

## Diana M. Tirado Estate



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**515.382.1500** | 415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

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







Est. FSA/Eff. Crop Acres: 65.45 | Soil Productivity: 50.10 CSR2

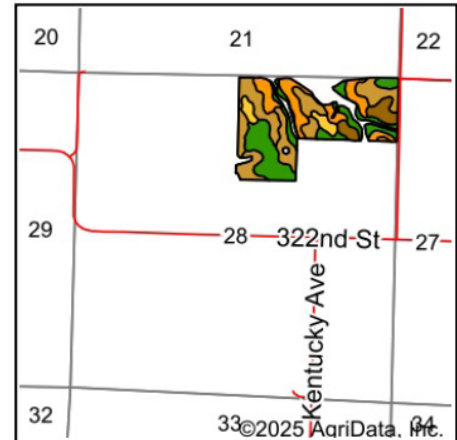


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State: Iowa  
County: Taylor  
Location: 28-67N-34W  
Township: Ross  
Acres: 65.45  
Date: 5/14/2025



Maps Provided By:



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** |
|------------------|---|-------|------------------|-------------|------------------|--------|
| Y192C2           | Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded          | 11.31 | 17.4%            |             | IIIe             | 33     |
| 570C2            | Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded     | 10.86 | 16.6%            |             | IIIe             | 81     |
| 822C2            | Lamoni silty clay loam, 5 to 9 percent slopes, eroded                         | 10.49 | 16.0%            |             | IIIe             | 32     |
| 179D2            | Gara loam, dissected till plain, 9 to 14 percent slopes, eroded               | 8.91  | 13.6%            |             | IVe              | 43     |
| 286B             | Colo-Judson-Nodaway complex, 0 to 5 percent slopes                            | 7.22  | 11.0%            |             | IIw              | 80     |
| 470D2            | Lamoni-Shelby complex, 9 to 14 percent slopes, eroded                         | 4.92  | 7.5%             |             | IVe              | 28     |
| Y24D2            | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded        | 3.68  | 5.6%             |             | IIIe             | 49     |
| 452C2            | Lineville silt loam, 5 to 9 percent slopes, moderately eroded                 | 3.41  | 5.2%             |             | IIIe             | 53     |
| Y93D2            | Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded | 3.28  | 5.0%             |             | IIIe             | 35     |
| 570C             | Nira silty clay loam, dissected till plain, 5 to 9 percent slopes             | 1.37  | 2.1%             |             | IIIe             | 84     |
| Weighted Average |   |       |                  |             | 3.10             | 50.1   |



### Location

From Bedford: Go south on Co. Rd. N44 / Linwood Ave. for 4½ miles, then west on 310th St. for 1½ miles, and then south on Kentucky Ave. for ½ mile. Property is located on the west side of the road.

### Simple Legal

NW¼ NE¼, excluding the southeast 2 acres m/I; and the north 38 acres of the NE¼ NE¼; and part of the SW¼ NE¼, 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

- \$407,576
- \$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: \$1,496.00  
Net Taxable Acres: 78.38  
Tax per Net Taxable Acre: \$19.09

### Lease Status

Leased through the 2025 crop year.

### FSA Data

Farm Number 3272, Part of Tract 3052  
FSA/Eff. Crop Acres: 65.45\*  
Corn Base Acres: 51.33\*  
Corn PLC Yield: 87 Bu.  
Oats Base Acres: 0.21\*  
Oats PLC Yield: 45 Bu.  
Wheat Base Acres: 0.47\*  
Wheat PLC Yield: 32 Bu.

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

### Soil Types/Productivity

Primary soils are Adair, Nira, and Lamoni. CSR2 on the estimated FSA/Eff. crop acres is 50.10. 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

None.

### Comments

Nice Taylor County farm.

### Additional Land for Sale

Seller has an additional tract of land for sale. The additional tract is located west 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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Southeast looking Northwest



