

## BDL Farms, LC

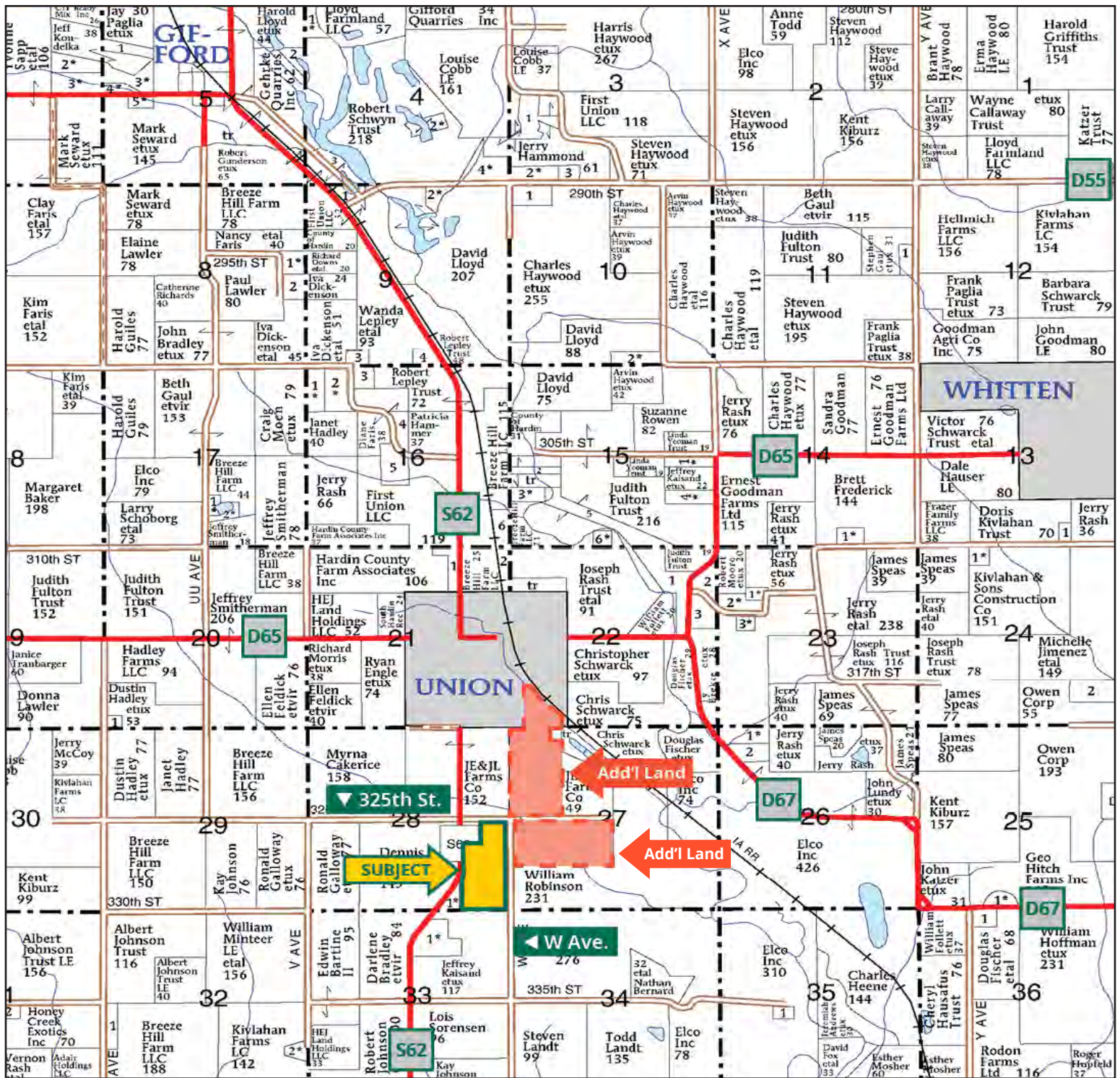


**KYLE HANSEN, ALC**  
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Nevada, IA 50201 | [www.Hertz.ag](http://www.Hertz.ag)

