

Evelyn Ilene Magruder Trust



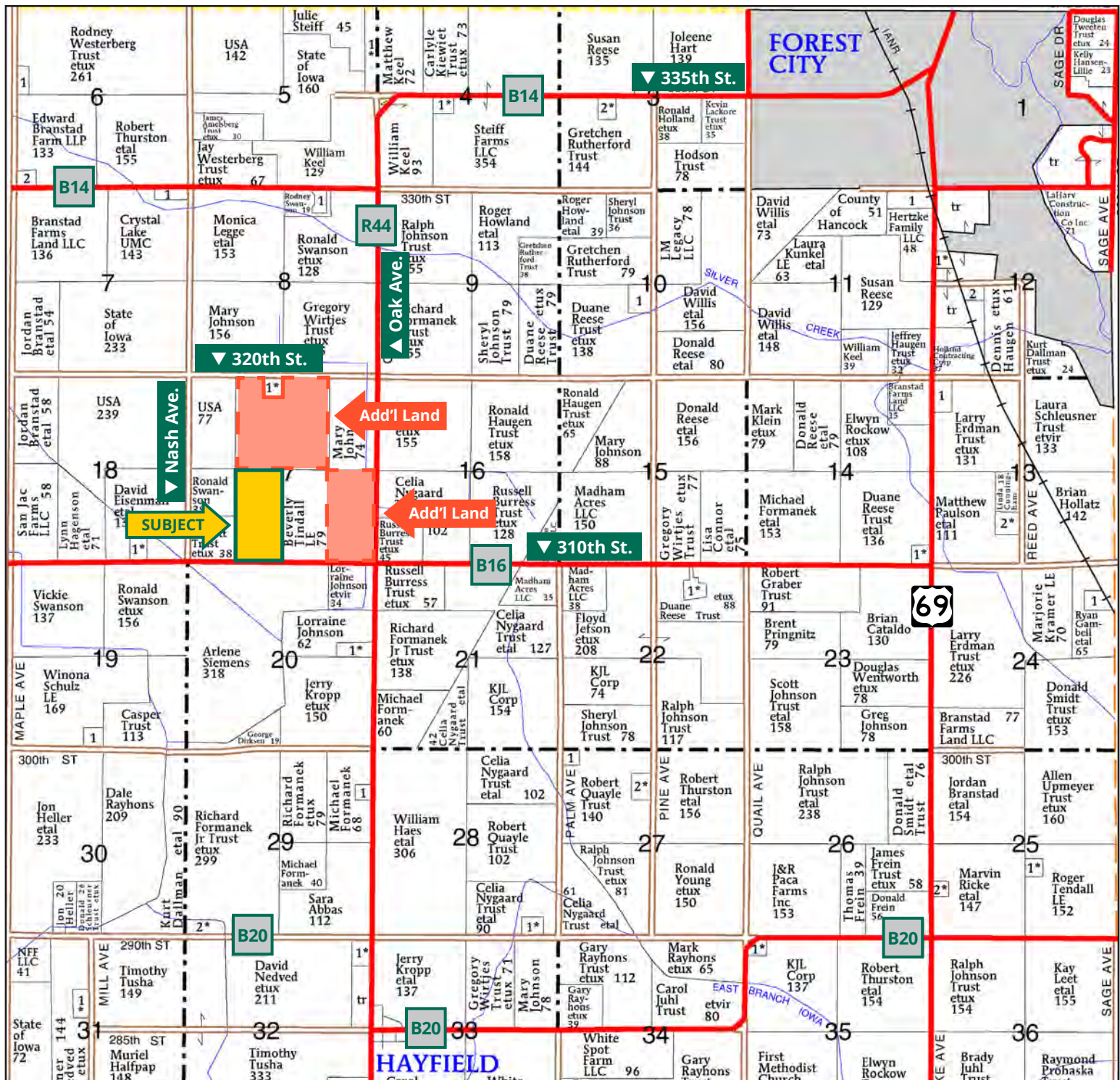
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80.00 Acres, m/I
Hancock County, IA



