



LAND FOR SALE

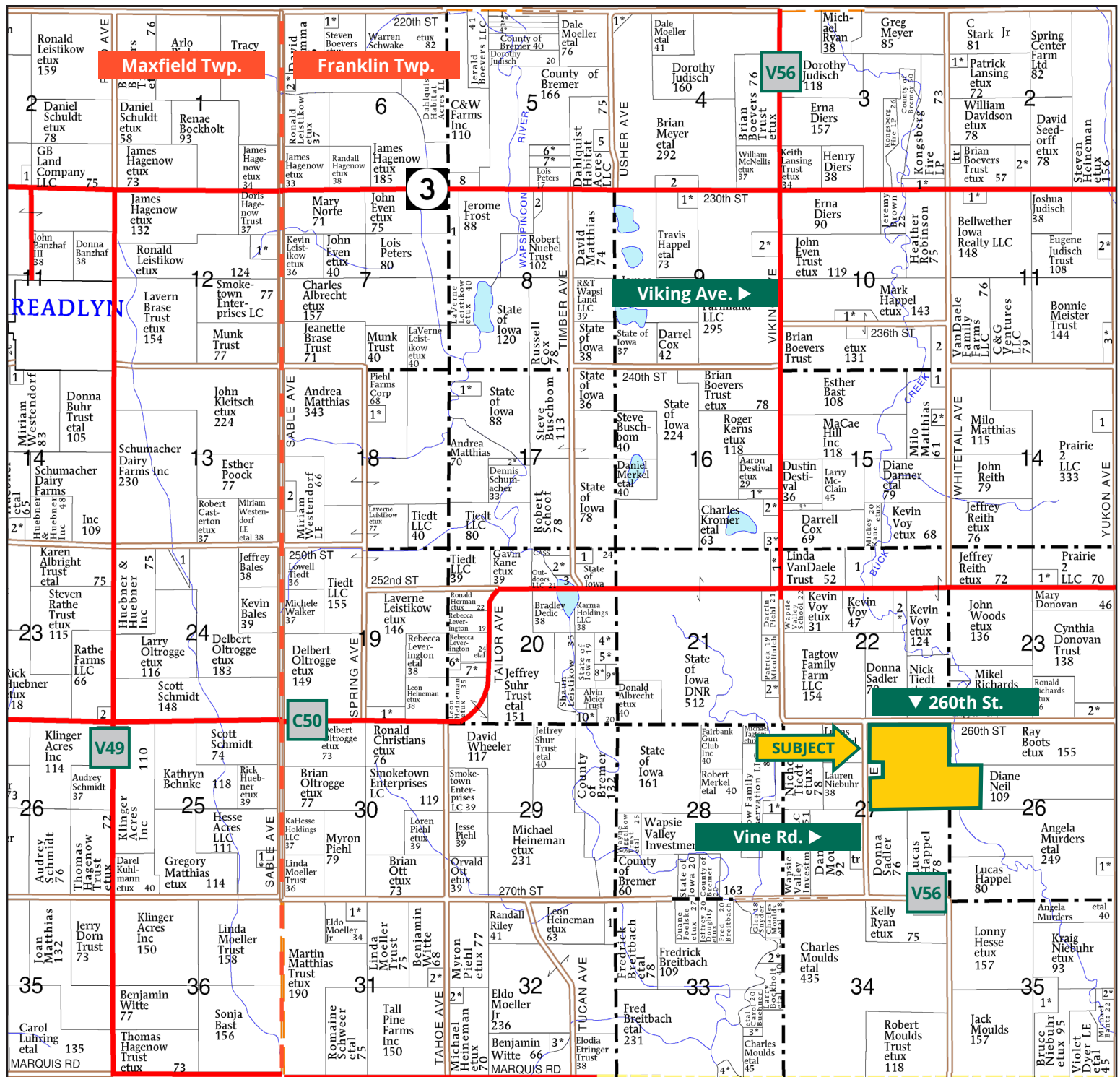
Marta L. Bockholt Revocable Trust



LAWAIN BIERMANN, AFM
Licensed Salesperson in IA & MN
319.239.1005
LawainB@Hertz.ag

