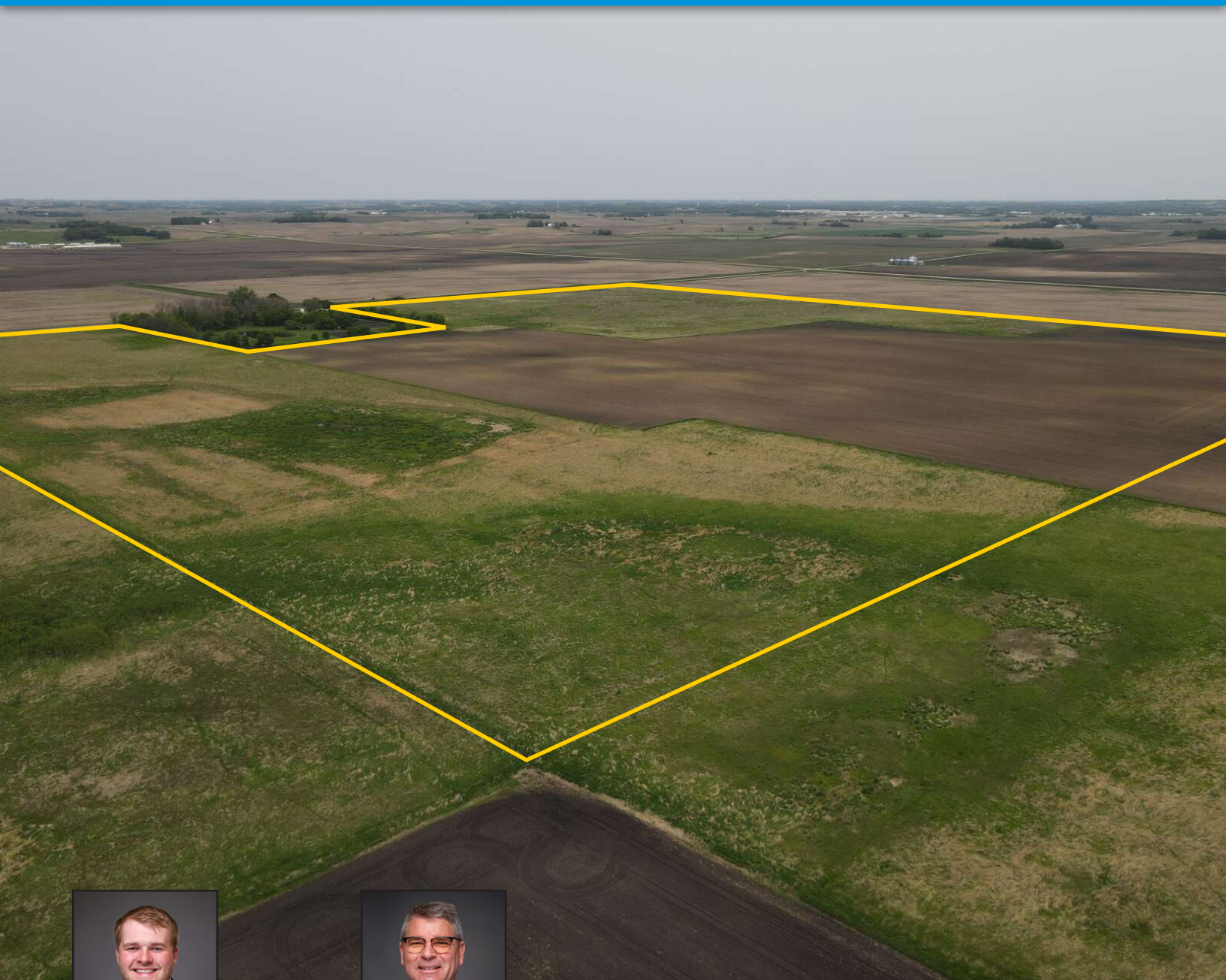




LAND FOR SALE

Evelyn Ilene Magruder Trust



JAMESON ANDERS
Licensed Salesperson in IA & MN
319.269.7975
JamesonA@Hertz.ag



CHRIS SMITH, ALC, AFM
Licensed Salesperson in IA
515.229.7262
ChrisS@Hertz.ag

641.423.9531 | 2800 4th St. SW, Ste. 7
Mason City, IA 50401 | www.Hertz.ag

150.42 Acres, m/l
