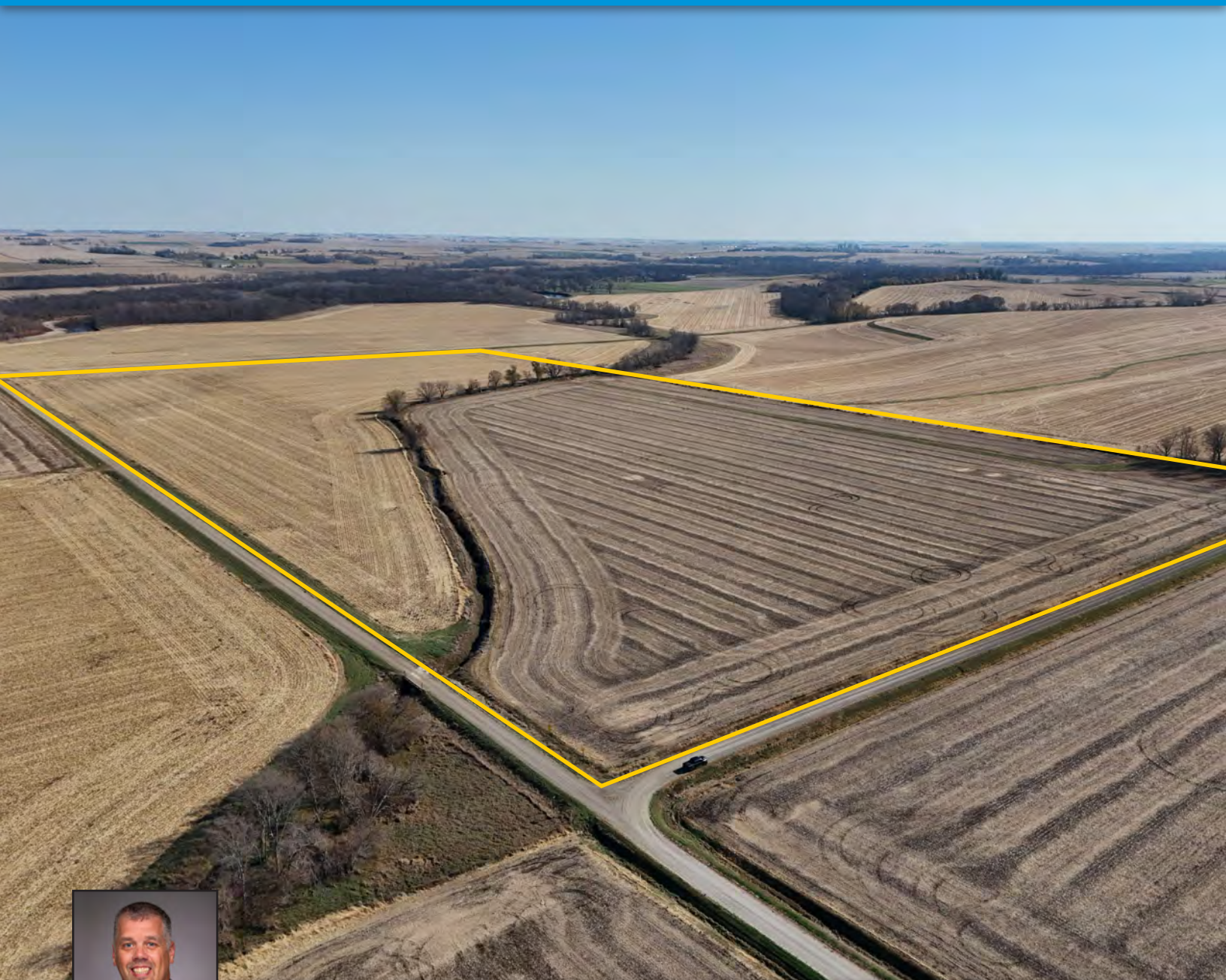


BDL Farms, LC



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76.00 Acres, m/l
Hardin County, IA

FSA/Eff. Crop Acres: 71.95 | Soil Productivity: 85.90 CSR2



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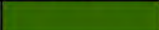

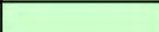
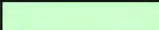
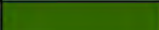






State: **Iowa**
 County: **Hardin**
 Location: **27-86N-19W**
 Township: **Union**
 Acres: **71.95**
 Date: **11/5/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	32.86	45.7%		lw	100
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	20.45	28.4%		llw	78
178	Waukee loam, 0 to 2 percent slopes	5.95	8.3%		lls	69
177	Saude loam, 0 to 2 percent slopes	4.49	6.2%		lls	60
120B	Tama silty clay loam, 2 to 5 percent slopes	4.15	5.8%		lle	95
284	Flagler sandy loam, 0 to 2 percent slopes	3.63	5.0%		llls	56
284B	Flagler sandy loam, 2 to 5 percent slopes	0.27	0.4%		llle	51
8B	Judson silty clay loam, 2 to 5 percent slopes	0.08	0.1%		lle	84
W	Water	0.07	0.1%			0
Weighted Average					*-	85.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Union: go south on Co Rd. 562 to 325th St., then a ¼ mile east. The farm will be on the south side of the road.

