



LAND FOR SALE

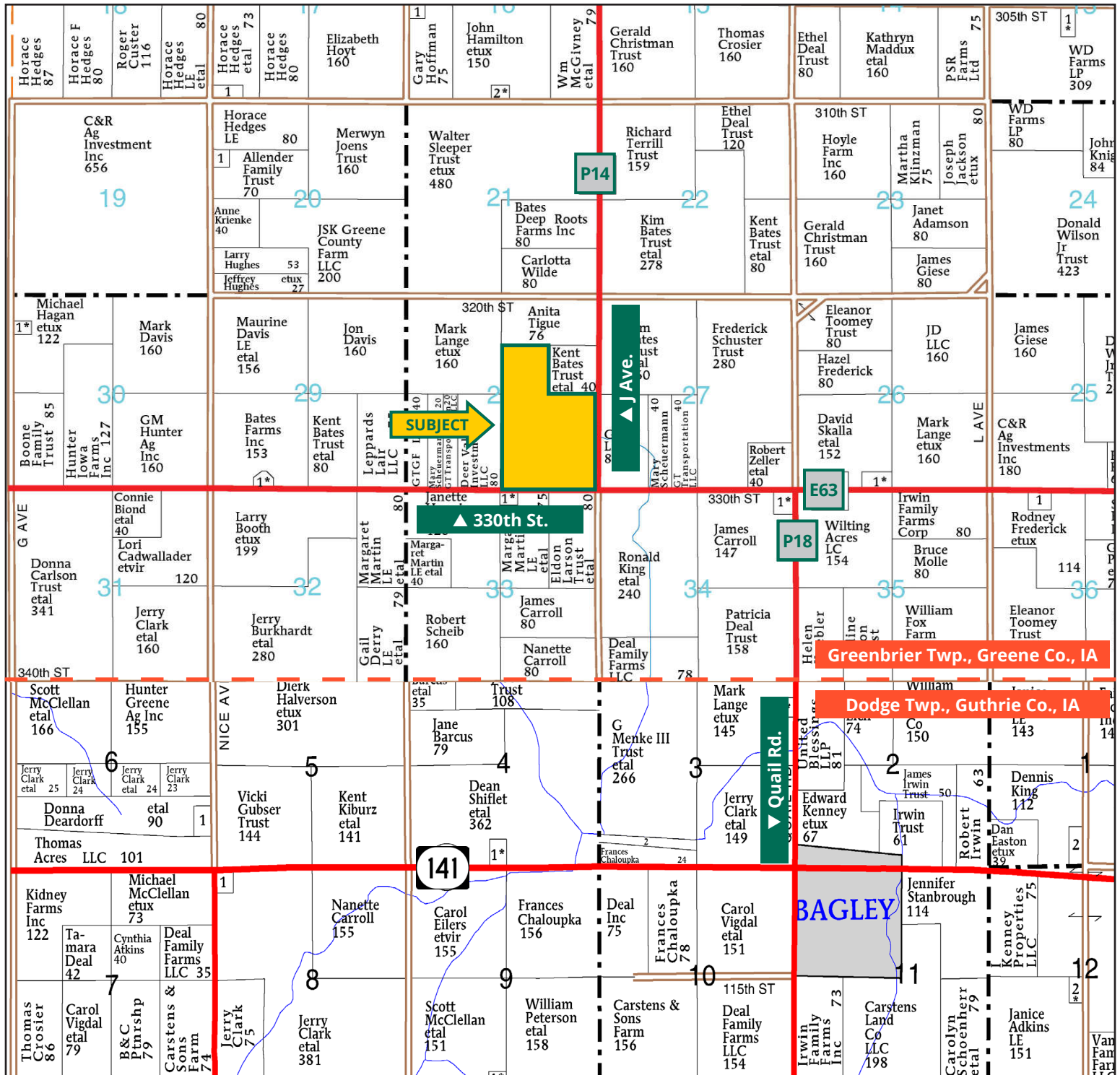
Productive Greene County Farmland



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Nevada, IA 50201 | www.Hertz.ag