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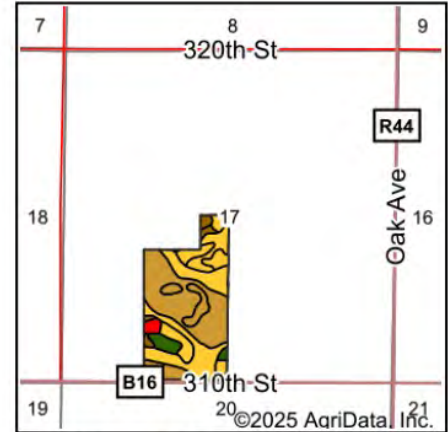
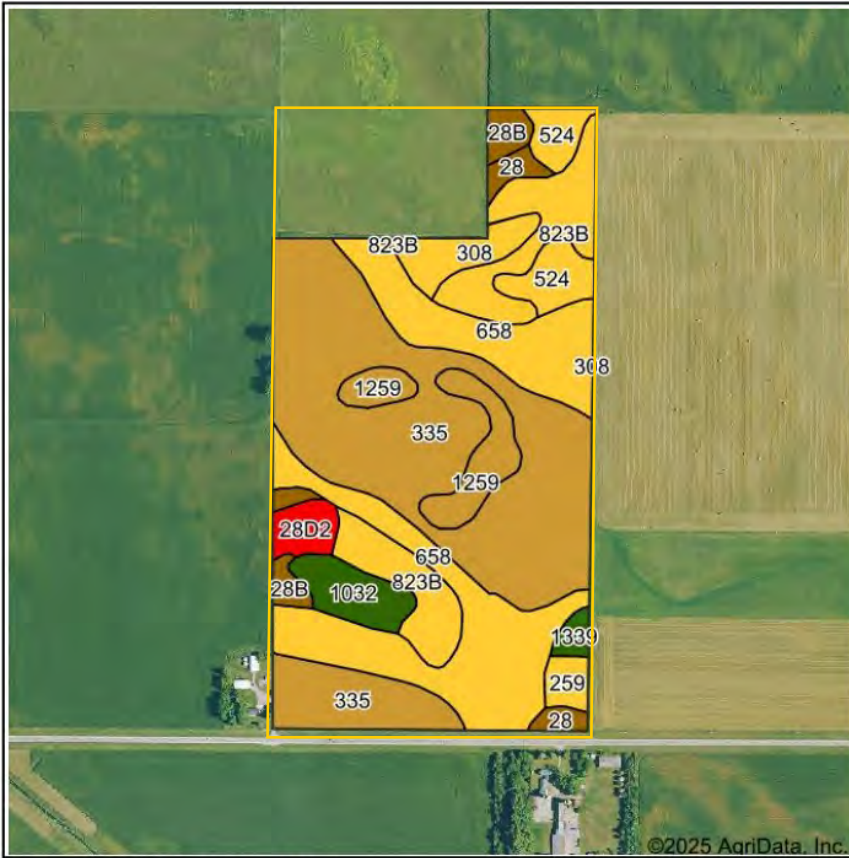
FSA/Eff. Crop Acres: 68.91 | CRP Acres: 10.52 | Soil Productivity: 46.30 CSR2



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State: Iowa
County: Hancock
Location: 17-97N-24W
Township: Madison
Acres: 68.91
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**
335	Harcot clay loam, 0 to 2 percent slopes	27.50	39.9%		IIw	39
658	Mayer loam, 0 to 2 percent slopes	16.97	24.6%		IIw	54
823B	Ridgeport sandy loam, 2 to 5 percent slopes	7.97	11.6%		IIIe	51
1259	Biscay clay loam, depressional, 0 to 1 percent slopes	3.53	5.1%		IIIw	36
524	Linder sandy loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.00	4.4%		IIIs	57
1032	Spicer silty clay loam, 0 to 2 percent slopes	2.35	3.4%		IIw	91
308	Wadena loam, 0 to 2 percent slopes	2.06	3.0%		IIIs	56
28B	Dickman sandy loam, 2 to 6 percent slopes	1.65	2.4%		IIIe	20
28D2	Dickman sandy loam, 5 to 14 percent slopes, moderately eroded	1.31	1.9%		IVe	6
28	Dickman sandy loam, 0 to 2 percent slopes	1.13	1.6%		IIIs	24
259	Biscay clay loam, 0 to 2 percent slopes	0.89	1.3%		IIw	52
1339	Truman silt loam, 0 to 2 percent slopes	0.55	0.8%		Iw	99
Weighted Average					2.24	46.3

Location

From Forest City: Go west on B14 / 335th St. for 2.9 miles, continue on Oak Ave. / R44 for 2.4 miles, and then west on 310th St. for 0.6 miles. Property is located on the north side of the road.