319.234.1949 | 6314 Chancellor Dr.
Cedar Falls, IA 50613 | www.Hertz.ag

180.02 Acres, m/l
Bremer County, IA



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

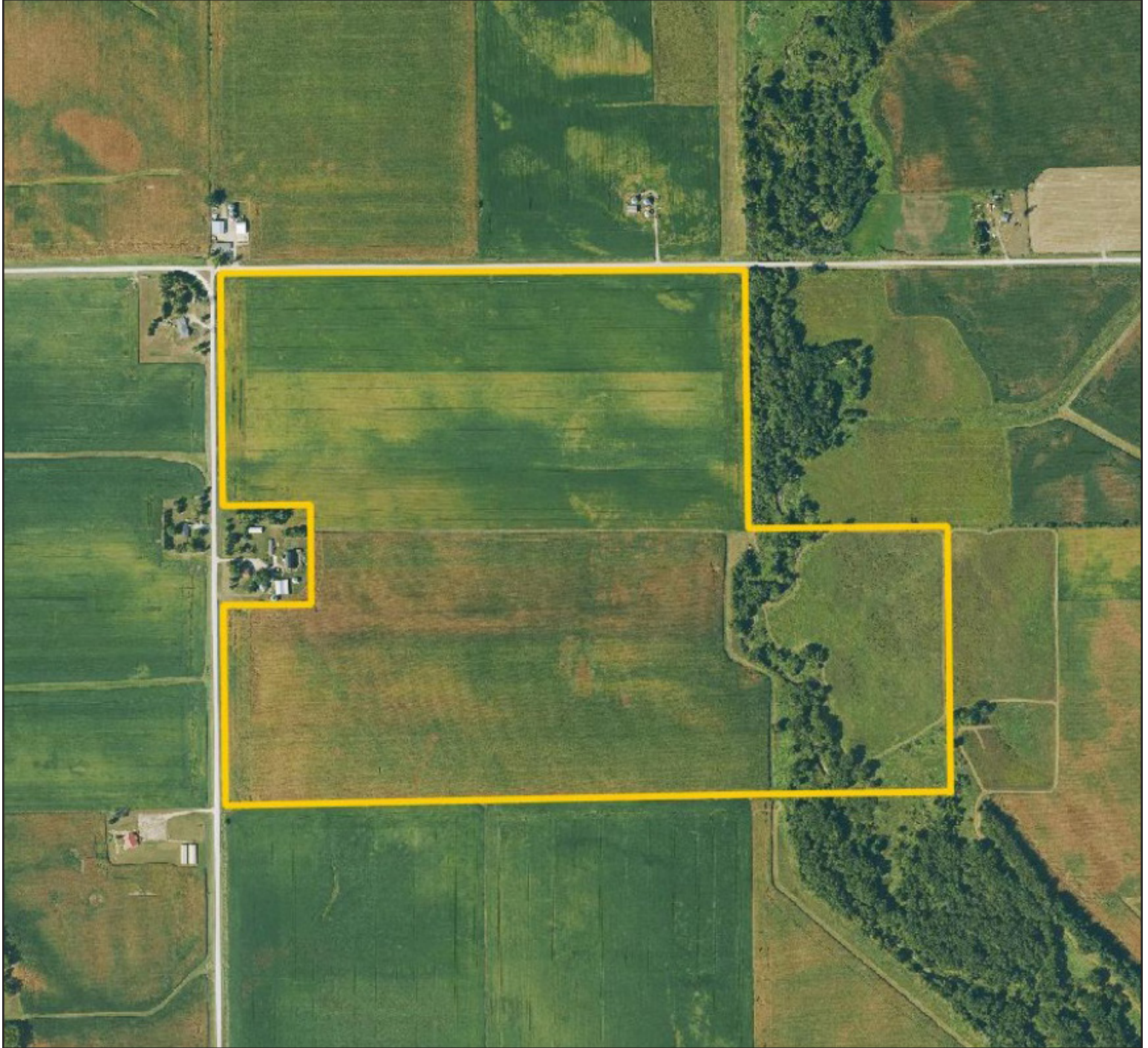
319.234.1949 | 6314 Chancellor Dr. | Cedar Falls, IA 50613 | [**www.Hertz.ag**](http://www.Hertz.ag)

