

## Evelyn Ilene Magruder Trust



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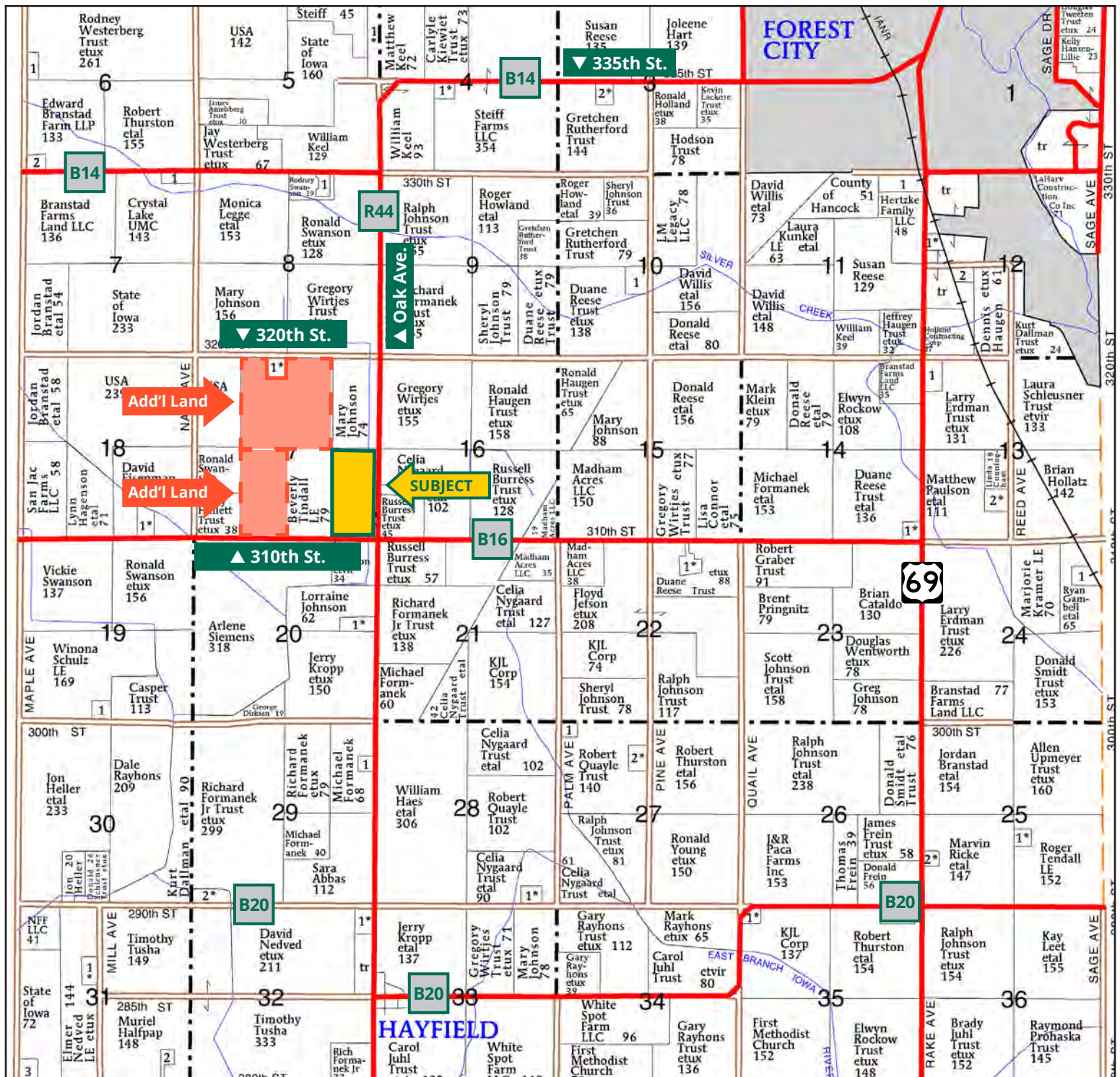


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**641.423.9531** | 2800 4th St. SW, Ste. 7,  
Mason City, IA 50401 | [www.Hertz.ag](http://www.Hertz.ag)

