

# LAND FOR SALE

### **High-Quality Pocahontas County Farmland!**



MATT VEGTER, ALC Licensed Salesperson in IA 515.290.7286 MattV@Hertz.ag



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> 115.05 Acres, m/l Pocahontas County, IA

**PLAT MAP** 



Lake Township, Pocahontas County, IA

Panbecker 84.5	Dia Presson Dia Deval De	Dar	Dennis L Sefcik 49.31 Wagner	308.62	Marika Dione Ginter 222.01	Rona Gard 80	240.26 161.68	Butterfield Family Ptnrsp 120.14	
vnthia ME Peterson Vlosinski 178.12	Dorothy Ricklefs 159.63	J Wesley Graham 629.05	12 vagner Flaherty 81.86 nnis A Duane herty Flaherty 9.58 39.56 Trust 79.28	Vernon Richard Meffèrd Trust 230:98 Stortt st	Tjaden 80.79	Marvin Dornath Trust etal 162.05	Marvin Doughing Dough	1 <b>10</b> Jeffrey D Leonard A Dornath Larson 150.61 159.72	David V Dodd 323.51
en	Beekman Farms LLC 160.99 Marlene M 15 Nimke 275.41	Flaherty 313.74 SI	heryl Lynn S Dale sthke Johnson 78.64 Johnson hiela oche 39.3 Dale Johnson 78.48 Raymond 78.64 Royland Doche State Inc 78.85	B8 88 88 88 88 81 10c 79.51 79.51 81 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 8 8 8	James L Tjaden 160.5	Jeffrey D Dornath 161.73 <b>7</b>	Marvin Dornath Trust etal 319.05 <b>1</b> 6	Allan Dale Wiegert 158.4 <b>1-5</b> Farms Inc 313.39	L1 William D Dodd 236.08 <b>14</b> Kent Kiburz 161.43
Perry 3	Mildred L Abens 158.36 Abens Jane 41.12	Gary Mac LLC 1:59.13 39.62 39.55 400 400 400 39.62 39.55 30 30 30 30 30 30 30 30 30 30 30 30 30	allas E Inssen 39.45 Jallas Inssen 195.54 Josephine Proetorius Jallas 158.43	Judith K F 138. 79.81 Janssen 73.13	Douglas Dornath 154.31	Roselyn J Christensen 162.26	Linda R Wiegert Trust 158.6 Virginia H <u>Olesen</u> 162.47	Douglas Dornath 161.28	David V Dodd 80.48
, Leonard A Korte 159.97	Brian Francis 79.8 Francis Alan 122.08	Beekman Farms LLC 80.3 Rodney J Frerk 79.98 23 Korte 72.93	Robert G Dewall 159.81 A 99.43	Donald McClurg 138.99 <b>10</b> ⊑ 227	Dennis Kruse Trust etal 80.49 Ronald A Ricklefs 80.6	Sharon A Spear 161.14	Dorothy Ricklefs 81.24 Sharon A Spear 50.72 Marjore L Spear 30.59 2,1 2	Rickey S Post 202.69 <b>Post</b> 202.69	Karen Finical 116.64
Mark S Turner 120.47	Kelvin Schoon Trust etal 157.05 59.42	LI CAR Robert J LI CAR Beneke Daniel J Daniel J Daniel J Daniel J	Leo D Mallinger 131.68 Herman W Dewall 80.0 Dewall 80.0	196.99 Keleher Family Trüst 147.58 2	Herman W Dewall 161.17	Jon W Aden 79.78 Gloria L Aden 76.57	Marilyn J Poppen 98.13 Biggiother Hoppen 40.55 Allan D 145.72	Busse Estates Inc. 39.65	A province of the state of the
Kaiser Robert 126.13	Lafry O Sidney A Sietken Sietken 40.05 Trust 39 kft Paul D Wiemers etal 79.94 27		Mary ou P forte 9.61 25 25 4 25 4 25	30	Allan D Poppen 80.52 Dewall 80.71	6 Vernon Richard Metferd Trust 79.84 Timothy J Martin 76.5	Harold R Janssen 71.25 Post Trust 40.33 County of Pocahonias Conserv Conserv Conserv Conserv De 515 28 Bd 120.78	Lizard Lake Steven D Stamper 52.74	Wiegert Farms Inc 121.83 Christense 162.03 Keith <b>26</b>
Francis 120.67 Mary T Bartosh 79.95	Cathy Yock 80.49 Gary G Beekmann 153.29	26 17/12	C49	Robert Ricklefs Gerald J Trust Tomany 180.06 155.82	Dorothy Ricklefs 154.49	Jon W Aden 161.16	1 Franklin I Stamper Jer 161.51	Eldon D Abens 79.38 Abens Family Trust 81.27	Stauffer 121.05 Mildred L Abens 80.63