200.00 Acres, m/l
Greene County, IA

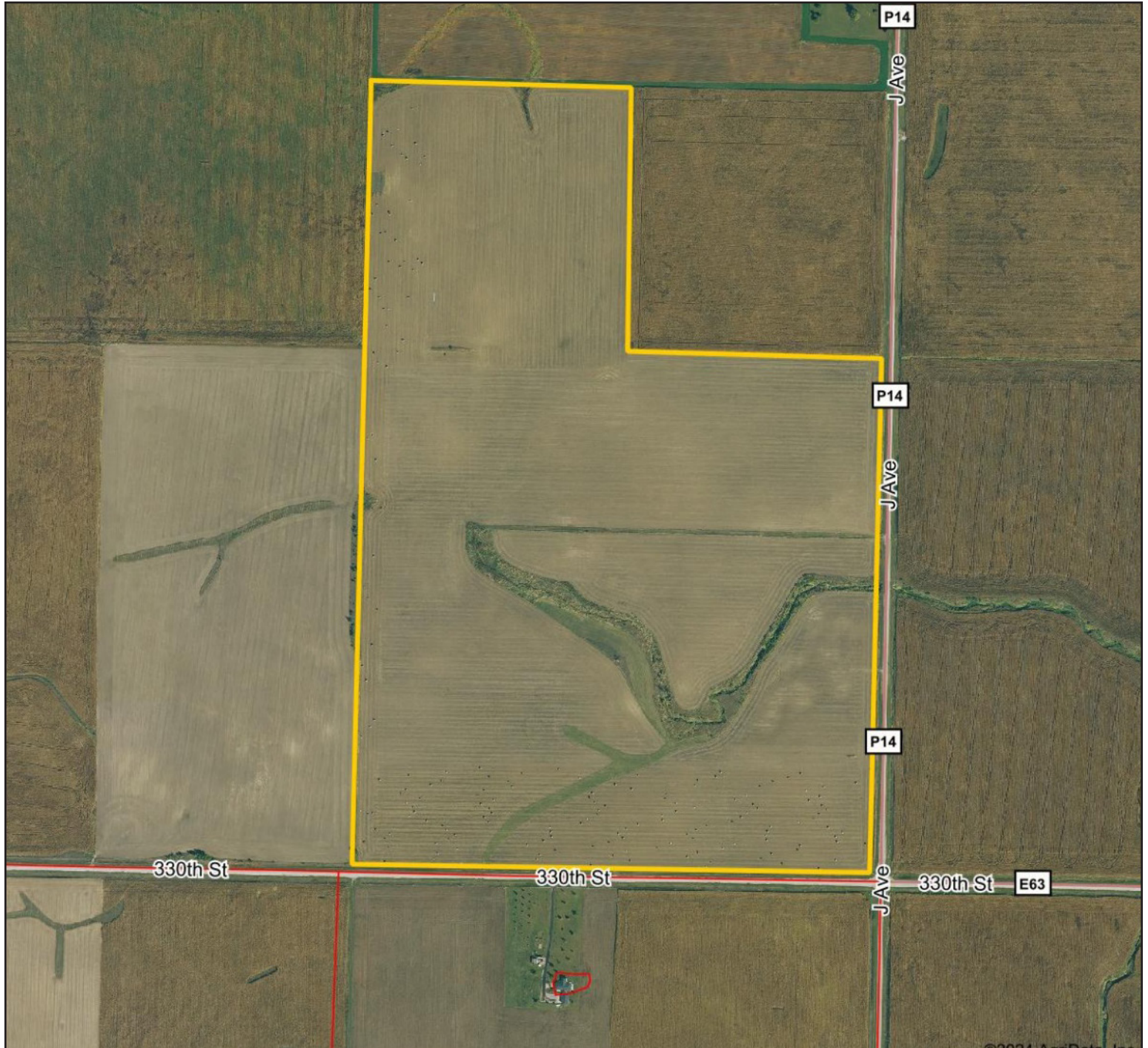


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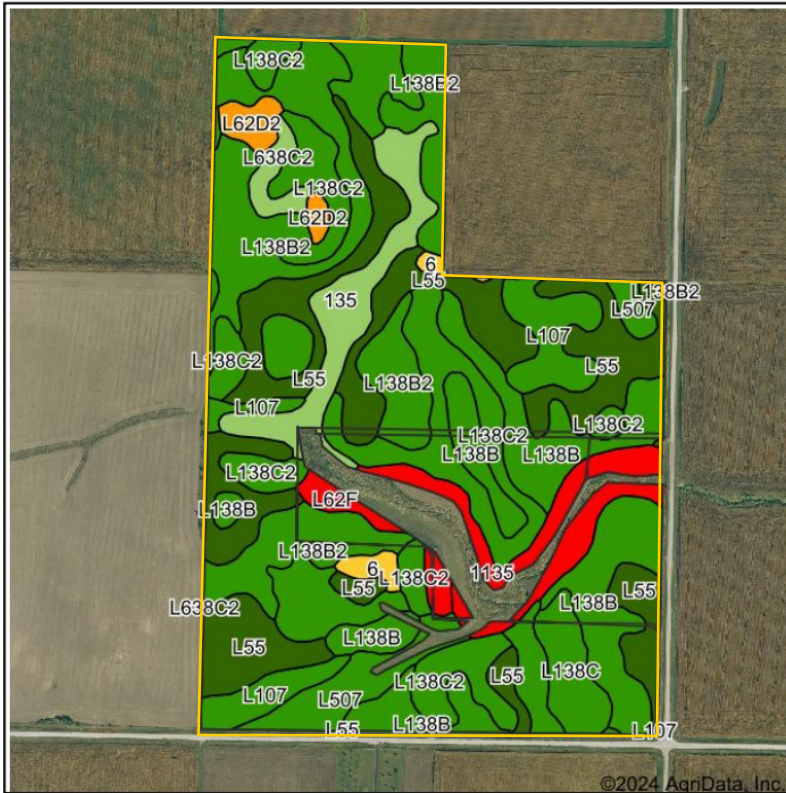
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FSA/Eff. Crop Acres: 182.04 | Soil Productivity: 81.10 CSR2

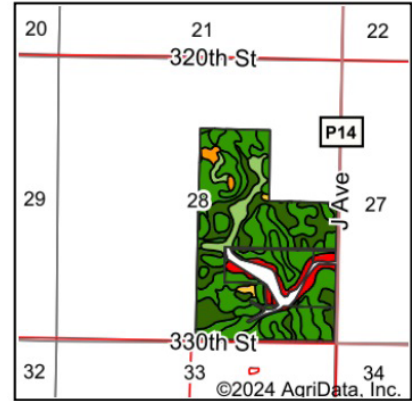


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Soils data provided by USDA and NRCS.



State: Iowa
County: Greene
Location: 28-82N-31W
Township: Greenbrier
Acres: 182.04
Date: 10/30/2024



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA073, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L55	Nicollet loam, 1 to 3 percent slopes	38.29	20.9%		Ie	91
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	32.88	18.1%		Ile	85
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	26.82	14.7%		Ile	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	25.73	14.1%		IIle	83
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.76	9.2%		IIlw	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	10.20	5.6%		IIlw	87
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.56	5.3%		IIlw	76
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	8.48	4.7%		Vw	13
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	4.63	2.5%		IIIle	84
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	2.48	1.4%		IVe	41