Simple Legal

E½ SW¼ of 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!

- \$756,800 \$703,824
- \$9,460/acre \$8797.80/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: \$1,270.00
Gross Acres: 80.00
Net Taxable Acres: 78.64
Tax per Net Taxable Acre: \$16.15

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 5533, Tract 236
FSA/Eff. Crop Acres: 68.91
CRP Acres: 10.52
Corn Base Acres: 68.91
Corn PLC Yield: 144 Bu.

CRP Contracts

There are 10.52 acres enrolled in two CRP contracts.

- There are 5.52 acres enrolled in a CP-28 contract that pays \$1,010.00 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.

Soil Types/Productivity

Primary soils are Harcot, Mayer and Ridgeport. CSR2 on the FSA/Eff. crop acres is 46.30. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

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

Comments

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

Additional Land for Sale

Seller has two additional tracts of land for sale located north and 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.

Southwest looking Northeast

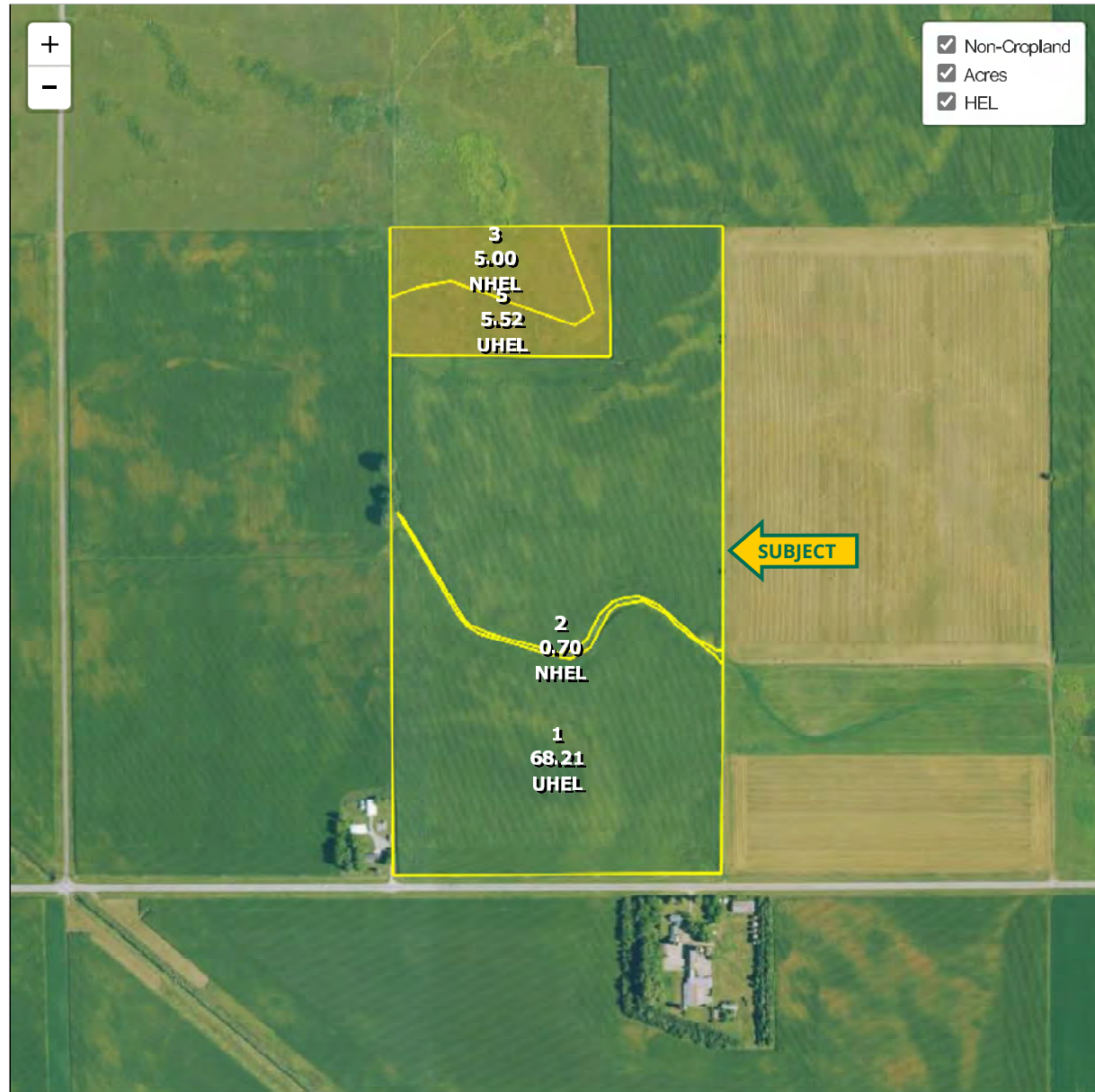


Northwest looking Southeast





Hancock County, Iowa



Common Land Unit

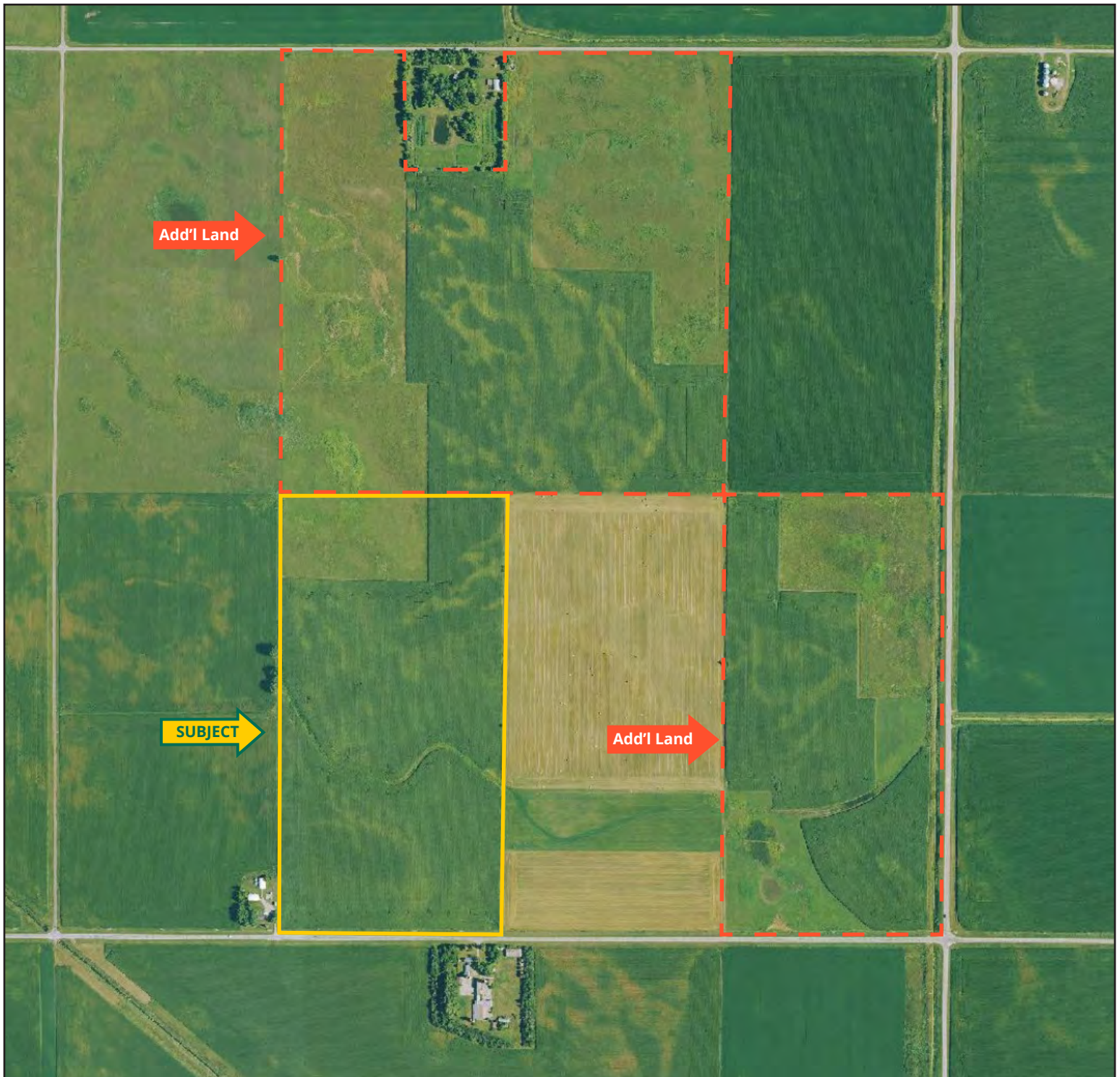
 Cropland Non-cropland CRP

Farm 5533
Tract 236

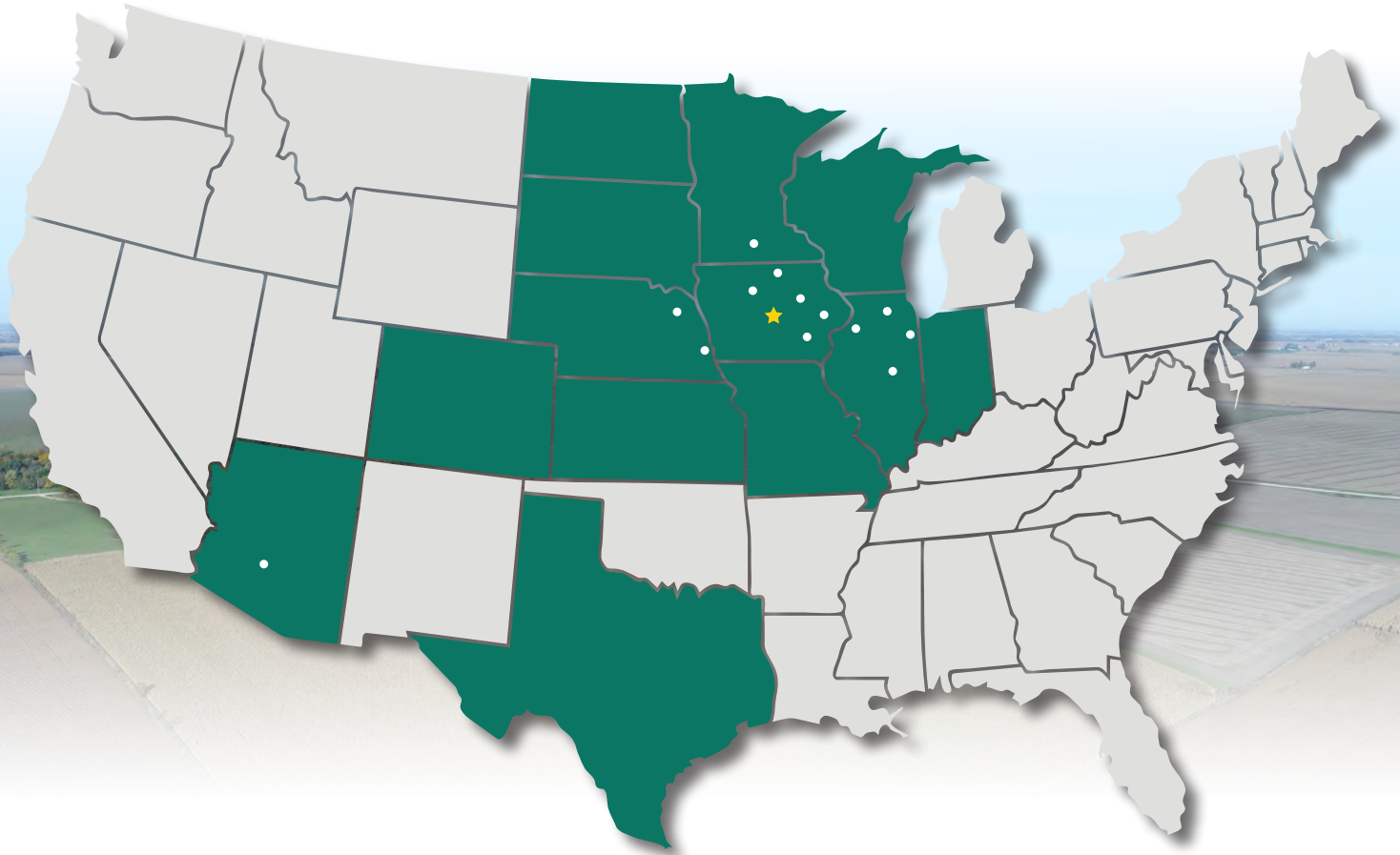
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions





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