LAWAIN BIERMANN, AFM

319.239.1005

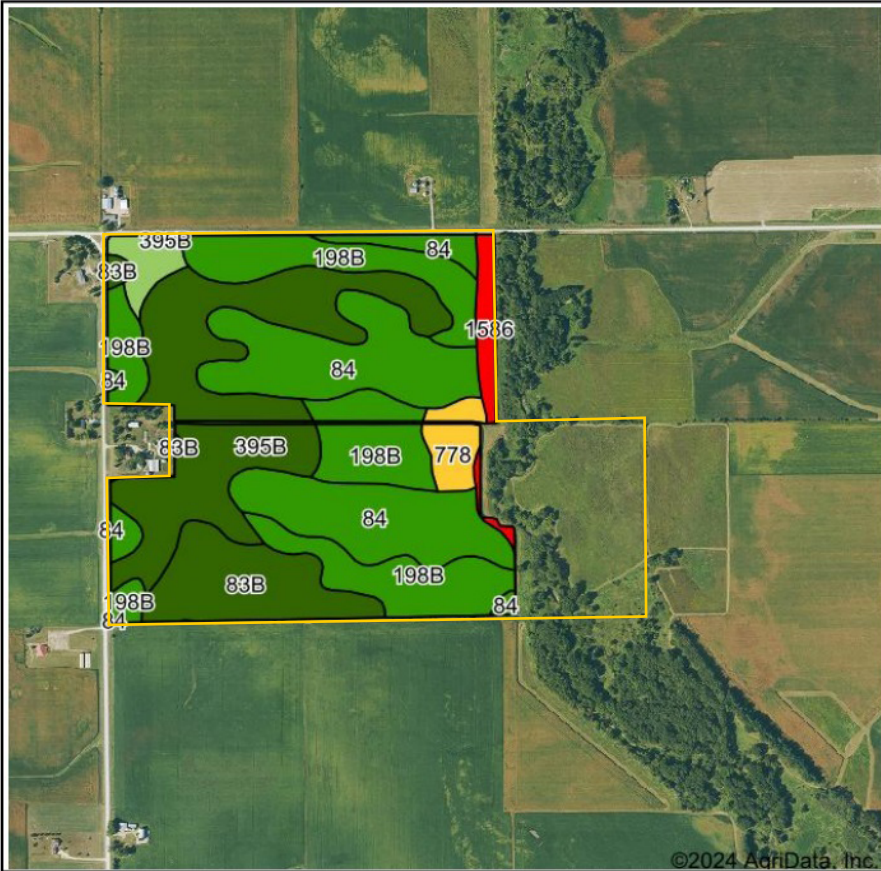
LawainB@Hertz.ag

Est. FSA/Eff. Crop Acres: 149.44 | CRP Acres: 16.82 | Soil Productivity: 85.70 CSR2

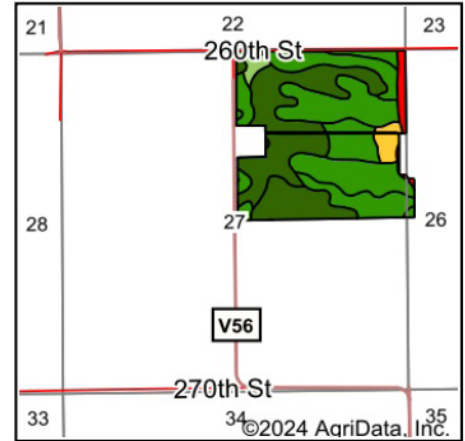


319.234.1949 | 6314 Chancellor Dr. | Cedar Falls, IA 50613 | www.Hertz.ag

LAWAIN BIERMANN, AFM
319.239.1005
LawainB@Hertz.ag



Soils data provided by USDA and NRCS.



State: Iowa
County: Bremer
Location: 27-91N-11W
Township: Franklin
Acres: 149.44
Date: 10/23/2024



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA017, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	41.75	27.9%		IIw	88
395B	Marquis loam, 2 to 5 percent slopes	40.03	26.8%		Ile	91
198B	Floyd loam, 1 to 4 percent slopes	39.71	26.6%		IIw	89
83B	Kenyon loam, 2 to 5 percent slopes	16.02	10.7%		Ile	90
778	Sattre loam, 0 to 2 percent slopes, rarely flooded	4.53	3.0%		IIIs	54
1586	Siggelkov-Perks, channeled-Shandep, ponded, complex, 0 to 2 percent slopes, frequently flooded	4.02	2.7%		VIIIw	5
582B	Kasson loam, 2 to 5 percent slopes	3.38	2.3%		Ile	75
Weighted Average					2.16	85.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Readlyn: Go north ½ mile on Co. Rd. V49, then east on IA-3 for 4½ miles, then south on Co. Rd. V56 / Viking Ave. for 3 miles and continue on 260th St. for ½ mile. Property is on the south side of 260th St.

Simple Legal

The NE¼, excluding the building site, of Section 27 and part of the SW¼ of the NW¼ of Section 26, all in Township 91 North, Range 11 West of the 5th P.M., Bremer Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,193,000
- \$12,181.98/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,590.00
Net Taxable Acres: 180.02
Tax per Net Taxable Acre: \$31.05

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 284, Tract 2385
FSA/Eff. Crop Acres: 149.44*
CRP Acres: 16.82
Corn Base Acres: 86.56*
Corn PLC Yield: 156 Bu.
Bean Base Acres: 62.68*
Bean PLC Yield: 47 Bu.

**Acres are estimated pending reconstitution of farm by Bremer County FSA office.*

NRCS Classification

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

CRP Contracts

- There are 16.82 acres enrolled in two CRP contracts.
- There are 14.98 acres enrolled in a CP-38E-4D contract that pays \$4,457.00 annually and expires 9/30/2033.
 - There are 1.84 acres enrolled in a CP-21 contract that pays \$335.00 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soils are Clyde, Marquis, and Floyd. CSR2 on the est. FSA/Eff. crop acres is 85.70. 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 sloping.

Drainage

Tiled. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None. Buck Creek flows through the southeast portion of the property.



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.

Northwest looking Southeast



Northeast looking Southwest



East looking West



MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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

319.234.1949 | 6314 Chancellor Dr. | Cedar Falls, IA 50613 | www.Hertz.ag

LAWAIN BIERMANN, AFM
319.239.1005
LawainB@Hertz.ag