L62F	Belview loam, Bemis moraine, 16 to 30 percent slopes	2.47	1.4%		Vle	16
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.16	1.2%		IIIle	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.58	0.9%		IIlw	59
Weighted Average					2.20	81.1

Location

From Bagley: Go north on P18 / Quail Road for 2 miles, then west on E63 / 330th Street for 1 mile. Property is on the north side of the road.

Simple Legal

SE¼ and SW¼ NE¼ of Section 28, Township 82 North, Range 31 West of the 5th P.M. (Greenbrier Township)

Price & Terms

- \$2,500,000
- \$12,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2023 - 2024: \$7,492.00
Gross Acres: 200.00
Net Taxable Acres: 194.00
Tax per Net Taxable Acre: \$38.62

Lease Status

Contact agent for details.

FSA Data

Farm Number 3275, Tract 23283
FSA/Eff. Crop Acres: 182.04
Corn Base Acres: 85.62
Corn PLC Yield: 144 Bu.
Bean Base Acres: 80.02
Bean PLC Yield: 42 Bu.

Soil Types/Productivity

Primary soils are Nicollet and Clarion loams. CSR2 on the FSA/Eff. crop acres is 81.10. 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 sloping.

Drainage

Some tile, maps available. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Productive Greene County farmland.



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



Southeast Looking Northwest



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