Hancock County, IA

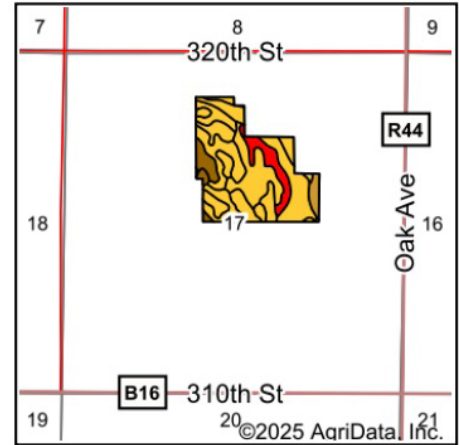
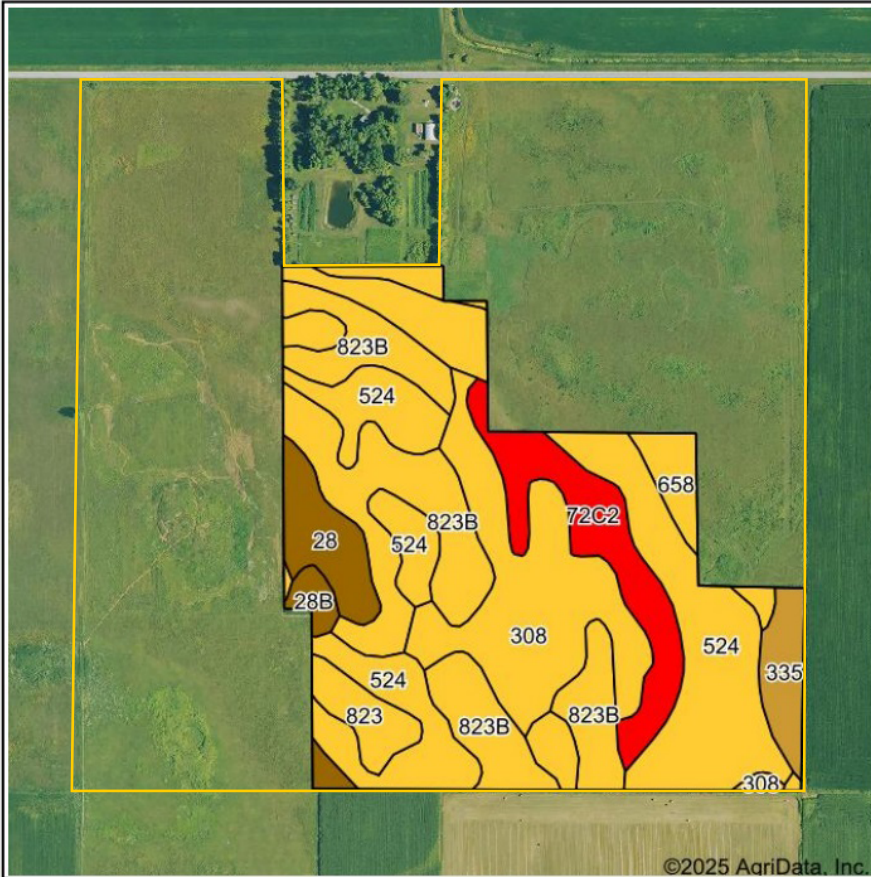
FSA/Eff. Crop Acres: 60.72 | CRP Acres: 88.78 | Soil Productivity: 48.40 CSR2



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State: Iowa
County: Hancock
Location: 17-97N-24W
Township: Madison
Acres: 60.72
Date: 6/3/2025



