

Productive Boone County, Iowa Farmland



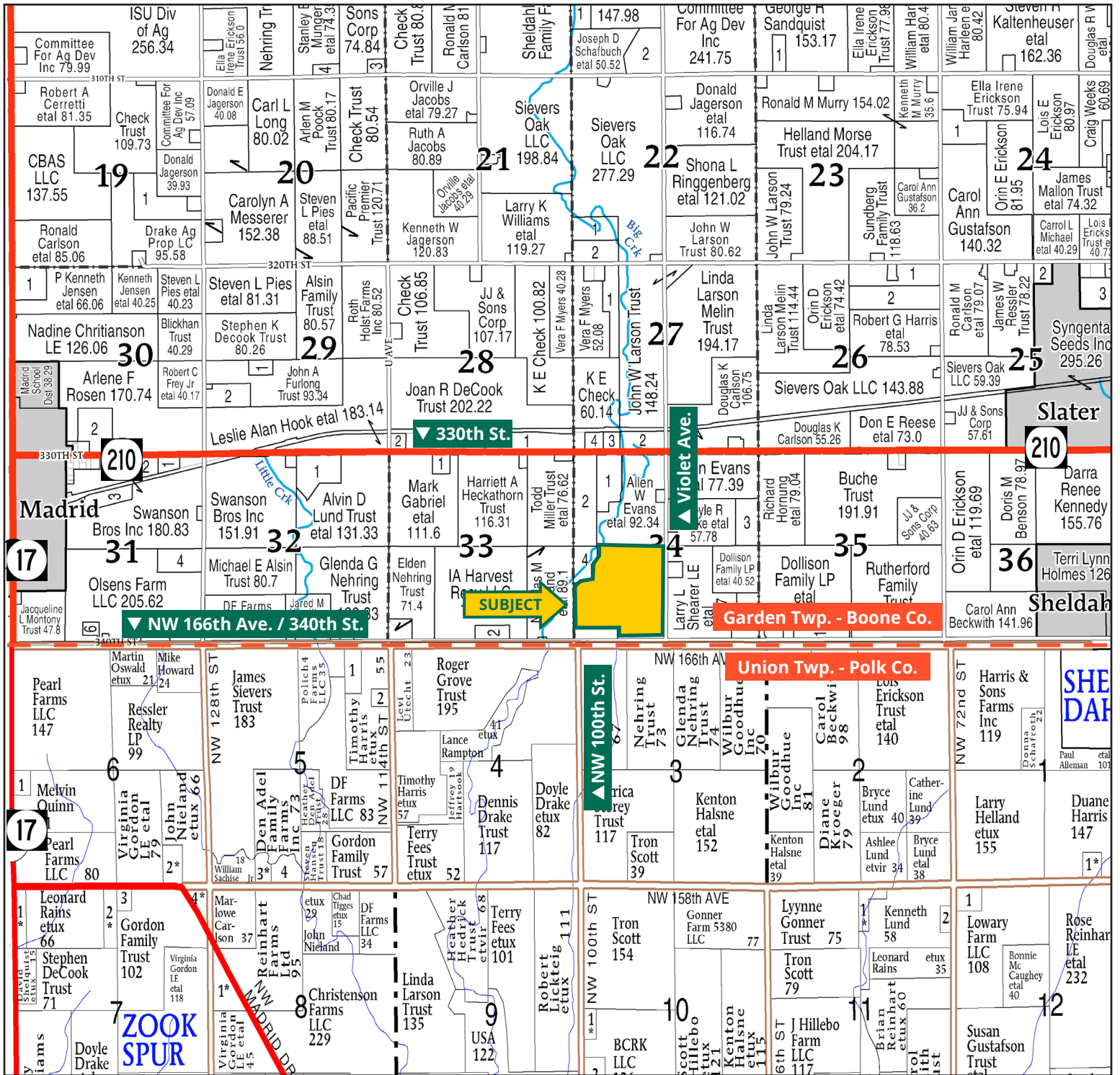
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137.38 Acres, m/l
Boone County, IA