**71.37 Acres, m/l**  
**Hardin County, IA**





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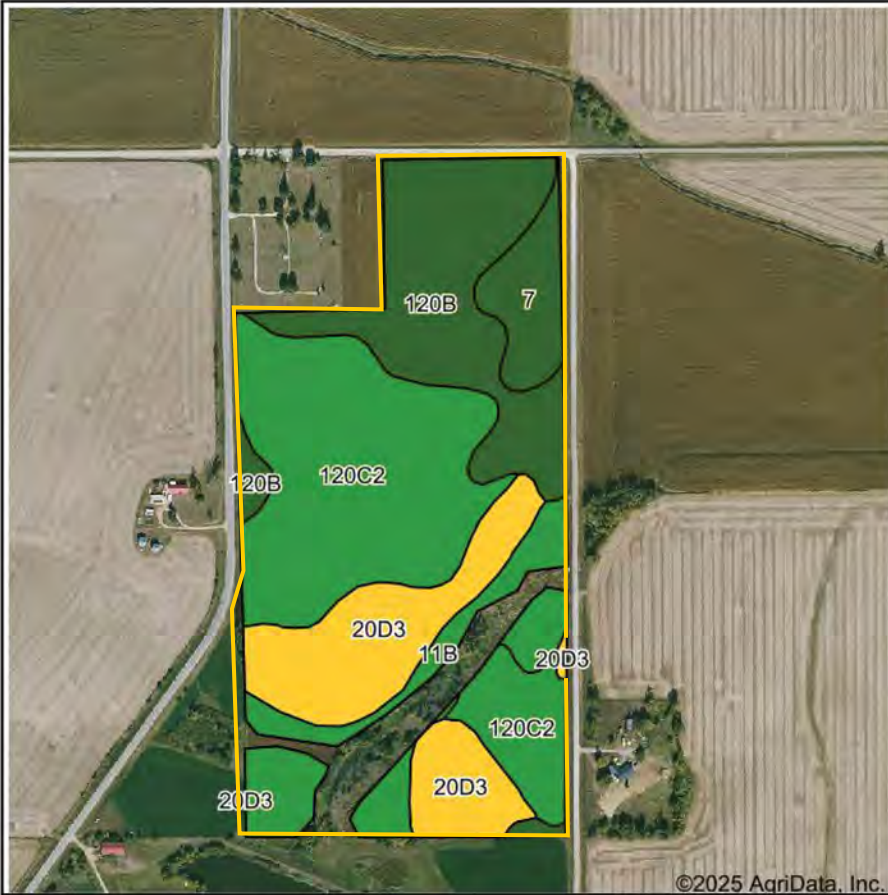
Est. FSA/Eff. Crop Acres: 62.60 | Soil Productivity: 82.40 CSR2



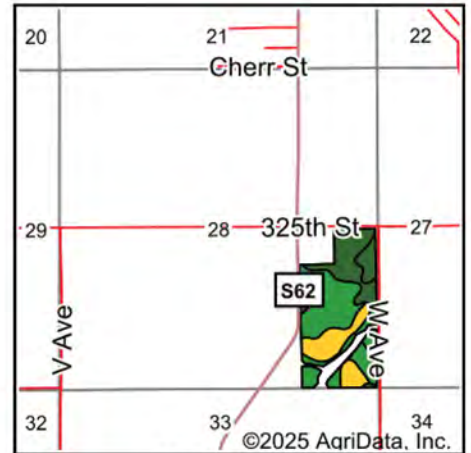
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Soils data provided by USDA and NRCS.







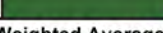
State: **Iowa**  
 County: **Hardin**  
 Location: **28-86N-19W**  
 Township: **Union**  
 Acres: **62.60**  
 Date: **1/10/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA083, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	23.87	38.0%		IIIe	87
120B	Tama silty clay loam, 2 to 5 percent slopes	14.94	23.9%		IIe	95
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	12.48	19.9%		IVe	51
11B	Colo-Ely complex, 0 to 5 percent slopes	7.60	12.2%		IIw	86
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	3.71	6.0%		Iw	100
<b>Weighted Average</b>					<b>2.72</b>	<b>82.4</b>

\*\*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 0.2 miles. Property is on the south side of the road.

### Simple Legal

E½ of the SE¼, excluding the cemetery, in Section 28, 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!

- \$745,800 \$727,957.58
- \$10,449.77/acre \$10,199.77/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$2,300.00  
Net Taxable Acres: 71.37

### 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: 62.60\*  
Corn Base Acres: 30.89\*  
Corn PLC Yield: 156 Bu.  
Bean Base Acres: 29.31\*  
Bean PLC Yield: 48 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Hardin County FSA office.*

### NRCS Classification

HEL: Highly Erodible Land.  
PCNW: Prior-Converted Non-Wetlands.