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

Area Symbol: IA081, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
524	Linder sandy loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	20.35	33.6%		IIs	57
823B	Ridgeport sandy loam, 2 to 5 percent slopes	14.42	23.7%		IIIe	51
308	Wadena loam, 0 to 2 percent slopes	10.20	16.8%		IIs	56
72C2	Estherville loam, 5 to 9 percent slopes, moderately eroded	5.72	9.4%		IVs	13
28	Dickman sandy loam, 0 to 2 percent slopes	2.78	4.6%		IIIIs	24
658	Mayer loam, 0 to 2 percent slopes	2.48	4.1%		IIw	54
335	Harcot clay loam, 0 to 2 percent slopes	1.96	3.2%		IIw	39
823	Ridgeport sandy loam, 0 to 2 percent slopes	1.76	2.9%		IIIIs	56
28B	Dickman sandy loam, 2 to 6 percent slopes	1.05	1.7%		IIIe	20
Weighted Average					2.52	48.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Forest City: Go west on B14 / 335th St. for 2.9 miles, continue on Oak Ave. / R44 for 1.4 miles, and then west on 320th St. for 0.4 miles. Property is located on the south side of the road.

Simple Legal

Part of the NE¼ NW¼; the W½ NE¼ and the SE¼ NW¼ in Section 17, Township 97 North, Range 24 West of the 5th P.M., Hancock Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- ~~\$1,448,544.60~~ \$1,347,146.48
- ~~\$9,630/acre~~ \$8,955.90/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 2025 - 2026: \$2,530.00
Gross Acres: 150.42
Net Taxable Acres: 148.85
Tax per Net Taxable Acre: \$17.00

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 5533, Tract 188
FSA/Eff. Crop Acres: 60.72
CRP Acres: 88.78
Corn Base Acres: 60.72
Corn PLC Yield: 144 Bu.

CRP Contracts

There are 88.78 acres enrolled in eleven CRP contracts.

- There are 8.10 acres enrolled in a CP-28 contract that pays \$1,482.00 annually and expires 9/30/2030.
- There are 5.00 acres enrolled in a CP-27 contract that pays \$915.00 annually and expires 9/30/2030
- There are 30.00 acres enrolled in a CP-28 contract that pays \$5,490.00 annually and expires 9/30/2033.
- There are 10.01 acres enrolled in a CP-27 contract that pays \$1,832.00 annually and expires 9/30/2033.
- There are 25.80 acres enrolled in a CP-28 contract that pays \$4,721.00 annually and expires 9/30/2033.
- There are 3.50 acres enrolled in a CP-27 contract that pays \$641.00 annually and expires 9/30/2033.
- There are 2.17 acres enrolled in a CP-28 contract that pays \$397.00 annually and expires on 9/30/2033.
- There are 1.70 acres enrolled in a CP-27 contract that pays \$311.00 annually and expires 9/30/2033.
- There are 1.10 acres enrolled in a CP-27 contract that pays \$201.00 annually and expires on 9/30/2033.
- There are 0.80 acres enrolled in a CP-27 contract that pays \$146.00 annually and expires 9/30/2033.
- There are 0.60 acres enrolled in a CP-27 contract that pays \$110.00 annually and expires on 9/30/2033

Soil Types/Productivity

Primary soils are Linder, Ridgeport and Wadena. CSR2 on the FSA/Eff. crop acres is 48.40. See soil map for detail.

Land Description

Level or nearly level.

Drainage

Some tile. Contact agent for tile maps. Property is part of Drainage District #65.

Comments

Nice mixed-used farm with cropland, CRP and recreational opportunities.