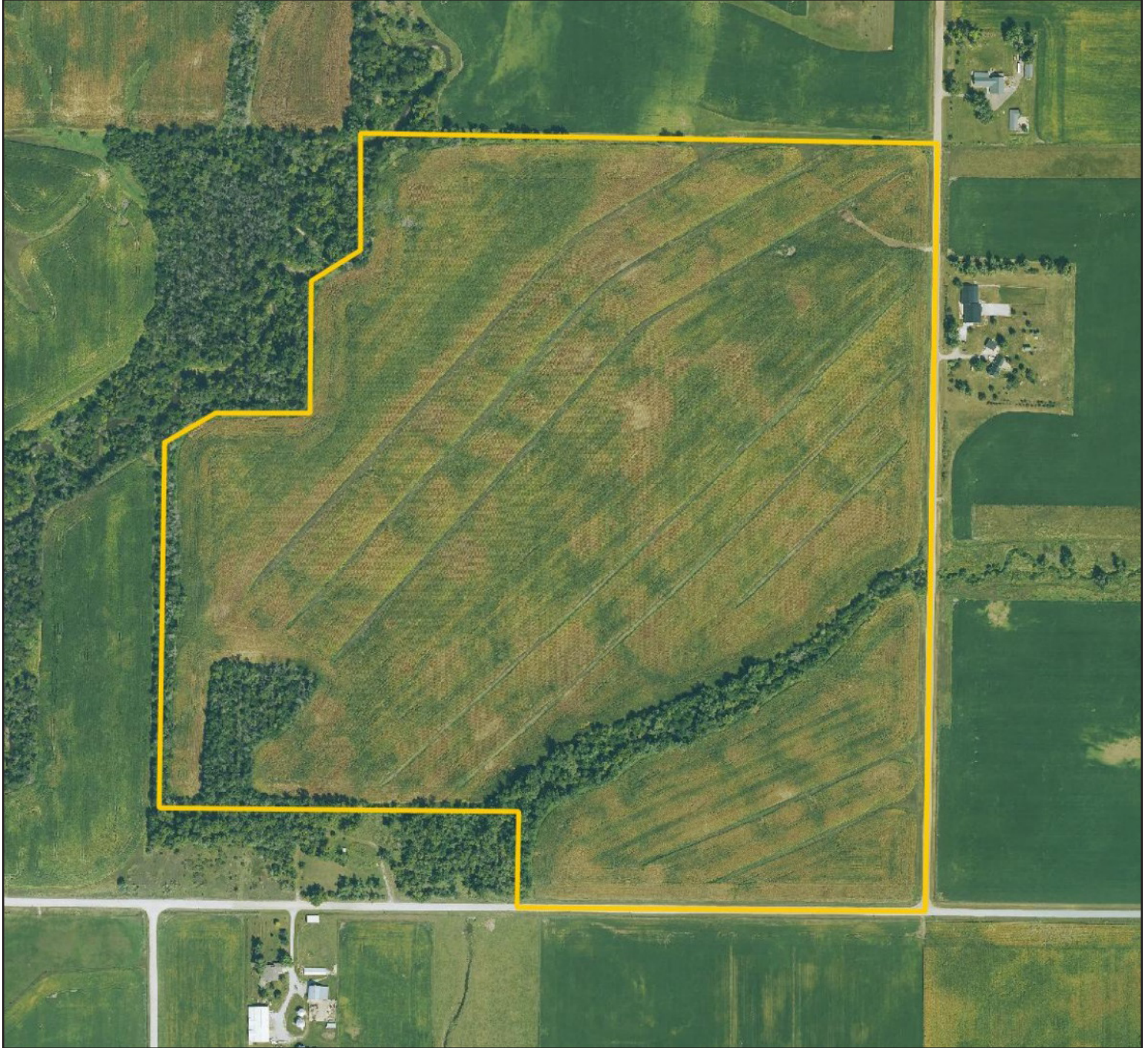
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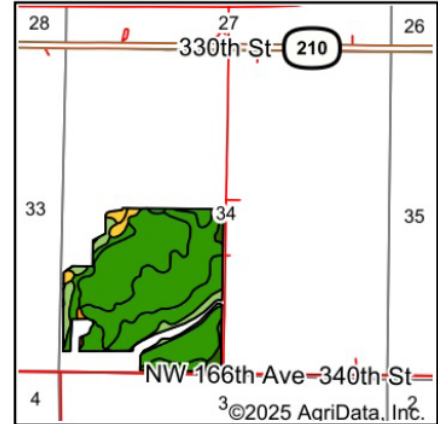
FSA/Eff. Crop Acres: 127.60 | Soil Productivity: 83.20 CSR2



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State: Iowa
 County: Boone
 Location: 34-82N-25W
 Township: Garden
 Acres: 127.6
 Date: 1/3/2025



Soils data provided by USDA and NRCS.