Southwest looking Northeast

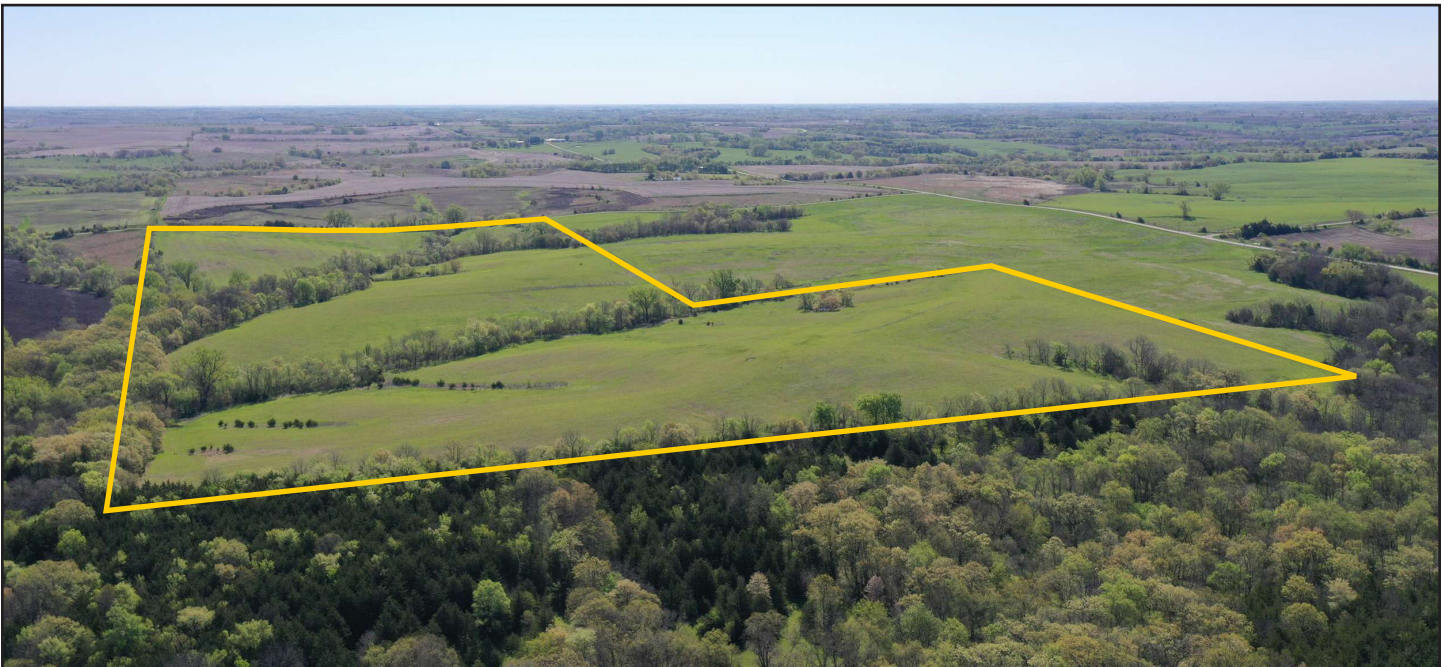




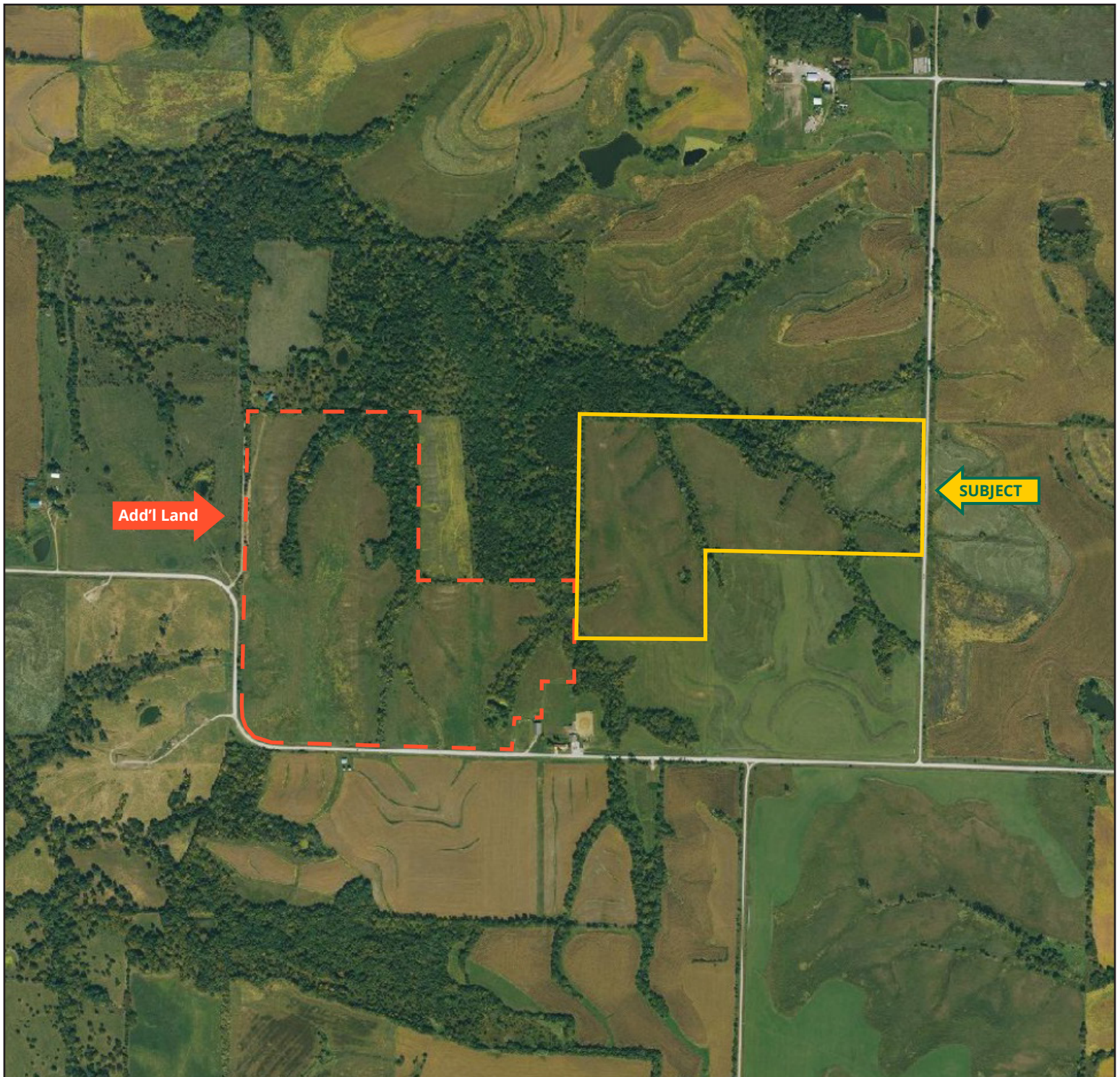
Northeast looking Southwest



