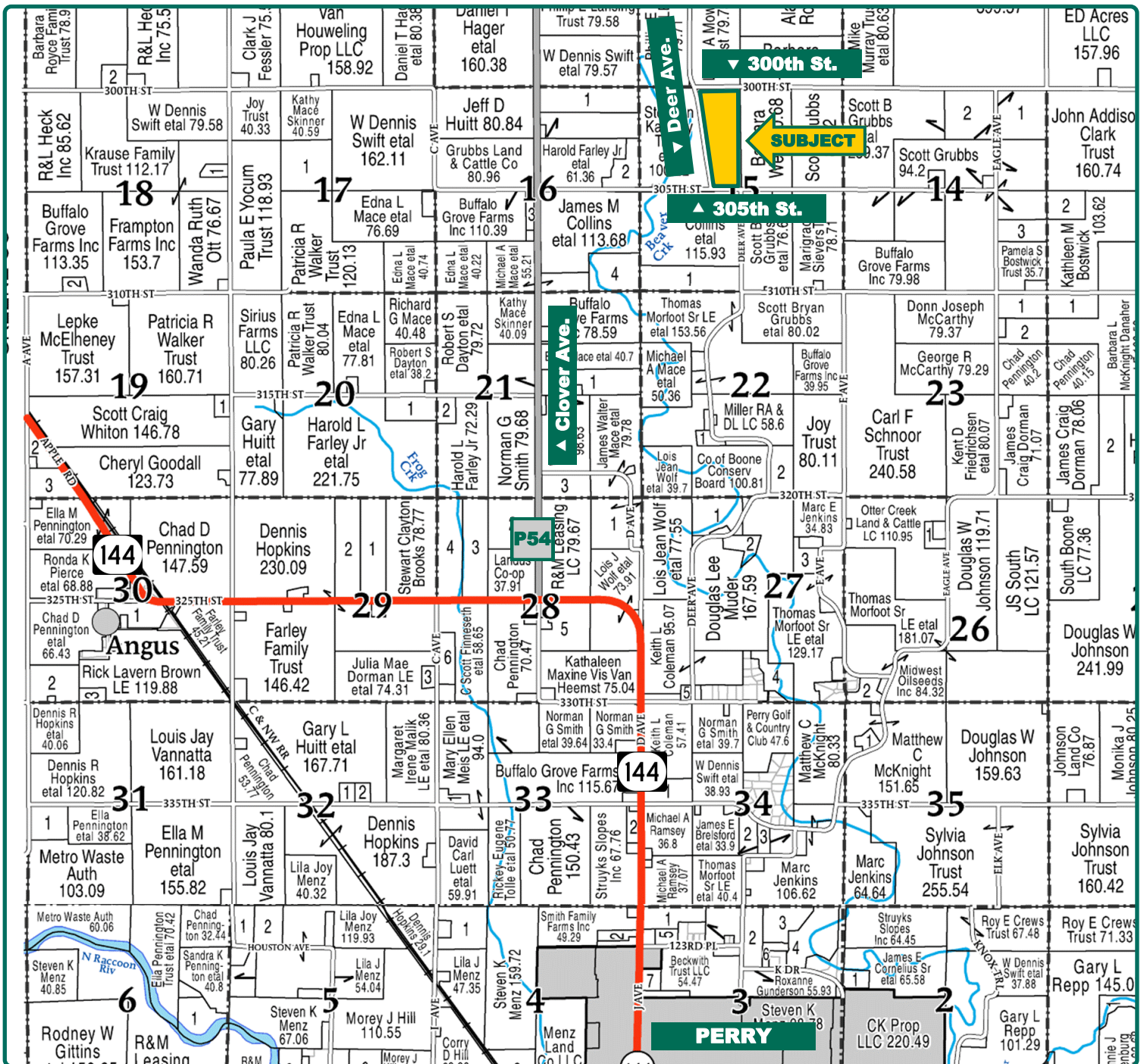
- Six Miles North of Perry, Iowa
- 51.98 FSA/Eff. Crop Acres Carrying an 86.30 CSR2
- Natural Drainage Supplemented with a Moderate Amount of Drainage Tile

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<b>FSA/Eff. Crop Acres:</b>	<b>51.98</b>
<b>CRP Acres:</b>	<b>0.91</b>
<b>Corn Base Acres:</b>	<b>38.16</b>
<b>Bean Base Acres:</b>	<b>13.82</b>
<b>Soil Productivity:</b>	<b>86.30 CSR2</b>

## Property Information

**54.48 Acres, m/l**

### Location

From Perry: Go north on Highway 144 for 3 miles, then north on Clover Avenue / Highway P54 for 2 miles, then east on 305th Street for 1 mile. Property is on the north side of the road.