Roger W Expension 40.39 Eichelberger Trust 80.26	Vicki Showers 91.16 Adam Duane 65.07 34 Be	Fortune Future LLC 159.25 164.28	B11	Robert Ricklefs Ric Trust 74.85 Harold W Ricklefs 31	JECT		Trust R 000 87 77.15 002 97 002 97 002 002 97 002 002 002 002 002 002 002 00	Steven D Stamper 80.71 Don M Weaver Jr 241.39 34	Don M Weaver Jr 81.0 Spaulding Trust 200.7 System Spaulding Trust 200.7 Spaulding Trust 200.7 Spaulding Trust 200.7
Mitchel Aden 39.69 Brent Aden 39.53	Luft Family Fams LLLP Repet Kaser 39.55 Kaser 39.55 Kaser 39.55 Kaser 39.55 Kaser 30.55 Kaser 30.55 Ka	Paul E Abrahamson	36 Summit Ag	Lake Twp	William R Havis 2777 Agri	Booge Prop LP 111.32 Elsens Cedar Lawn Farms LLC 50.42	erick A II 149.18 Jayne Dahlberg 80.87	Dorothy Ricklefs 131.0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Julie Rosenbaum 98.58
von Beneke 58.92 Mary Lou orte 123.12	Aaron L Meferd 29.82 Jeanne B □Wittkopf 101.96 <b>2</b>	Hohensee 95.23 Dale Francis 50.14 Daren Francis 25.96 Len Kiburz	ville Twp.	Ja Lizard Tw Hofbauer 83.11 Baker 39.95	Fave L son Juditn M Peters 80.11	Donale <u>e C</u> Aden Trust 153.43	Betty Jayne Butcher Dahlberg 141.47	Joseph D Butcher Wasko 37.85 LL 7 LL - 21 LL 7 LL - 21 LL 7 LL - 21 Pocahontas 85.08 4	Mildred L Abens 199.03
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Bichard Evans 247TH-AVE Margaret A teneke 165.22		Artist Asses	17	Charles R Johnson 88.5 88.5 81.92 81.92 81.92 12821	Ro 156 156	hlfs 6.92 Kenneth A	Walter Emery Wiemers etal 123.02 0 1	A construction of the second s	Timothy H Hoefing 164.18
52	Brent Nelson Aden 232.49 40.58	Larry O Fa	Trust 18.75 Sam V Eisen Darrell W Frust 18.75 Y9.98	Hicklets 56.41 Hicklets 56.41 Hicklets 26.50 Honoraud H Bicklets 26.50 Hicklets 26.50 Hi	Ster	Kenneth A Seifried 113.57 Lynn Schoon 37.43	Alvena E Wasko Trust 85.29 Dorothy Ricklefs 165.67	Jeannette M Gerdes 77.28 Nichole C 1 David C Calmer 73.79 239.0	Douglas K Seltz 306.93
Korte 71.89 L Charlene	i 15—J∎≣	Larry Hawbaker Trust etial 48.28	× ₩ Kenneth A Seifried 135.87 Name Y 131 131 131	Cynthia A Eichelberger 211.43 Clara Pierso Trust St Pauls St Pauls Lutheran	Charles A	Charles Widlund 69.45 Delbert L Rost 72.45	Wilfred O Rohlis 41.1 Zelda Hirachita 121.15 605TH ST 16	Michael A Waller Trust etal 94.34 Beinfoltz 37.41 <b>C</b> <b>C</b> <b>C</b> <b>C</b> <b>C</b> <b>C</b> <b>C</b> <b>C</b> <b>C</b> <b>C</b>	Douglas K Seltz 157.1 14 200 100 100 100 100 100 100 100 100 100
ynthia ME Peterson Wlosinski 167.29 Bruce A	Steven A Vosberg Trust 78.24 Melvin	Deseret Trust Co 154.41	estment Widlund 93,76 1.19 Dennis L Buenting 40.54 79(59	Carol A Baker 44.46 Nichole C Calmer 121.79 Nichole C Calmer 121.79	6 Justin Allan	152.23	H3 Liz LLC 81.96 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Ursula H Williams 157.1 410/H/SI
Siefken 79.59 Scott L Siefken	etal 74.48	Paul Beneke 116.97 Fischer	Anthony W Janssen 83.02 Hinrichs 159.42 Scott D Jans etal	Schoon Schoon Carol 105,88		Gary Mac LLC 145.88	T CI: 0 Carol 0 Carol 0 Selfried 150.03 Trust 70.52 Carol	Deanne Janssen	TH Hoefing 79.19 Ursula H Williams 158.46