Northwest looking Southeast





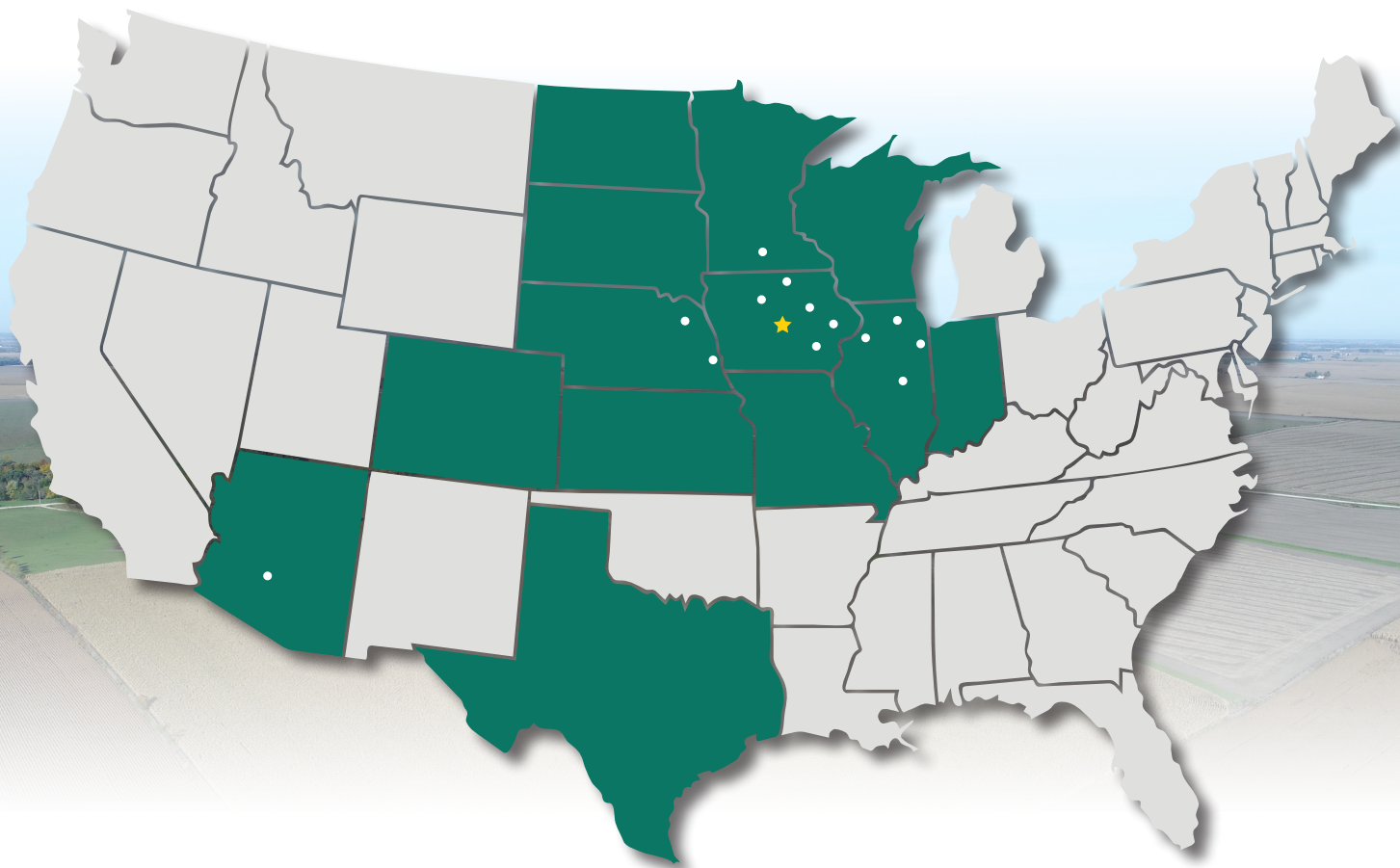


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