Area Symbol: IA015, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	62.02	48.4%		IIIe	83
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	38.78	30.4%		IIe	88
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	5.30	4.2%		IIIe	84
485B	Spillville loam, 2 to 5 percent slopes	5.06	4.0%		IIe	88
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.00	3.9%		IIw	76
585B	Coland-Spillville complex, 2 to 5 percent slopes	4.71	3.7%		IIw	71
L55	Nicollet loam, 1 to 3 percent slopes	2.38	1.9%		Ie	91
259	Biscay clay loam, 0 to 2 percent slopes	1.87	1.5%		IIw	52
308	Wadena loam, 0 to 2 percent slopes	1.15	0.9%		IIs	56
224	Linder sandy loam, 0 to 2 percent slopes	0.68	0.5%		IIs	56
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.58	0.5%		IVe	41
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.07	0.1%		Vw	13
Weighted Average					2.52	83.1

Location

From Madrid: Go south on IA-17 / N Kennedy Ave. for 1 mile and then east on NW 166th Ave. / 340th St. for 3.4 miles. Property is located on the north side of the road.

Simple Legal

Part of the SW¼ of Section 34, Township 82 North, Range 25 West of the 5th P.M., Boone Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,717,250
- \$12,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$4,284.00
 Gross Acres: 137.38
 Exempt Forest Reserve Acres: 8.50
 Net Taxable Acres: 125.88
 Tax per Net Taxable Acre: \$34.03

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 8415, Tract 3207
 FSA/Eff. Crop Acres: 127.60
 Corn Base Acres: 94.98
 Corn PLC Yield: 127 Bu.
 Bean Base Acres: 32.29
 Bean PLC Yield: 47 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soil is Clarion. CSR2 on the FSA/ Eff. crop acres is 83.20. 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

Moderately sloping.

Drainage

Tiled with terraces. No tile maps available. Terraces maybe removed per NRCS. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

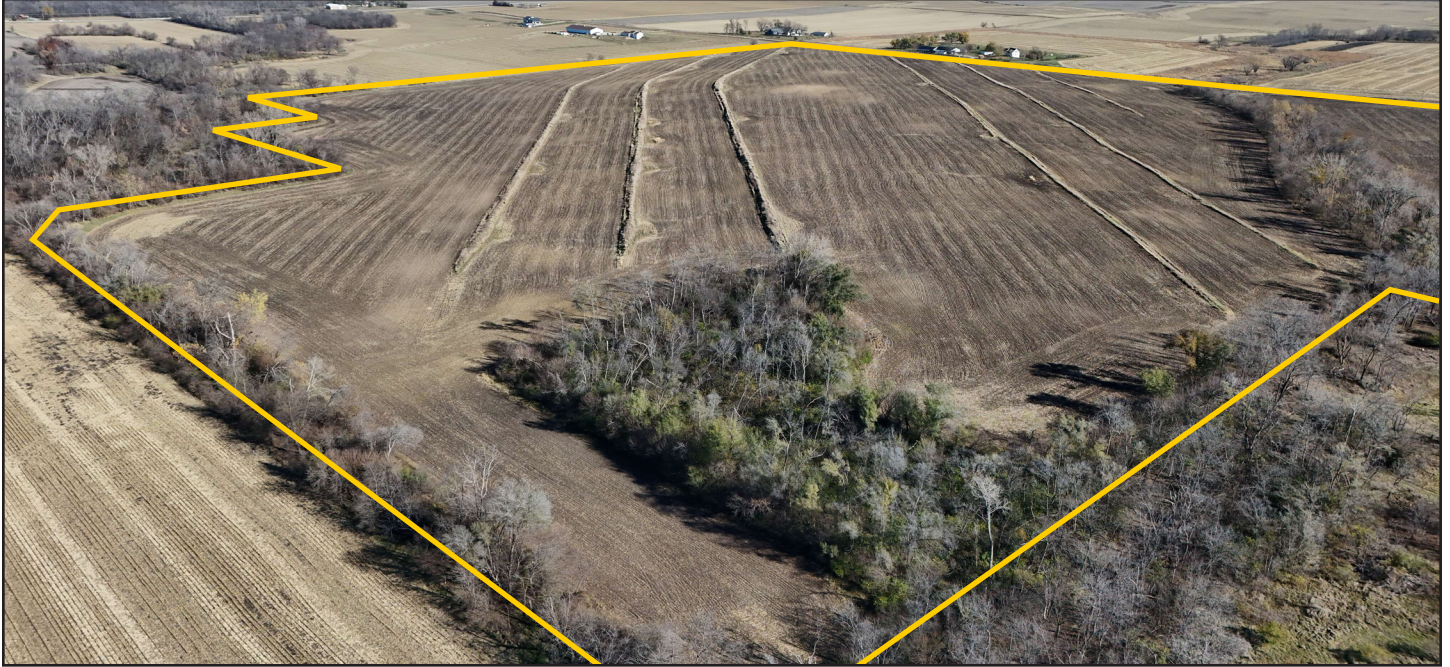
Comments

Quality farmland on the Boone and Polk County line.



