

## Diana M. Tirado Estate



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*Licensed Broker  
in IA, AZ, NE & MO*  
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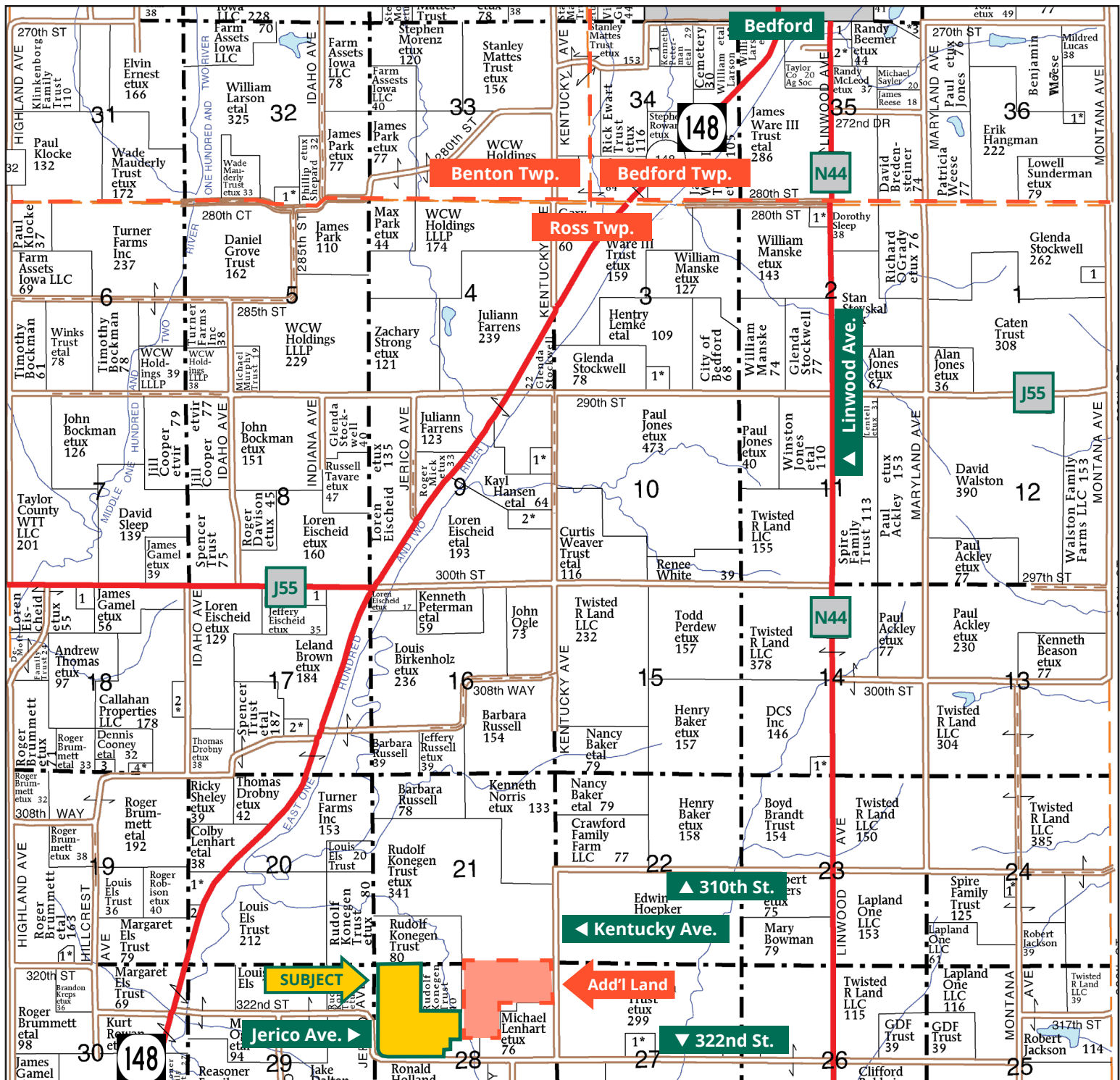


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Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