Additional Land for Sale

Seller has two additional tracts of land for sale located south 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

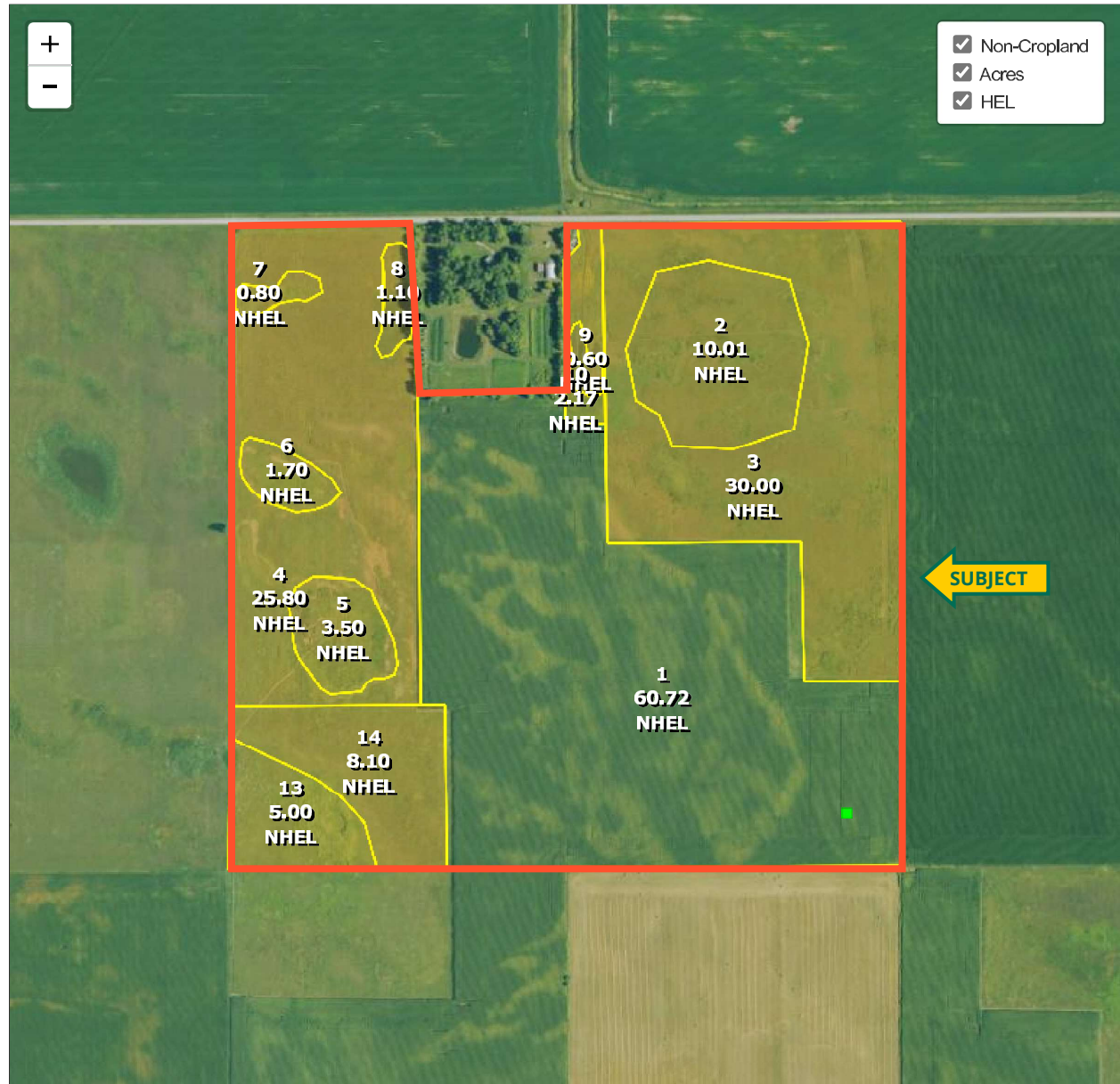


Northeast looking Southwest