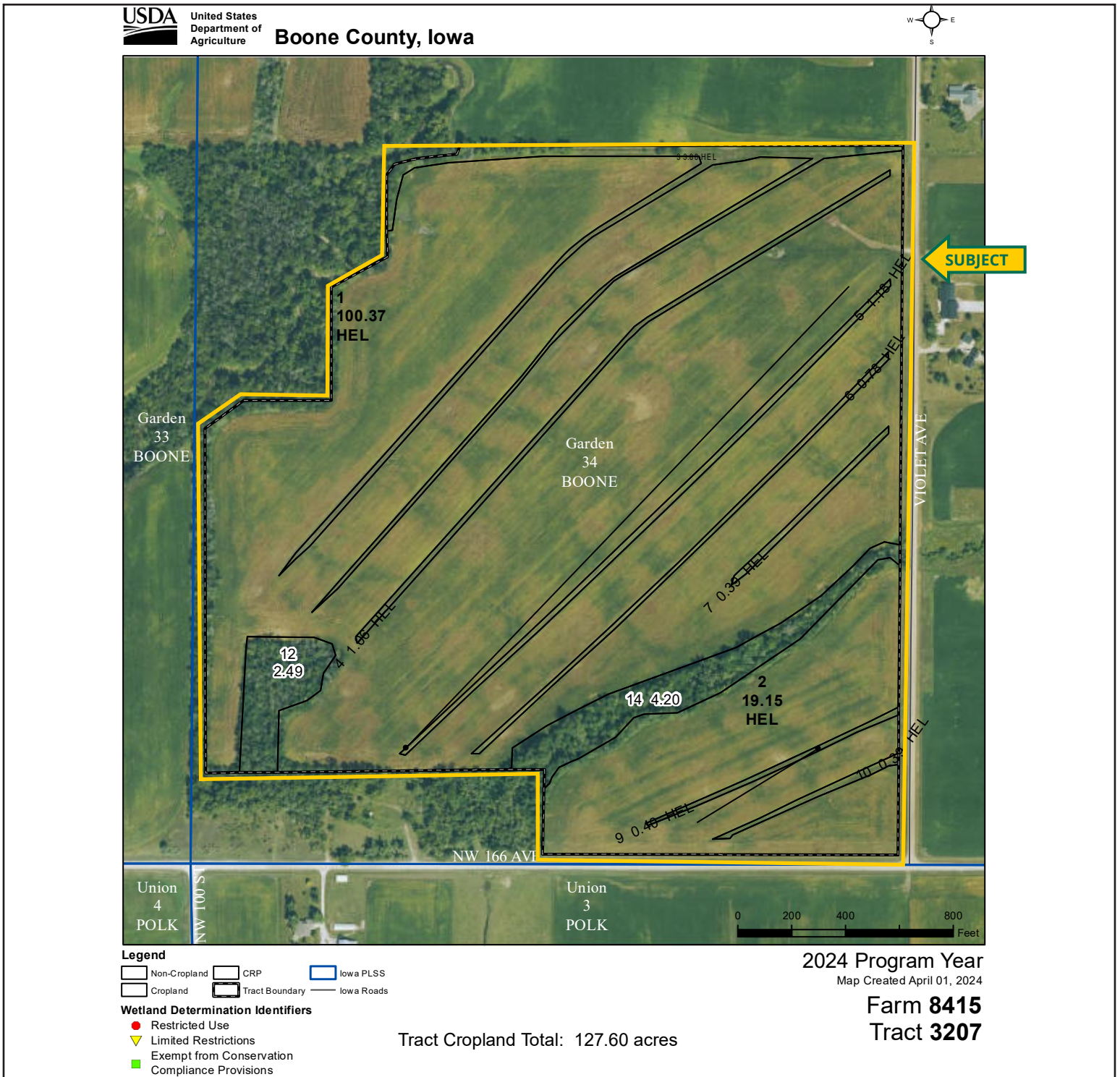
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information 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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