**112.84 Acres, m/l**  
**Taylor County, IA**





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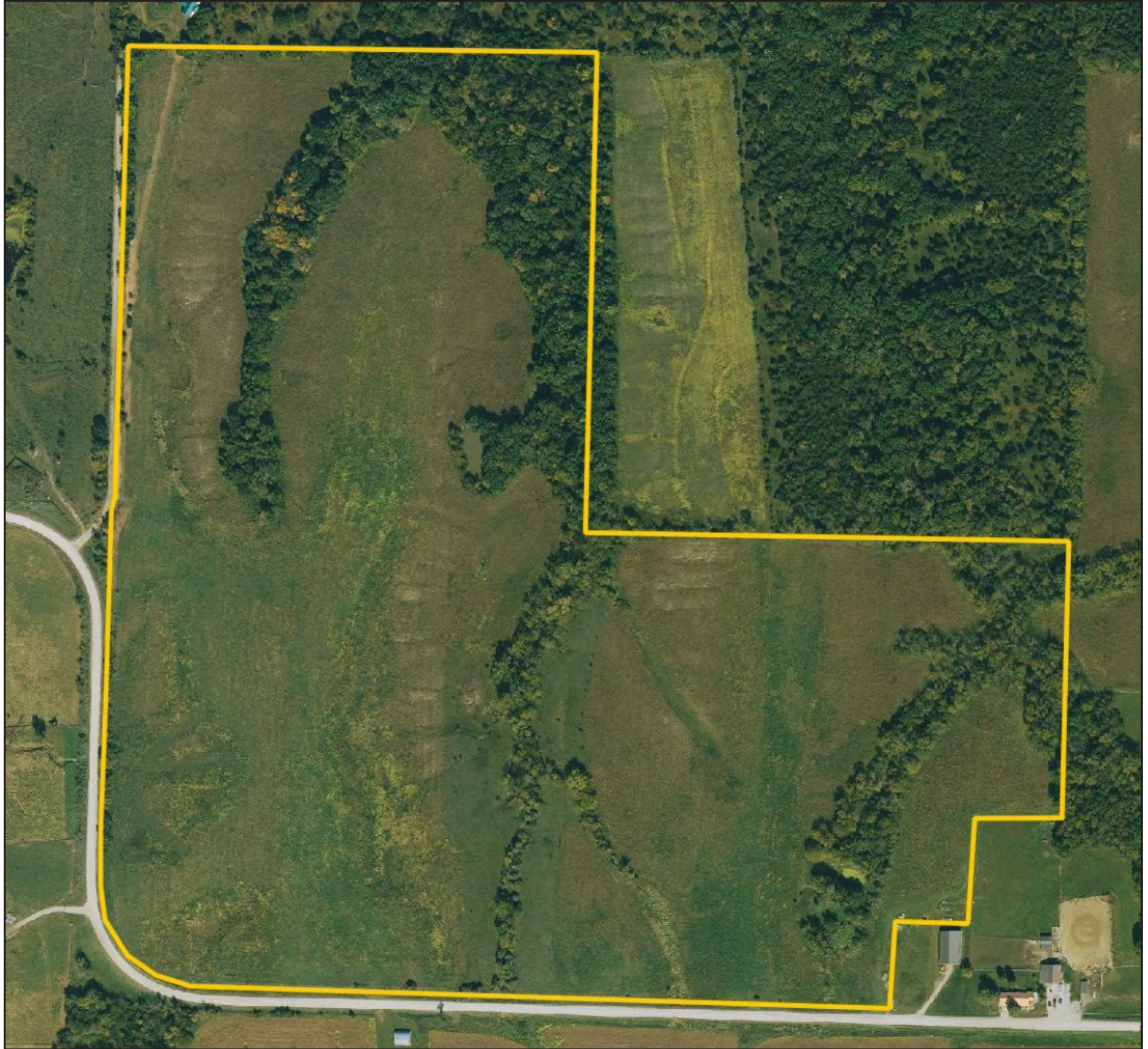
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Est. FSA/Eff. Crop Acres: 88.21 | Soil Productivity: 54.50 CSR2

