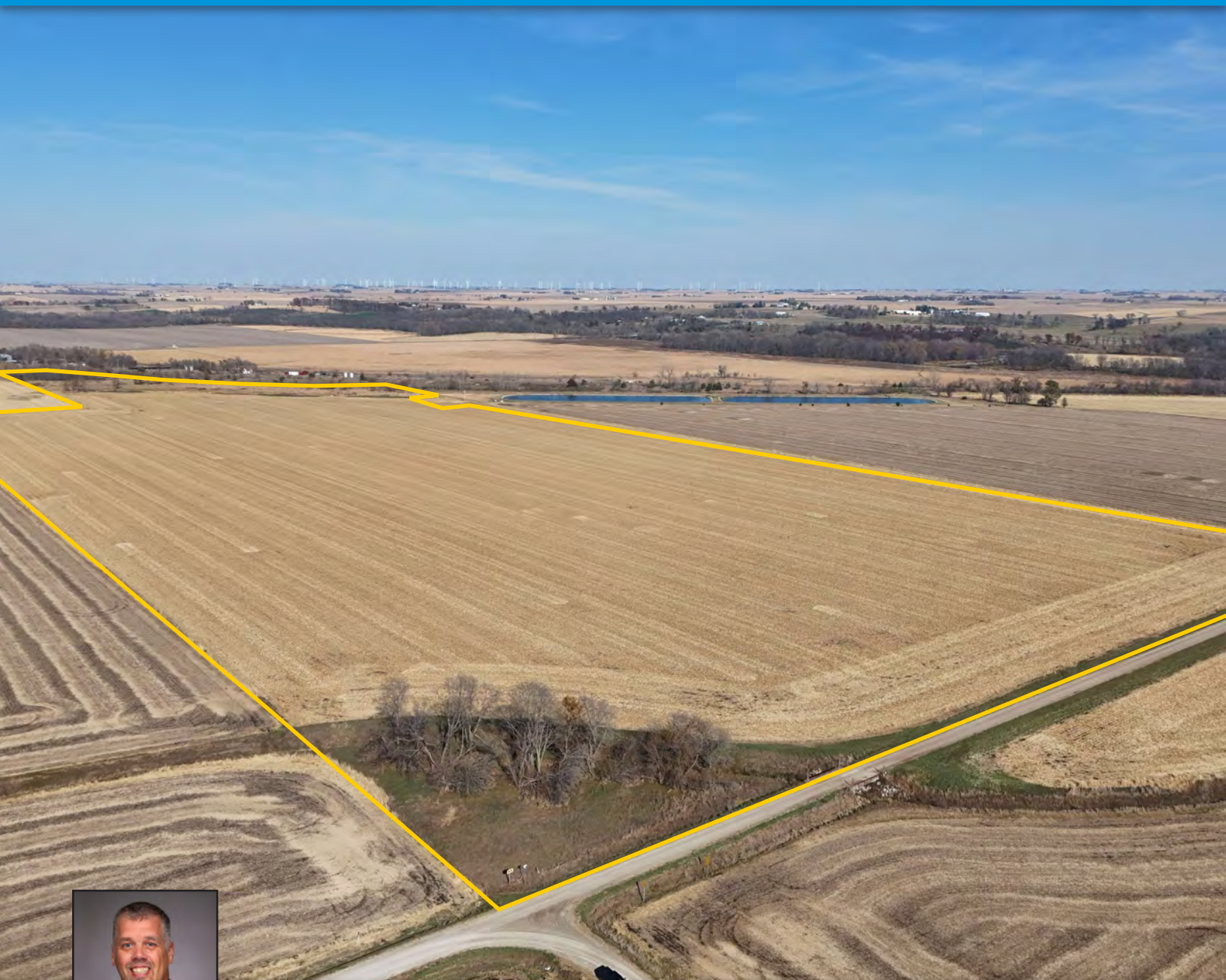


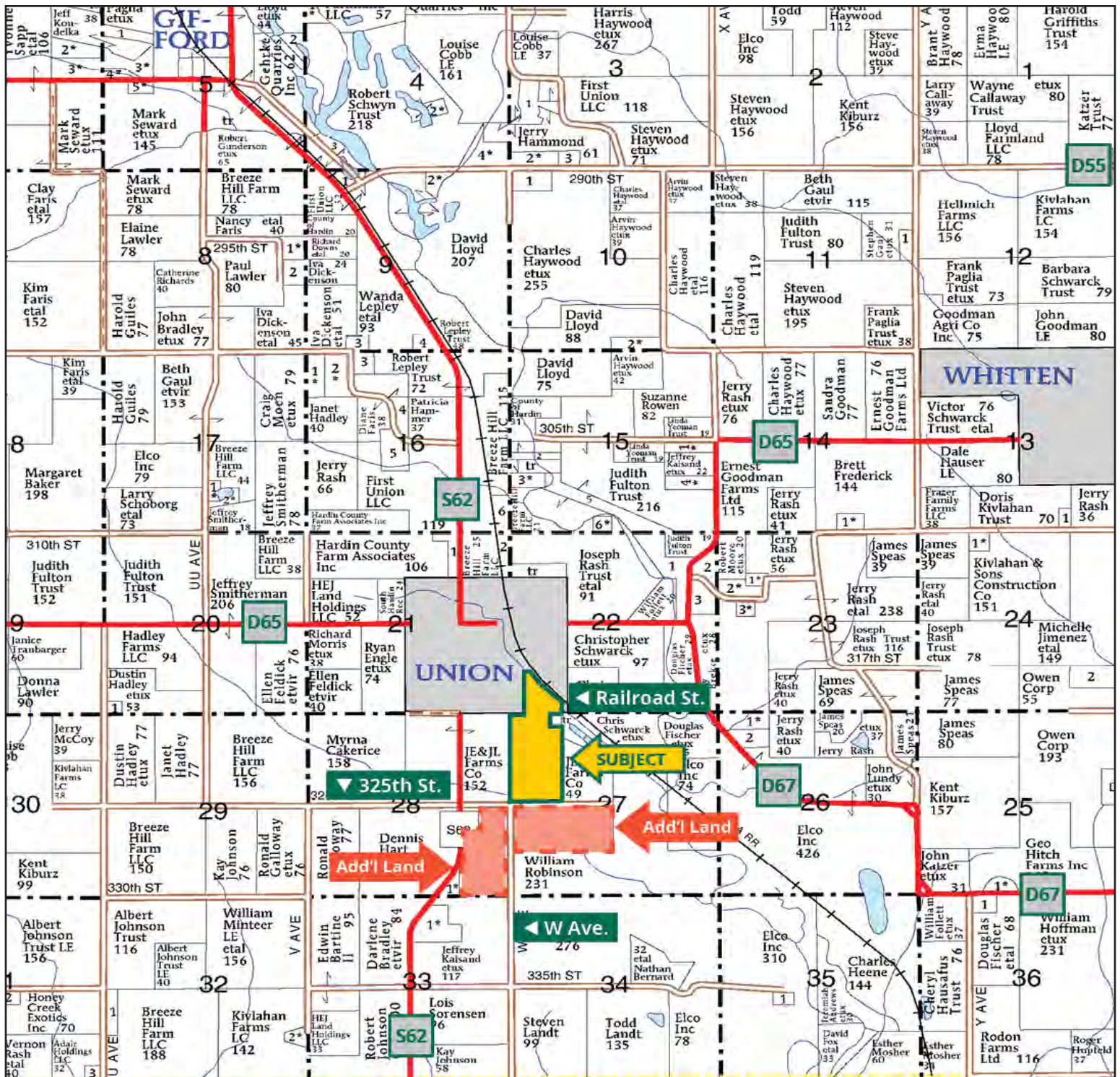
BDL Farms, LC



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96.00 Acres, m/l
Hardin County, IA



