



LAND FOR SALE

Menadue Development LC



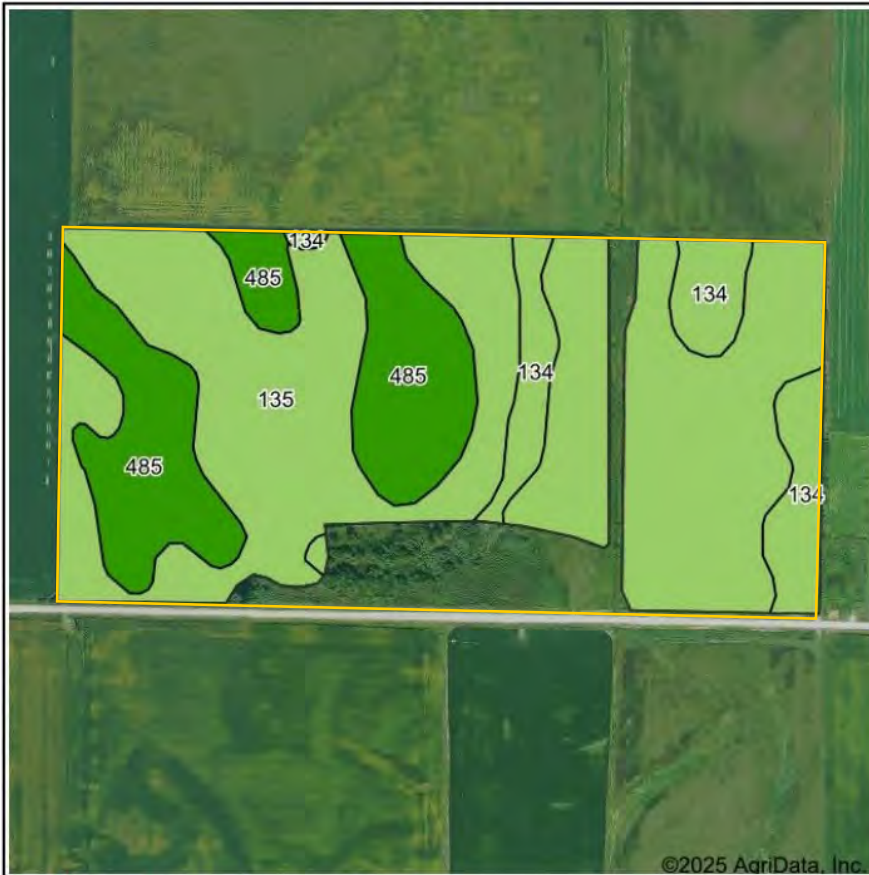
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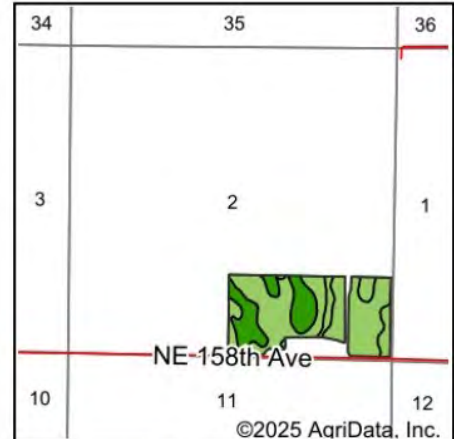
78.00 Acres, m/l
Polk County, IA

FSA/Eff. Crop Acres: 76.04 | Current Estimated Acres in Production 68.93 | Soil Productivity: 78.10 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Polk
Location: 2-81N-23W
Township: Elkhart
Acres: 68.93
Date: 4/16/2025



Area Symbol: IA153, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	44.72	64.9%		IIw	76
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	16.29	23.6%		IIw	88
134	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.92	11.5%		IIw	70
Weighted Average					2.00	78.1

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Cambridge: Go south on 585th Ave. for 1.9 miles, continue south on NE 42nd St. for 1 mile, and then go east on NE 158th Ave. for 2.2 miles. Property is located on the north side of the road.

Simple Legal

5½ SE¼, less 2 acres, all in Section 2, Township 81 North, Range 23 West of the 5th P.M., Polk Co., IA. Final abstract/title documents to govern legal description.

Price & Terms

- \$546,000
- \$7,000/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: \$2,768.00
Net Taxable Acres: 78.00
Tax per Net Taxable Acre: \$35.49

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 7593, Tract 1302
FSA/Eff. Crop Acres: 76.04
Current Acres in Production: 68.93*
Corn Base Acres: 53.01
Corn PLC Yield: 112 Bu.
Bean Base Acres: 9.21
Bean PLC Yield: 39 Bu.
**Polk County FSA office reports 76.04 FSA/Eff. crop acres, however, there are an estimated 68.93 acres currently in production. Contact agent for details.*

Soil Types/Productivity

Primary soil is Coland. CSR2 on the current estimated acres in production is 78.10. See soil map for detail.