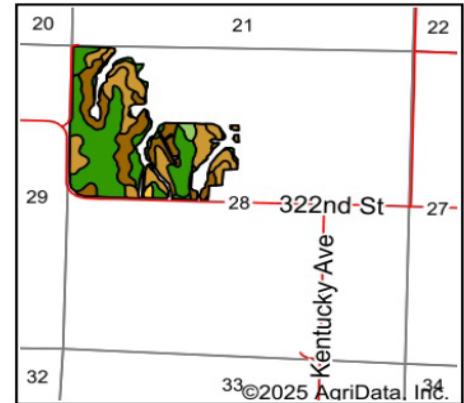
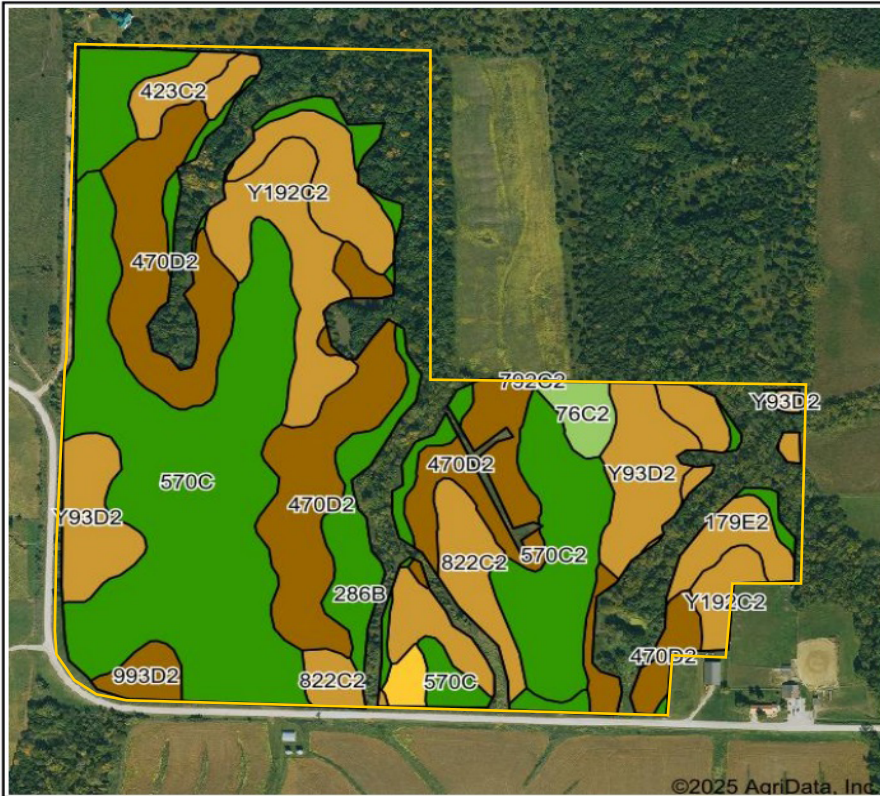


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State: Iowa  
 County: Taylor  
 Location: 28-67N-34W  
 Township: Ross  
 Acres: 88.21  
 Date: 5/14/2025



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA173, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	23.81	27.1%		IIIe	84
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	19.53	22.1%		IVe	28
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	7.07	8.0%		IIIe	35
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	6.74	7.6%		VIe	32
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	6.50	7.4%		IIIe	33
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	6.50	7.4%		IIIe	81
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	5.93	6.7%		IIw	80
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	5.29	6.0%		IIIe	32
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	2.51	2.8%		IIIe	81
76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.29	1.5%		IIIe	75
423C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	1.25	1.4%		IIIe	34
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	1.14	1.3%		IVe	28
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	0.65	0.7%		IIIw	59
Weighted Average					3.40	54.5



## Location

From Bedford: Go south on Co. Rd. N44 / Linwood Ave. for 4½ miles, then west on 310th St. for 1½ miles, then south on Kentucky Ave. for 1 mile, and then west on 322nd St for 1 mile. Property is located on the north side of the road.

## Simple Legal

E½ NW¼ and part of the SE¼ NW¼ all in Section 28, Township 67 North, Range 34 West of the 5th P.M., Taylor Co., IA. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$586,768
- \$5,200/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated, subject to terms of existing lease.

## Real Estate Tax

Taxes Payable 2024 - 2025: \$2,288.00  
Net Taxable Acres: 112.84  
Tax per Net Taxable Acre: \$20.28

## Lease Status

Leased through the 2025 crop year.

## FSA Data

Farm Number 3272, Part of Tract 3052  
FSA/Eff. Crop Acres: 88.21\*  
Corn Base Acres: 69.17\*  
Corn PLC Yield: 87 Bu.  
Oats Base Acres: 0.29\*  
Oats PLC Yield: 45 Bu.  
Wheat Base Acres: 0.63\*  
Wheat PLC Yield: 32 Bu.