Hancock County, Iowa



Common Land Unit

 Cropland
 Non-cropland
 CRP

Farm 5533
Tract 188

Wetland Determination Identifiers

● Restricted Use

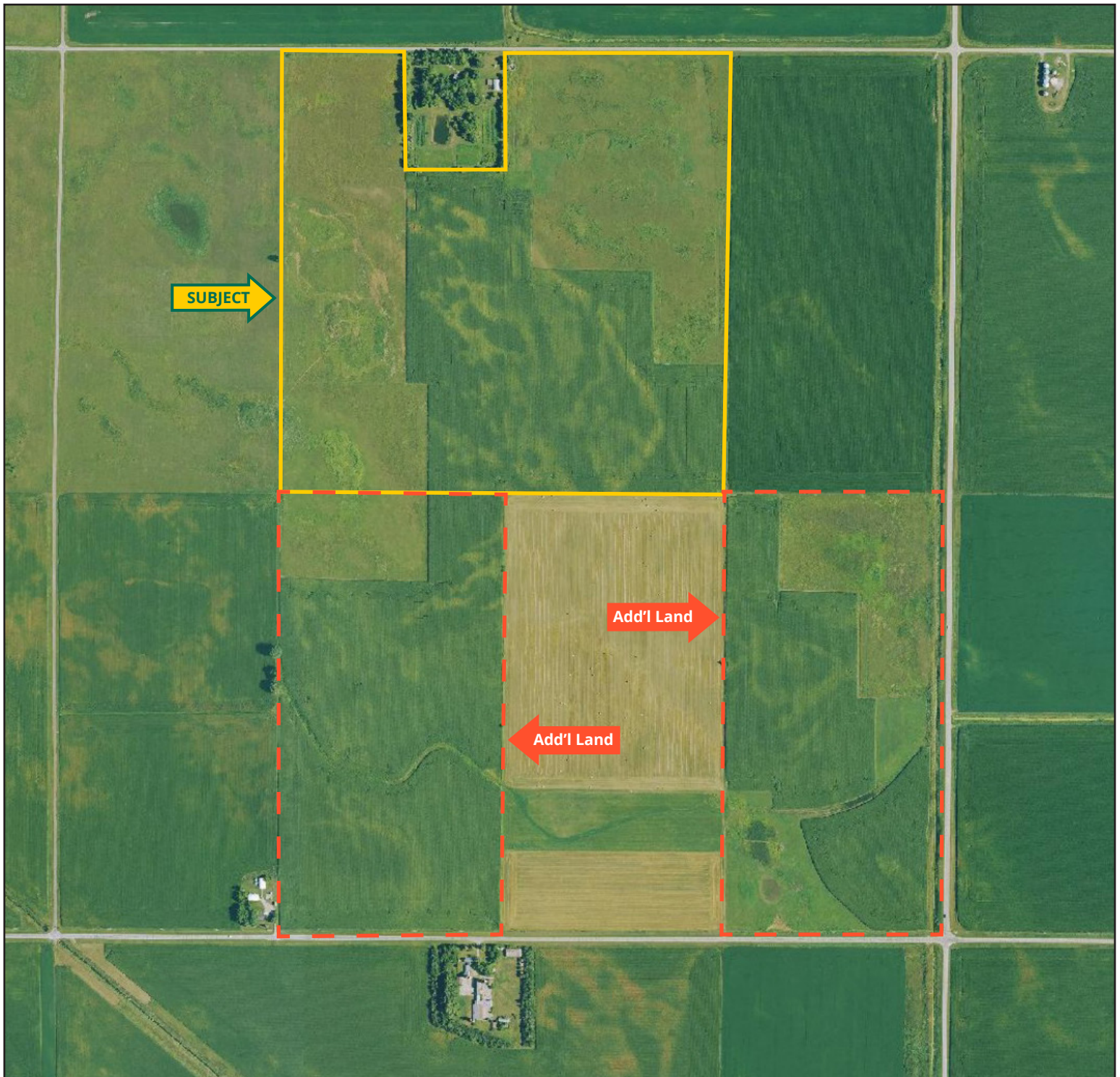
▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