### Legal Description

E 35 rods of NW¼, W 14.36 acres of Lot 1 of NE¼ NW¼; E 8.80 acres of W 16.50 acres of Lot 1 (E of road) of SE¼ NW¼ all in Section 15, Township 82 North, Range 28 West of the 5th P.M. (Union Township)

### Possession

As agreed upon.

### Price & Terms

- \$749,100
- \$13,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$2,074  
Net Taxable Acres: 54.48  
Tax per Net Taxable Acre: \$38.07  
Tax Parcel ID #: 088228152400001, 088228152400002, 088228152100001, 088228152100002

### Lease Status

Open lease for the 2025 crop year.

### NRCS Classification

NHEL - Non-Highly Erodible Land

### FSA Data

Farm Number 1973, Tract 686  
FSA/Eff. Crop Acres: 51.98  
CRP Acres: 0.91  
Corn Base Acres: 38.16  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 13.82  
Bean PLC Yield: 46 Bu.

### CRP Contracts

There are 0.91 acres enrolled in a CP-8A contract that pays \$273 annually and expires 9/30/2033.

### Soil Types/Productivity

Primary soils are Clarion and Canisteo. CSR2 on the FSA/Eff. crop acres is 86.30. See soil map for detail.

### Land Description

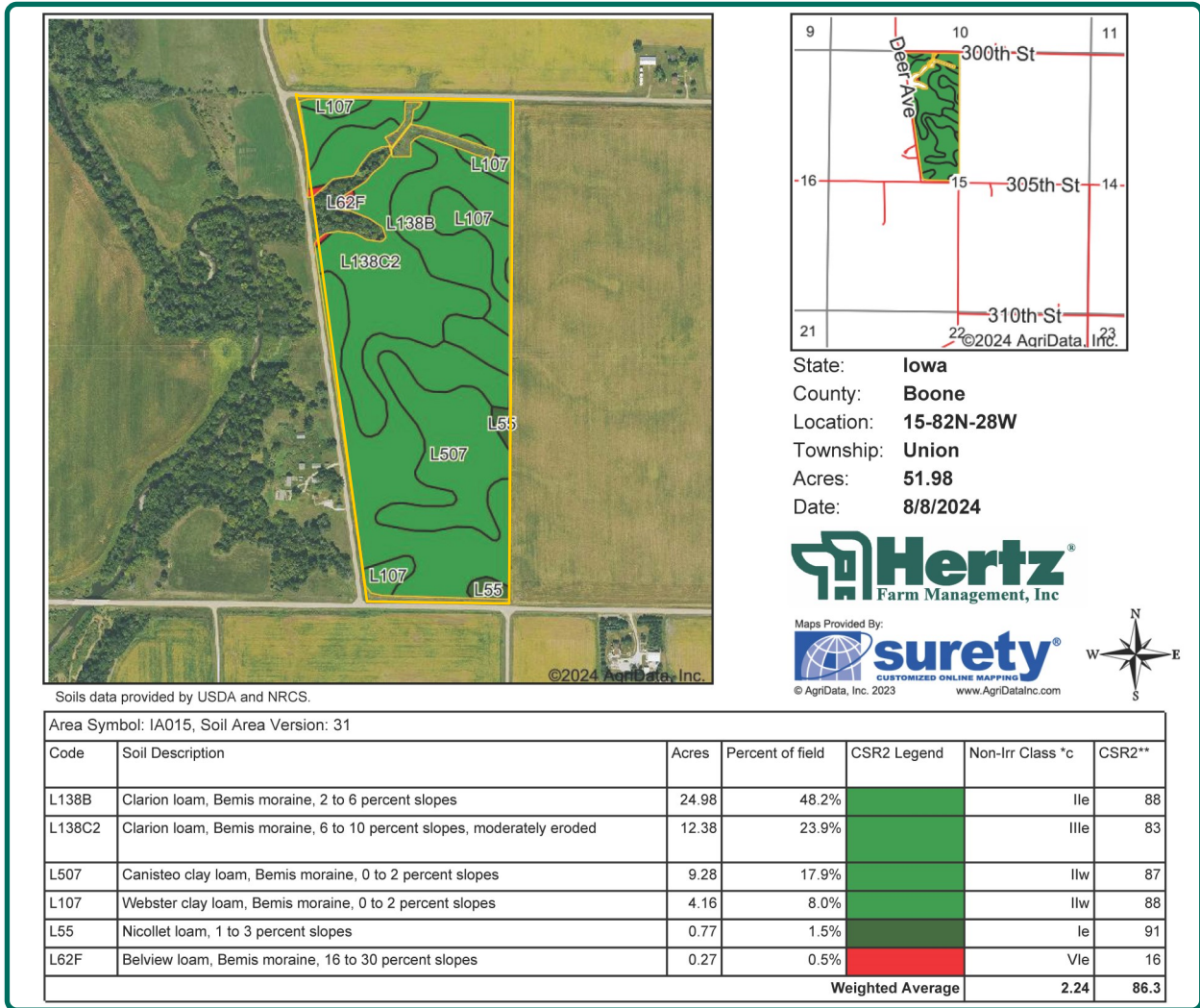
Level to moderately sloped.

