

Land For Sale

ACREAGE:

32.28 Acres, m/l

LOCATION:

Polk County, IA

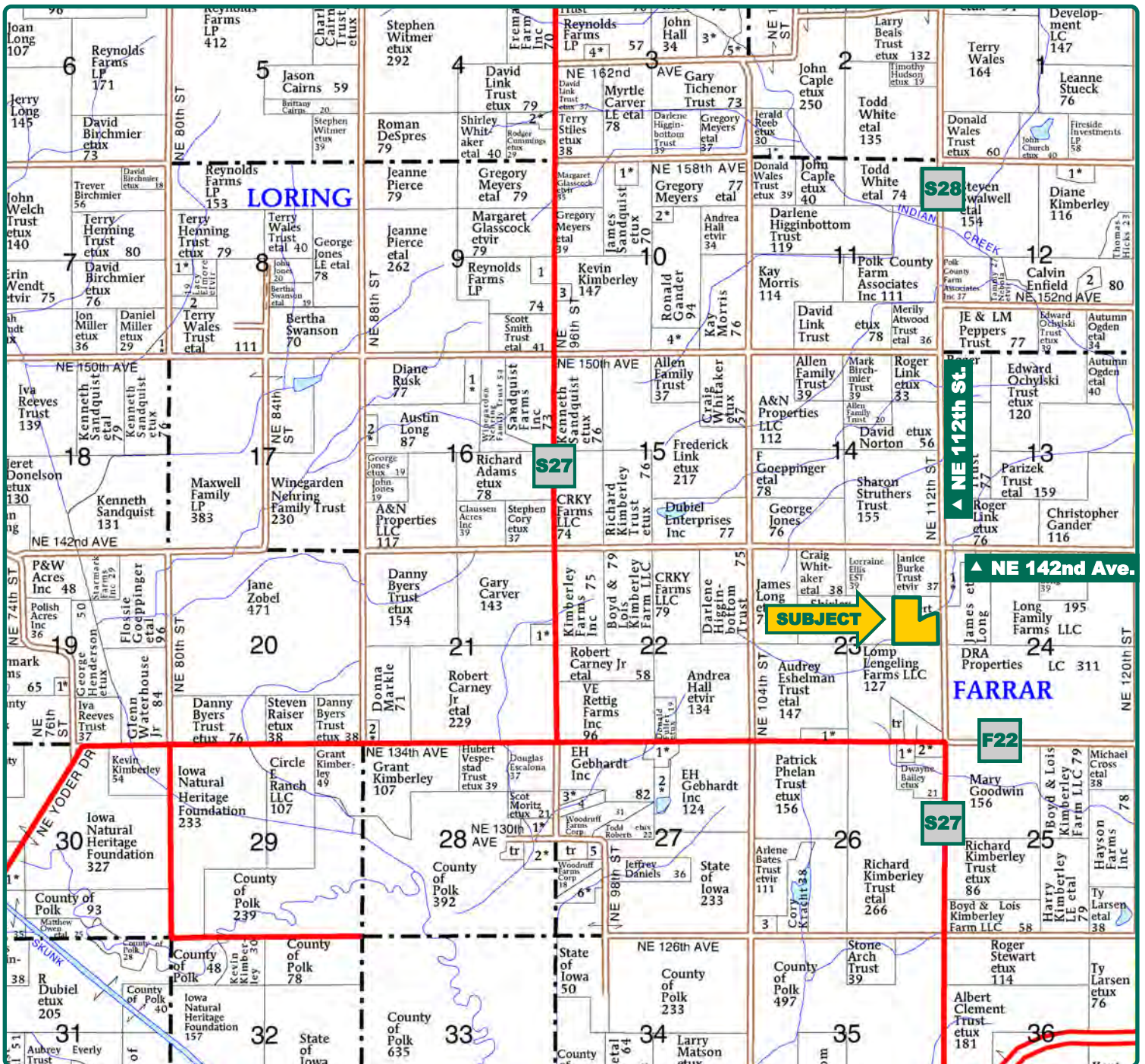


Property Key Features

- Located ½ mile North of Farrar on a Hard-Surface Road
- 28.68 Estimated FSA/Eff. Crop Acres with a CSR2 of 75.90
- Great Add-On to Existing Operation

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FSA/Eff. Crop Acres: 28.68*
Corn Base Acres: 14.75*
Bean Base Acres: 13.90*
Soil Productivity: 75.90 CSR2

**Acres are estimated.*

Property Information

32.28 Acres, m/l

Location

Located ½ mile north of Farrar on the west side of Co. Rd. S28/NE 112th St.