Land Description

Level or nearly level.

Drainage

Natural with some tile. No tile maps available. Property is part of the Skunk River Bottom Drainage District #25.

There is a drainage ditch that runs north to south and divides the farm into two fields.

Buildings/Improvements

None.

Water & Well Information

None.

Pipeline

A pipeline runs along the east property boundary. Contact agent for details.

Flood Plain

100% of the parcel lies in a flood plain. Contact agent for details.

Comments

Nice-laying farm in north central Polk County.

Additional Land for Sale

Seller has an additional tract of land for sale located northwest 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



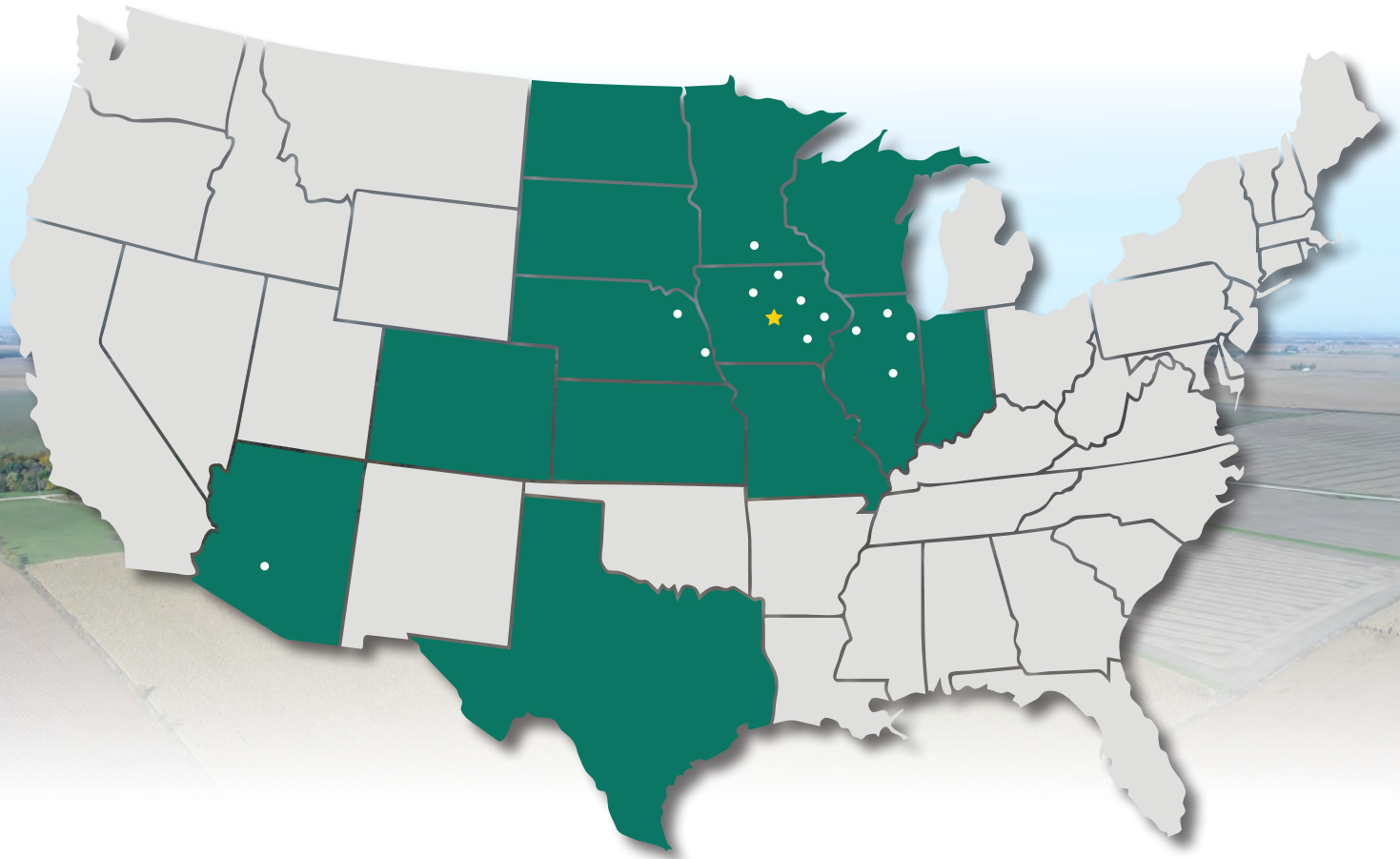
Northeast looking Southwest



Northwest looking Southeast







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