



### **BDL Farms, LC**



KYLE HANSEN, ALC Licensed Broker in IA, NE, MO & AZ 515.370.3446 KyleH@Hertz.ag 96.00 Acres, m/l Hardin County, IA



**PLAT MAP** 

Union Township, Hardin County, IA

T von Sapp 106 *	ragina etux GTF- FOR	Gentke Land	* LLG 57	Louise Cobb LE 161	Louise	larris laywood tux 67 3	¥ Iodd 59 Elco Inc 98	Haywood 112 Hay- wood etux 32	Brant <sup>Y</sup> A Haywood 78 Erma Haywoo	Griffiths Trust 154
A Mark Seward 211		tt Robert Gunderson 65	Robert Schwyn Trust 218	4	Ierry Hammond 2* 3 61	ion C 118 Steven Haywood etux 71	Steven Haywood etux 156	Kent Kiburz 156	Larry Wayn Callav 39 Trust Storen Lloy Fari 38 Lloy 78	Matzer 08 vav
Clay Farix etal 157	Mark Seward etux 78 Elaine Lawler 78	Nancy etal Faris 40 295th ST 1*	Source Subard Down Richard Down 20	2* David Lloyd	1 290th	Arvin Haywood clux 39	etax 38	Beth Gaul etvir 115 th on tt 80 1	Hellmich Farms LLC 156	Kivlahan Farms LC 154
Kim Faris etal 152	Pione H John 40 John 40 Bradley etux 77	80 Iva Dick- enson		Robert Lepley 4 Vrust 48	Haywood etux 255 David Lloyd 88	Charl	Charles Haywood trail 11 13 13 13	en wood Frank	Frank Paglia Trust etux 73 Goodman Agti Co Inc 75	Barbara Schwarck Trust 79 John Goodman LE 80
39	Harold Gaule Gaule 153 79 79 79 79	Craig Moch etux	1 2 Le	bert pley Trust 72 Patricia Ham- mer 37		Arvin Haywood etux 42 Suzanne Rowen 82 Grota Troat	Jerry Rash ctux 76 D65	Sandra Goodman 77 Ernest 76 Goodman Farms Ltd	WHI Victor 76 Schwarck Trust etal	TTEN
8 Margaret Baker 198			Jerry Rash First	+	3*	Judith Trust 216	Ernest Goodman Farms Ltd 115 Etux 41	Brett Frederick 144	Dale Nauser LE 86 Frazer Family Dori Farms LiC Trus	s han Rash
310th ST Judith Fulton Trust 152	Judith Fulton NN Trust 151	Breeze Hill Farm LLC 38 Smitherman 206	Hardin Count Farm Associat Inc HEJ Land Holdings LIC 52		tr Joss Ras Tru etal 91	eph th st	2* 2* 3*	Jerry Rash etal 238	Jerry Cons Rash Co etal 151	han & truction
Janice Tranbarger 60 Donna Lawler 90	Hadley Farms LLC 94 Dustin Hadley etux 1 53	eldick eldick	Richard Morris etux 38 Ellen Feldick etvir 40	UNION	Chr. Schw etux		ar sign letry Rash	laines Speas 69	Ioseph Rash Trust etux 78 James Speas 77	Michelle Jimenez etal 149   Owen Corp 55
ise b Kivlahan Parms LC TR	Dustin Hadley 77 etux Janet Hadley 77	Breeze Hill Farm LLC 156	Myrna Cakerice 158 32 V 325tl			SUBJECT	1* Jerry Rash etux 40 D67	Jerry Rash	James Speas 80 Kent Kiburz	Owen Corp 193
Kent Kiburz 99	Breeze Hill Farm LLC 150 330th ST	Kay Johnson 76 Ronald Galloway etux	And Adding Addin		William Robinson 231	Add'i La	1 29 h	lco ic 26	lohn Kalzer etux 31 1*	Geo Hitch Farms Inc
Albert Johnson Trust LE 156	Albert Johnson Trust 116 Albert Johnson Trust	William Minteer H LE V etal > 156 32	Edwin Bartine II 95 Darlene Bradley etvir 84	1* Jeffrey Kaisand etux 117	₩ <b>WAVE</b> <b>276</b> 335th ST	31 Bernard	Elco Inc 310	Charles B5 Heene	yl William afus Follett 76 37 Douglas -	Winiam Hoffman etux 231 36
2 Honey Creek Exotids Inc /70 Vernon Rash toldings tal 32 3	1 Breeze Hill Farm LLC V 188	Park and	Robert	6 6 6 6 6 6 6 6 6 6 7 6 7 8	Steven Landt 99	Todd Elco Landt 135 78		Charles 144 144 144 144 144 144 144 14	Asther Farm	on Rover

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### **AERIAL PHOTO** 96.00 Acres, m/l, Hardin County, IA

Est. FSA/Eff. Crop Acres: 94.58 | Est. Current Acres in Production: 81.59 | Soil Productivity: 81.90 CSR2