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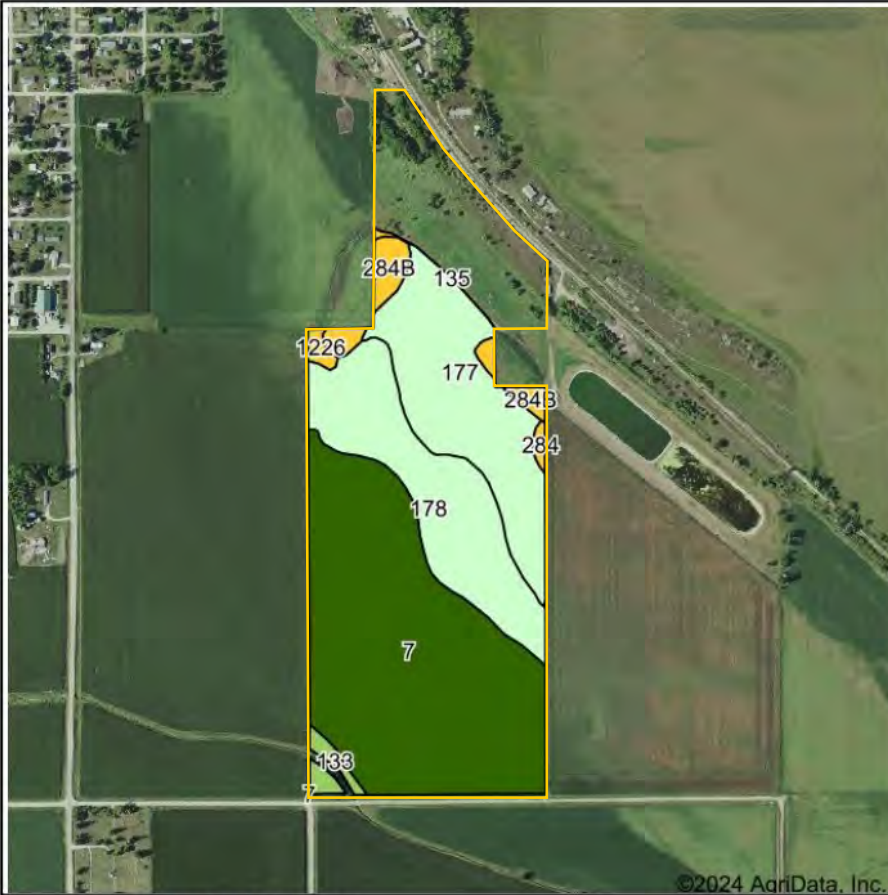
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Est. FSA/Eff. Crop Acres: 94.58 | Est. Current Acres in Production: 81.59 | Soil Productivity: 81.90 CSR2



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State: **Iowa**
 County: **Hardin**
 Location: **27-86N-19W**
 Township: **Union**
 Acres: **81.59**
 Date: **11/6/2024**



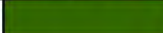






Maps Provided By:

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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	40.94	50.1%		Iw	100
177	Saude loam, 0 to 2 percent slopes	17.95	22.0%		Ils	60
178	Waukee loam, 0 to 2 percent slopes	17.47	21.4%		Ils	69
284B	Flagler sandy loam, 2 to 5 percent slopes	2.98	3.7%		IIIe	51
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.27	1.6%		IIw	78
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.65	0.8%		Ils	59
284	Flagler sandy loam, 0 to 2 percent slopes	0.33	0.4%		IIIls	56
Weighted Average					1.54	81.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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!

- \$918,400 \$894,400.32
- \$9,566.67/acre \$9,316.67/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.

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, Iowa.

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.