### Soil Types/Productivity

Primary soil is Tama. CSR2 on the est. FSA/Eff. crop acres is 82.40. 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 to strongly sloping.

### Drainage

Natural.

### Buildings/Improvements

There is a grain bin on the property built in 1982.

### Water & Well Information

None.

### Comments

Good soils on a nice rolling farm in southeast Hardin County.

### Additional Land for Sale

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

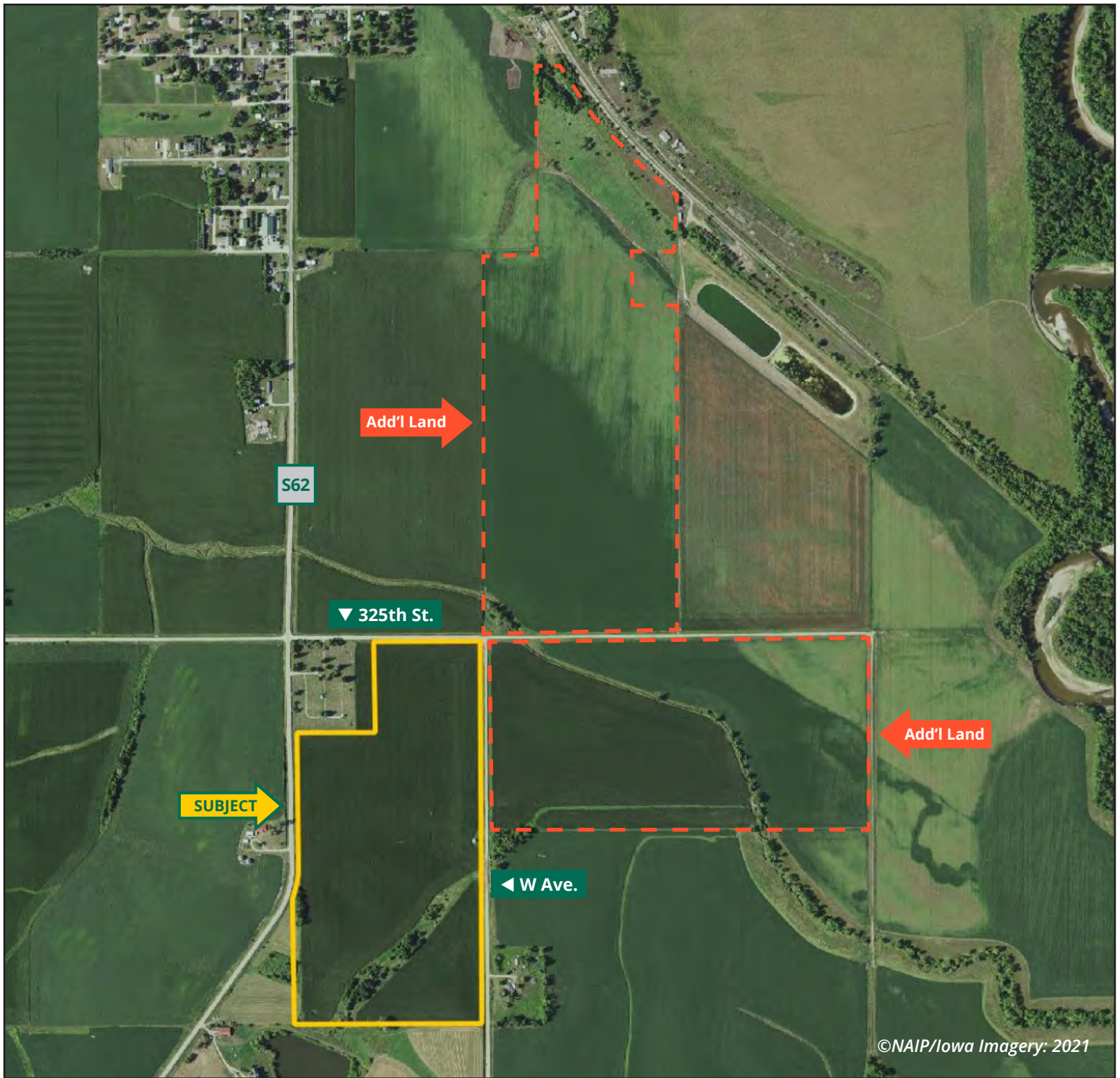
Southeast looking Northwest



Southwest looking Northeast







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