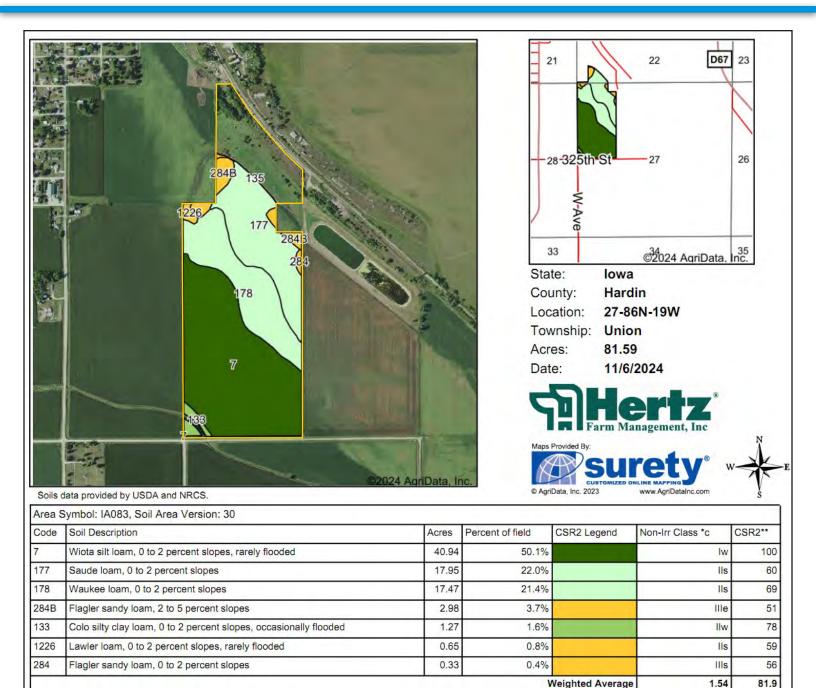


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## **SOIL MAP**

### 81.59 Est. Current Acres in Production



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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## **PROPERTY INFORMATION**

96.00 Acres, m/l, Hardin County, IA

#### Location

From Union: Go south on Co. Hwy S62 for 1 mile and then east onto 325th St. for 0.4 miles. Property is on the north side of the road.

#### **Simple Legal**

W½ NW¼ in Section 27 and E¾ SW¼ SW¼ west of the RR in Section 22, all in 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!

- <del>\$966,720</del> \$918,400
- <del>\$966,720</del> \$918,400
- \$10,070/acre \$9,566.67/acre
- 10% down upon acceptance of offer, balance due in cash at closing

#### Possession

As negotiated.

#### **Real Estate Tax**

Taxes Payable 2024 - 2025: \$2,872.00 Net Taxable Acres: 96.00 Tax per Net Taxable Acre: \$29.92

#### Lease Status

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

#### **FSA Data**

Part of Farm Number 1548 Part of Tract 2366 FSA/Eff. Crop Acres: 94.58\* Current Acres in Production: 81.59\* Corn Base Acres: 46.68\* Corn PLC Yield: 156 Bu. Bean Base Acres: 44.29\* 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. PCNW: Prior-Converted Non-Wetlands.

#### **Soil Types/Productivity**

Primary soil is Wiota. CSR2 on the est. current acres in production is 81.90. See soil map for detail.

#### **Land Description**

Level to gently sloping.

#### **Drainage** Natural.

inatural.

Buildings/Improvements None.

Water & Well Information None.

#### Flood Plain

The entire property lies within a flood plain. Contact agent for details.

#### Comments

Nice laying farm with good soils in southeast Hardin County. Part of the farm lies within the city limits of Union, lowa.

#### Additional Land for Sale

Seller has 2 additional tracts of land for sale. One tract is located south of this of this property. The other tract is located southwest 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.

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## **PROPERTY PHOTOS**

96.00 Acres, m/l, Hardin County, IA

### Southeast looking Northwest



### Northwest looking Southeast

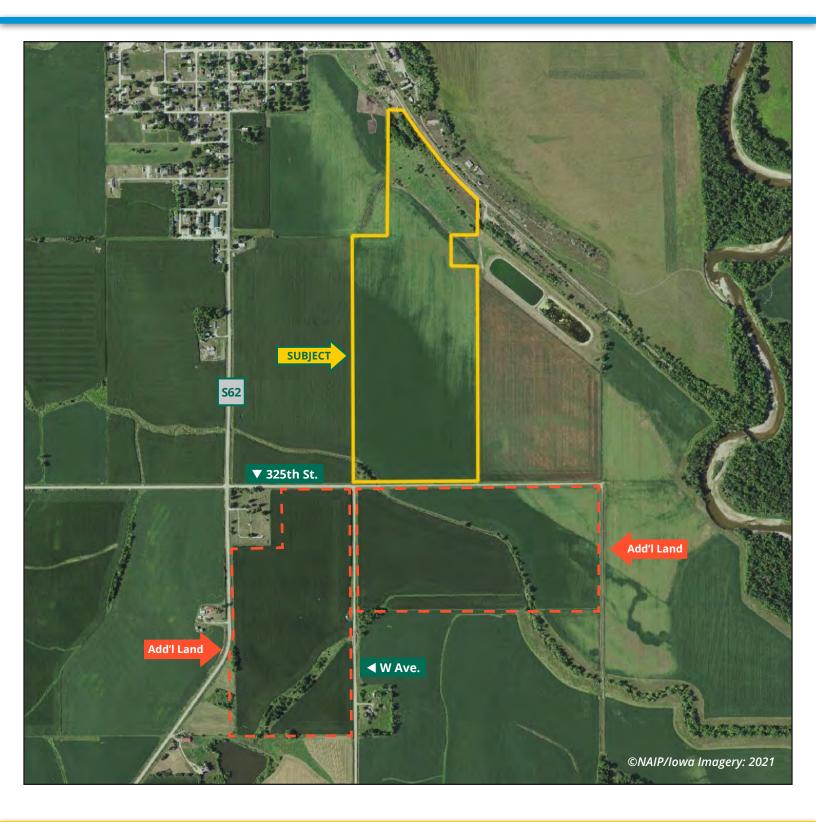


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## **ADDITIONAL LAND**

**Aerial Photo** 



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