Simple Legal

N½ SW¼, Section 27, Township 86 North, Range 19 West of the 5th P.M., Hardin Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- ~~\$894,900~~ \$850,200
- ~~\$11,775/acre~~ \$11,186.84/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,522.00
Net Taxable Acres: 76.00
Tax per Net Taxable Acre: \$33.18

Lease Status

Leased for the 2025 crop year. Contact agent for details.

FSA Data

Farm Number 1548, Tract 2366
FSA/Eff. Crop Acres: 71.95
Corn Base Acres: 35.51*
Corn PLC Yield: 156 Bu.
Bean Base Acres: 33.69*
Bean PLC Yield: 48 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.
PC-NW Prior Converted Non-Wetlands.

Soil Types/Productivity

Primary soils are Wiota silt loam and Colo silty clay loam. CSR2 on the FSA/Eff. crop acres is 85.90. 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

Level to gently sloping.

Drainage

Natural. Part of the farm lies within a flood plain.

Water & Well Information

None.

Comments

Nice laying farm with an open ditch crossing the property. Great soils on this southeastern Hardin County farm.

Additional Land for Sale

Seller has 2 additional tracts of land for sale located directly to the north and to the west of this property. See Additional Land Aerial Photo.



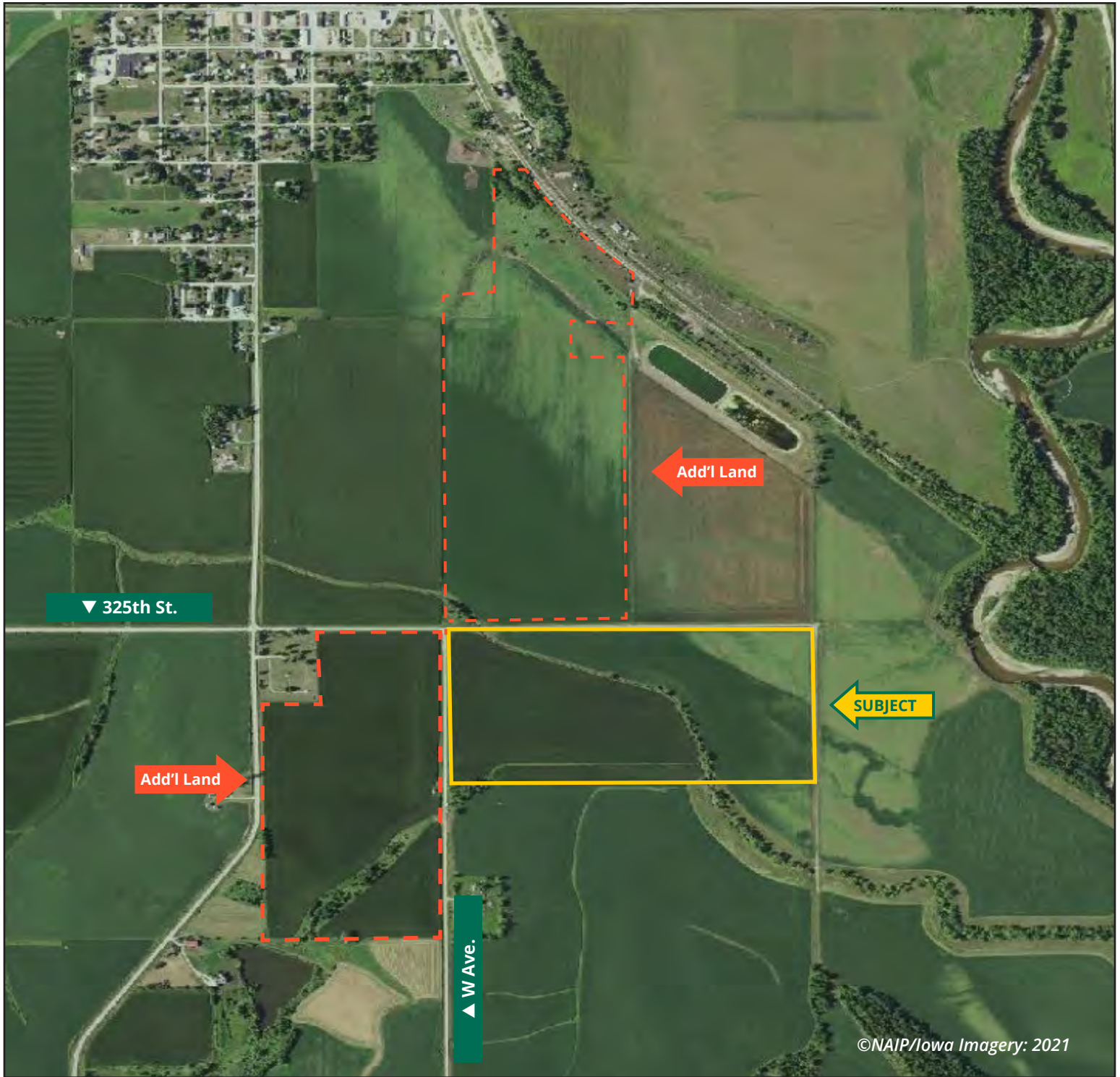
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Southwest Looking Northeast



Southeast Looking Northwest





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