*\*Acres are estimated pending reconstitution of farm by the Taylor County FSA office.*

## Soil Types/Productivity

Primary soils are Nira and Lamoni-Shelby. CSR2 on the estimated FSA/Eff. crop acres is 54.50. 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 to strongly sloping.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

There is a 0.10-acre pond located in the southeast portion of the property.

## Comments

Nice rolling farm in southern Taylor County.

## Additional Land for Sale

Seller has an additional tract of land for sale. The additional tract is located east 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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East looking West



Northeast looking Southwest



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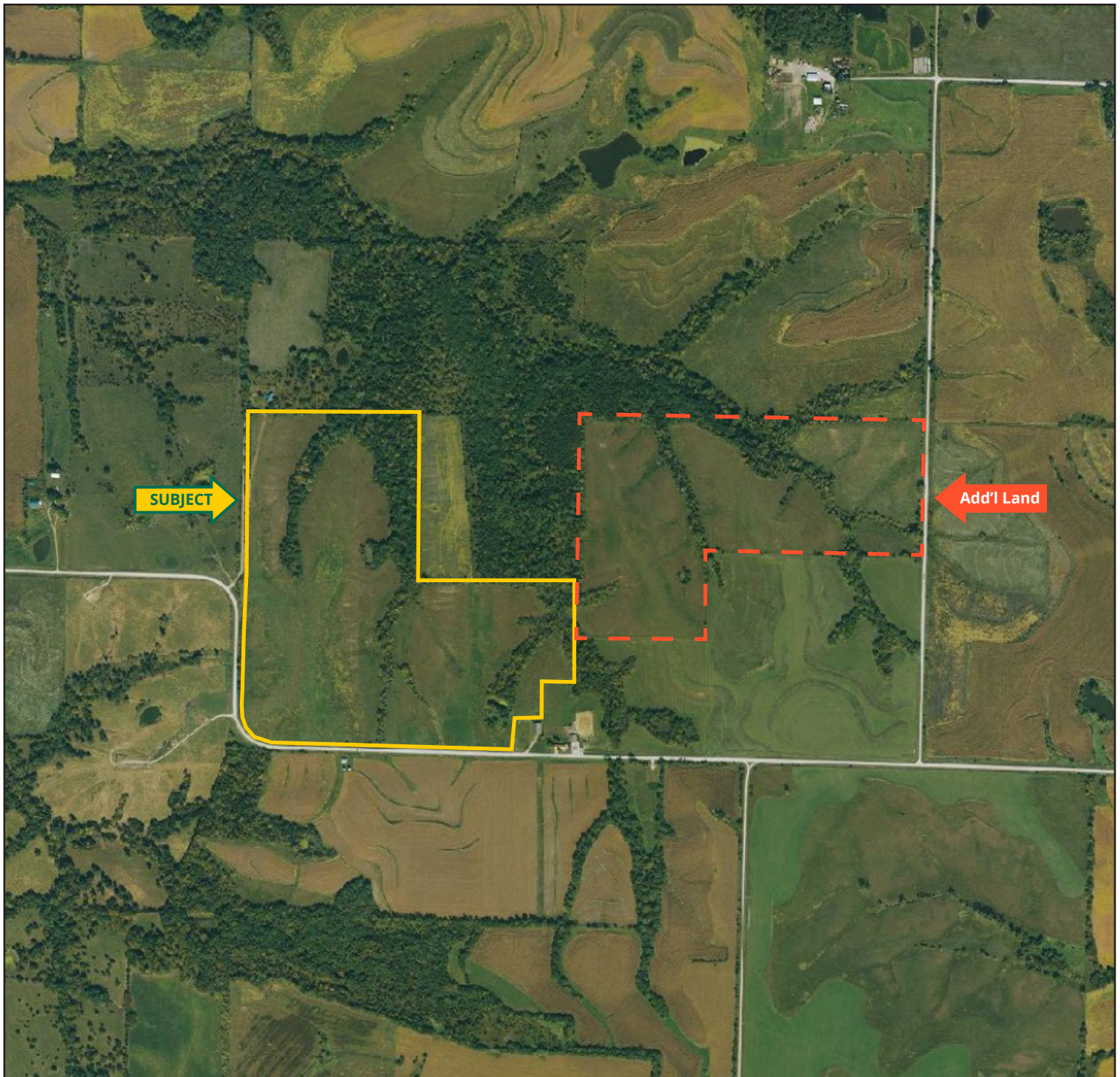
Northwest looking Southeast