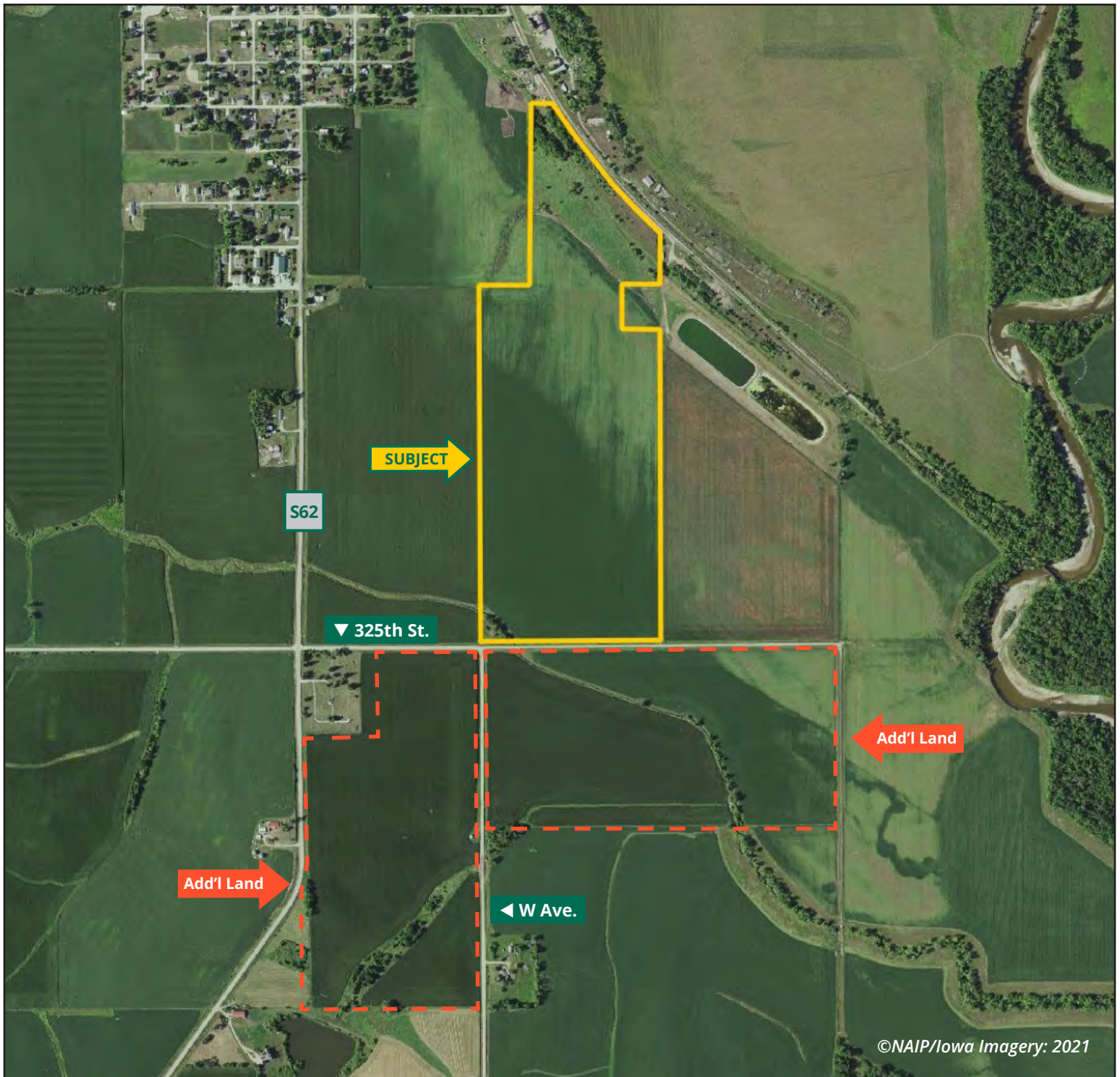
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Southeast looking Northwest



Northwest looking Southeast





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