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### **AERIAL PHOTO**

115.05 Acres, m/l, Pocahontas County, IA

#### FSA/Eff. Crop Acres: 113.51 | Soil Productivity: 84.40 CSR2

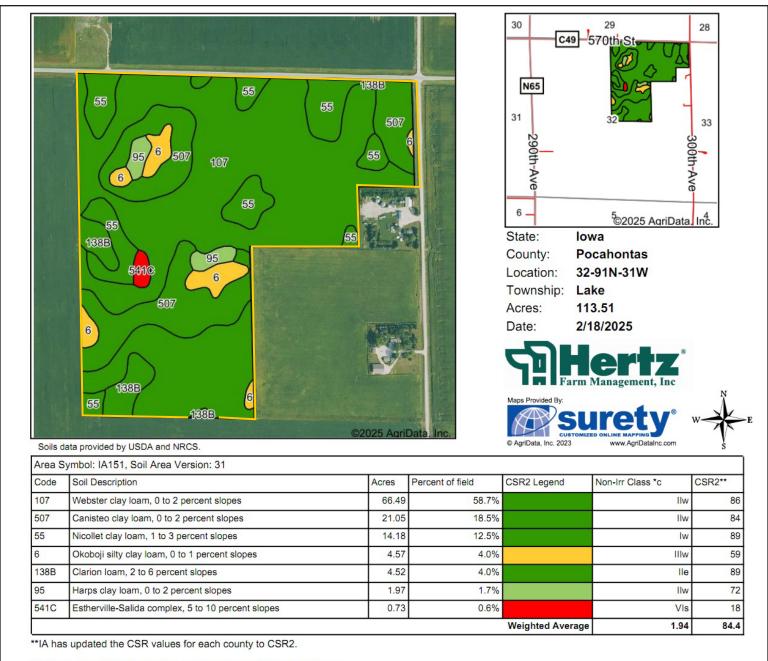


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### SOIL MAP 113.51 FSA/Eff. Crop Acres



\*c: Using Capabilities Class Dominant Condition Aggregation Method

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### **PROPERTY INFORMATION**

115.05 Acres, m/l, Pocahontas County, IA

#### Location

From Palmer: Go north on N57/260th Ave. for 2 miles, then east on C49/570th St. for 3½ miles. The farm will be on the south side of the road.

#### **Simple Legal**

W½ NE¼ and NE¼ NE¼, except acreage site, Section 32, Township 91 North, Range 31 West of the 5th P.M., Pocahontas Co., IA. *Final abstract/title documents to govern legal description*.

#### **Price & Terms**

- \$1,639,462.50
- \$14,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing

#### Possession

As negotiated.

#### **Real Estate Tax**

Taxes Payable 2024-2025: \$3,528.00 Gross Acres: 115.05 Net Taxable Acres: 110.90 Tax per Net Taxable Acre: \$31.81

#### **Lease Status**

Open lease for the 2025 crop year.

#### **FSA Data**

Farm Number 3653, Part of Tract 12770 FSA/Eff. Crop Acres: 113.51 Corn Base Acres: 81.09 Corn PLC Yield: 168 Bu. Bean Base Acres: 32.42 Bean PLC Yield: 49 Bu.

#### Soil Types/Productivity

Primary soils are Webster, Canisteo and Nicollet. CSR2 on the FSA/Eff. crop acres is 84.40. 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.

#### Drainage

Some tile. No tile maps available.

Buildings/Improvements None.

Water & Well Information None.

#### Comments

High-quality Pocahontas County farmland.



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**

115.05 Acres, m/l, Pocahontas County, IA

#### Northwest Looking Southeast



#### Southeast Looking Northwest

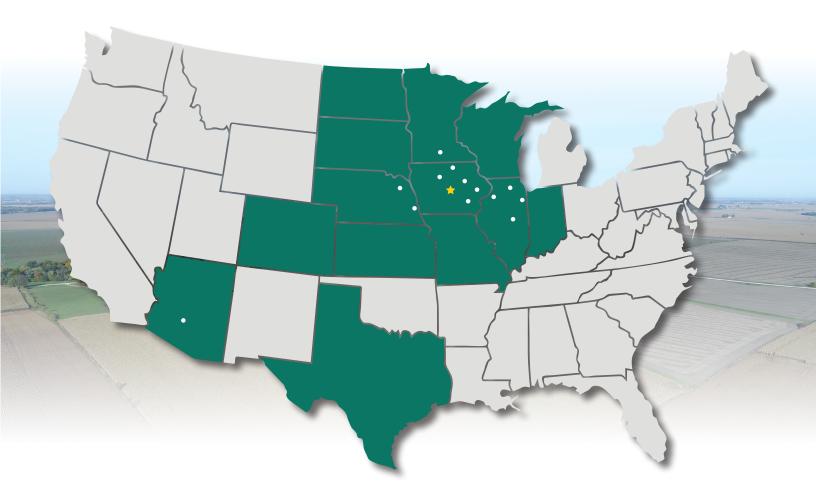


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