Legal Description

SE¼ NE¼ Less 1.51 Ac. Roadway and EXCEPT Parcels F and 2023-74 in Section 23, Township 81 North, Range 22 West of the 5th P.M., Polk County, IA.

Price & Terms

PRICE REDUCED!

- \$332,000 \$315,375.00
- \$10,285/acre \$9,770/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024-2025: \$1,006.00
 Net Taxable Acres: 32.283
 Tax per Net Taxable Acre: \$31.16
 Tax Parcel ID #: 8122-23-200-011

Lease Status

Open Lease for the 2025 crop year.

FSA Data

Farm Number 8228, Tract 11943
 FSA/Eff. Crop Acres: 28.68*
 Corn Base Acres: 14.75*
 Corn PLC Yield: 120 Bu.
 Bean Base Acres: 13.90*
 Bean PLC Yield: 42 Bu.
**Acres are estimated pending reconstitution of farm by the Polk County FSA office.*

NRCS Classification

HEL: Highly Erodible Land

Soil Types/Productivity

Primary soil type is Clarion loam. CSR2 on the estimated FSA/Eff. crop acres is 75.90. 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

Rolling to moderately sloping.

Drainage

Natural

Buildings/Improvements

None

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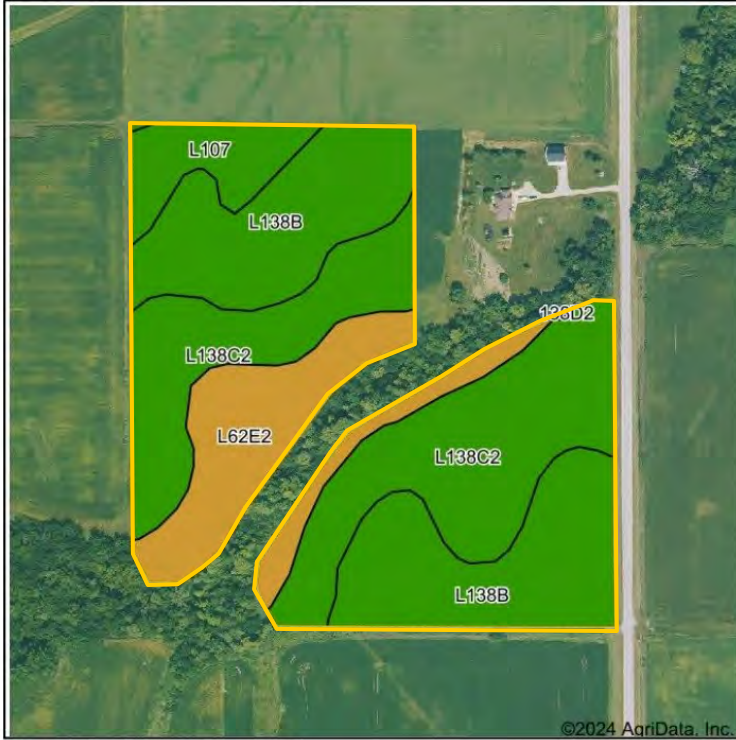
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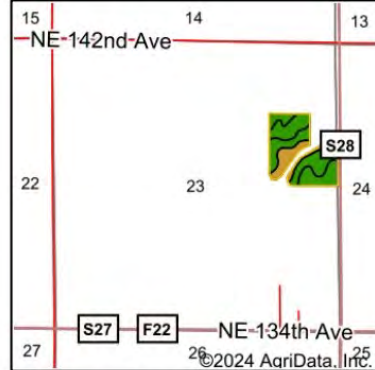
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State: Iowa
County: Polk
Location: 23-81N-22W
Township: Washington
Acres: 28.68
Date: 9/23/2024



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA153, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.39	39.7%		IIIe	83
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	10.21	35.6%		IIe	88
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	5.19	18.1%		IVe	32
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	1.89	6.6%		IIw	88
Weighted Average					2.76	75.9

**IA has updated the CSR values for each county to CSR2.
*c: Using Capabilities Class Dominant Condition Aggregation Method

Easement

There is a 30-foot wide ingress/egress easement along the north boundary of the adjoining acreage owner's property to provide access to the tillable crop ground, lying north of the ditch (no driveway currently to easement).

Pipeline

There are two pipelines that cross the southwest corner of the property. Contact agent for details.

Comments

Great opportunity to add on to an existing operation.

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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Northeast Looking Southwest



Northwest Looking Southeast



Southwest Looking Northeast



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