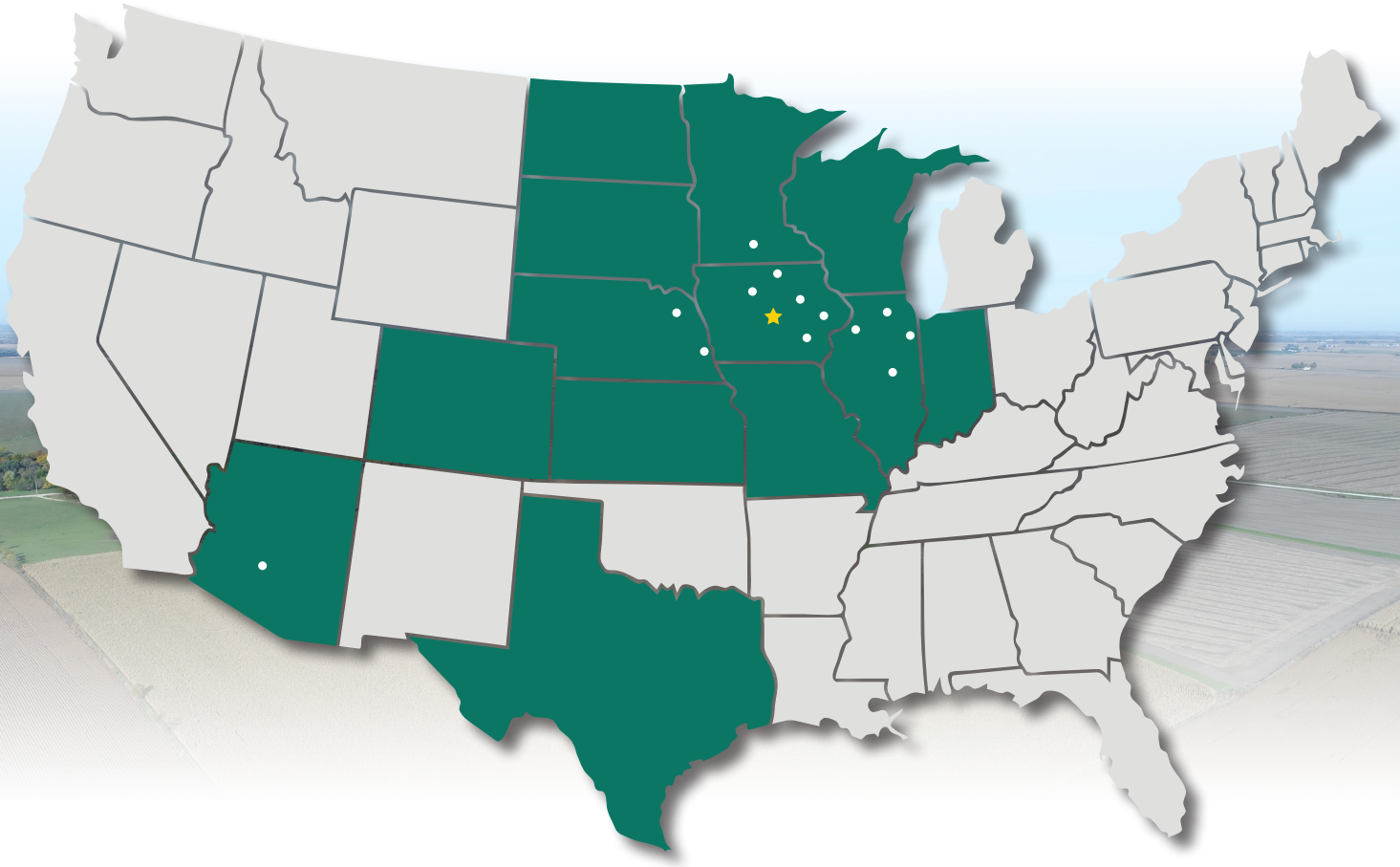


Tract 1 of 3

2025 Crop Year



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