Southwest looking Northeast







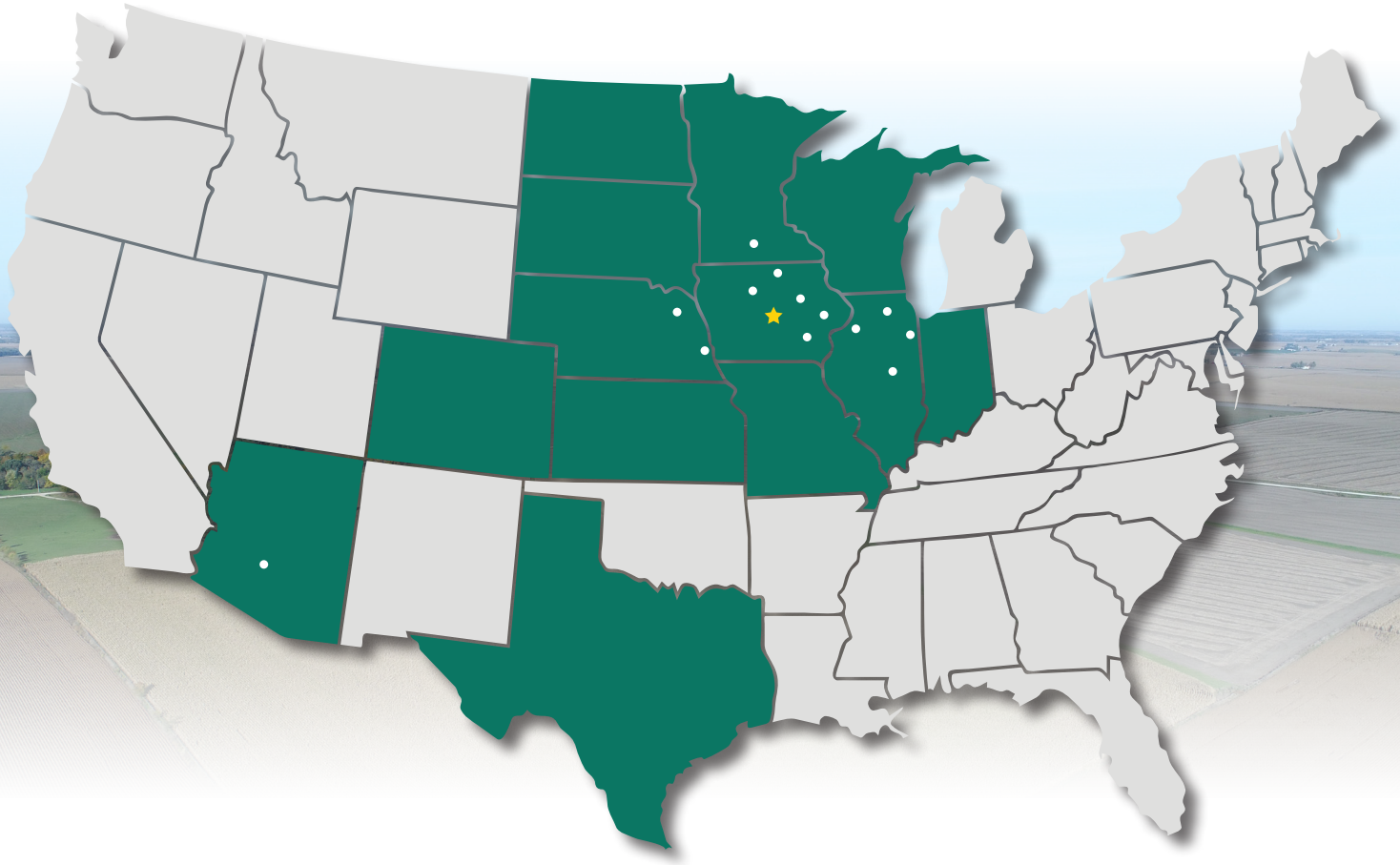
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