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### Mineral Rights

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

### Drainage

Natural, plus tile. Map available. See tile map.

### Yield History (Bu./Ac.)

Year	Corn	Beans
2023	239.80	-
2022	-	57.50
2021	241.80	-
2020	-	53.40
2019	230	-
2018	-	65

Yield information is reported from operator yield monitor data.

### Water & Well Information

No known wells.

### Comments

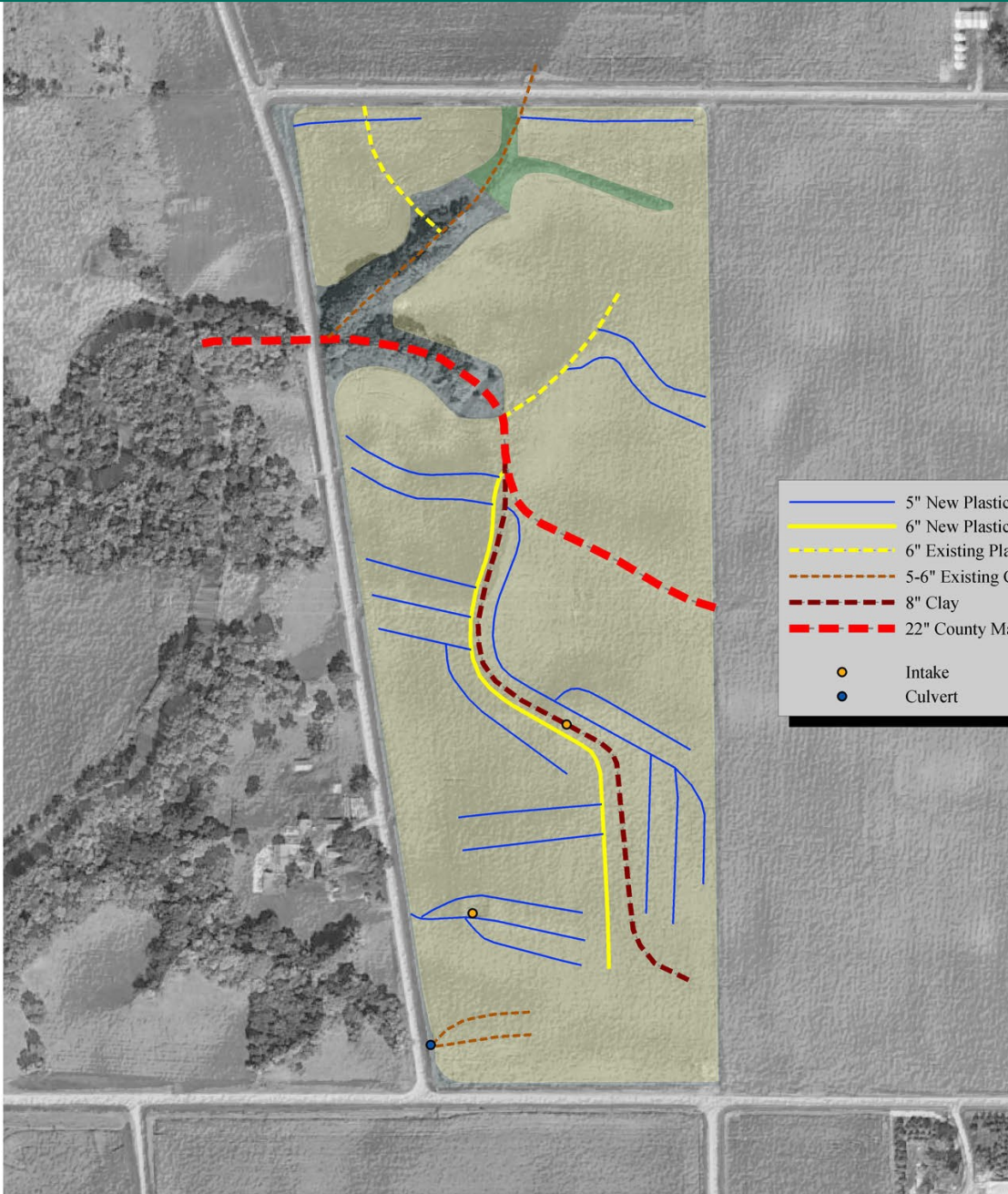
Productive soils on this Boone County farm.

*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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	5" New Plastic
	6" New Plastic
	6" Existing Plastic
	5-6" Existing Clay
	8" Clay
	22" County Main
	Intake
	Culvert

**GeoMAPS**  
Mapping & Ag Precision Services



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Southwest Looking Northeast



North Looking South



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