**80.00 Acres, m/l**  
**Hancock County, IA**





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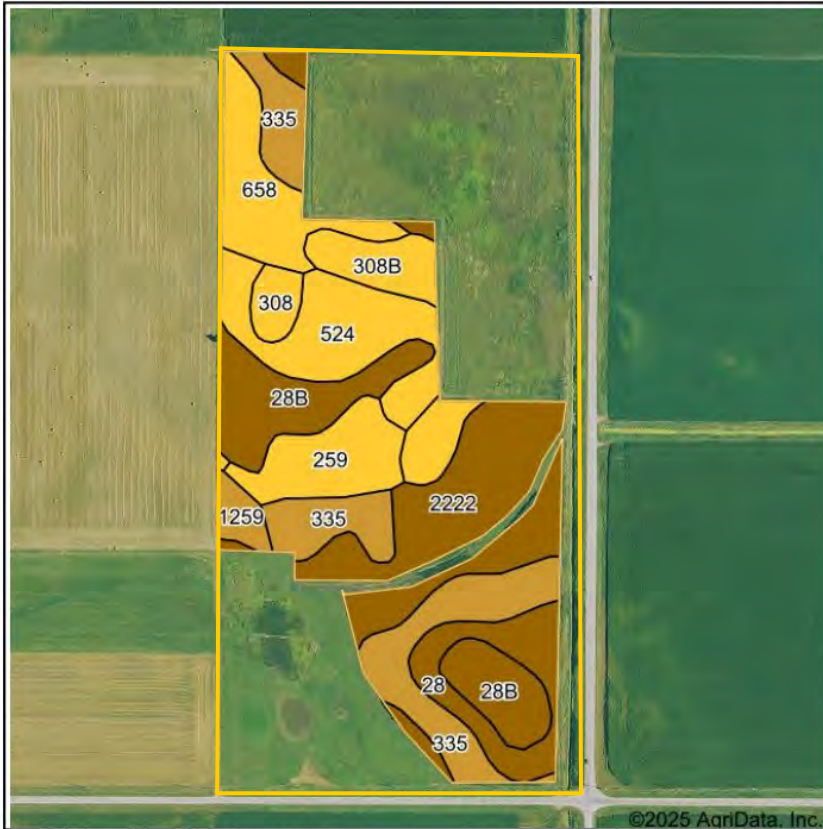
FSA/Eff. Crop Acres: 41.81 | CRP Acres: 32.61 | Soil Productivity: 38.40 CSR2



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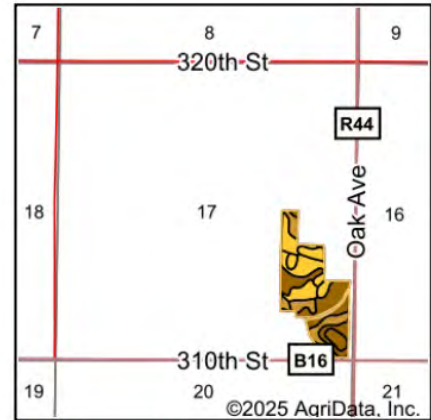
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Soils data provided by USDA and NRCS.

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State: **Iowa**  
 County: **Hancock**  
 Location: **17-97N-24W**  
 Township: **Madison**  
 Acres: **41.81**  
 Date: **6/3/2025**



Maps Provided By:  
  
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Area Symbol: IA081, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
2222	Medo muck, depressional, 0 to 1 percent slopes	8.65	20.8%		IIlw	26
335	Harcot clay loam, 0 to 2 percent slopes	7.54	18.0%		IIlw	39
28B	Dickman sandy loam, 2 to 6 percent slopes	5.72	13.7%		IIIe	20
524	Linder sandy loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	5.15	12.3%		IIls	57
658	Mayer loam, 0 to 2 percent slopes	3.68	8.8%		IIlw	54
259	Biscay clay loam, 0 to 2 percent slopes	3.22	7.7%		IIlw	52
28	Dickman sandy loam, 0 to 2 percent slopes	3.10	7.4%		IIIls	24
308B	Wadena loam, 2 to 6 percent slopes	3.03	7.2%		IIe	52
308	Wadena loam, 0 to 2 percent slopes	0.92	2.2%		IIls	56
1259	Biscay clay loam, depressional, 0 to 1 percent slopes	0.80	1.9%		IIlw	36
Weighted Average					2.44	38.4

\*\*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 335th St./B14 for 2.90 miles, continue on Oak Ave./ R44 for 2.40 miles. The property is on the west side of the road at 310th St.

## Simple Legal

E½ SE¼, Section 17, Township 97 North, Range 24 West of the 5th P.M. *Final abstract/title documents to govern legal description.*

## Price & Terms

### PRICE REDUCED!

- \$513,360 \$477,424.50
- \$6,417/acre \$5,967.81/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated, based on terms of existing lease.

## Real Estate Tax

Taxes Payable 2025-2026: \$668.00  
Gross Acres: 80.00  
Net Taxable Acres: 72.45  
Tax per Net Taxable Acre: \$9.22

## Lease Status

Leased through the 2025 crop year.

## FSA Data

Farm Number 5533, Tract 234  
FSA/Eff. Crop Acres: 41.81  
CRP Acres: 32.61  
Corn Base Acres: 41.37  
Corn PLC Yield: 144 Bu.  
Bean Base Acres: 0.44  
Bean PLC Yield: 43 Bu.

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## CRP Contracts

There are 32.61 acres enrolled in two CRP contracts.

- There are 12.76 acres enrolled in a CP-27/28 contract that pays \$1,519.00 annually and expires 9/30/2028.
- There are 19.85 acres enrolled in a CP-27/28 contract that pays \$4,684.00 annually and expires 9/30/2036.

## Soil Types/Productivity

Primary soils are Medo muck, Harcot and Dickman. CSR2 on the FSA/Eff. crop acres is 38.40. 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

Level.

## Drainage

Natural with some tile. Contact agent for tile maps. 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 west and 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.

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Northwest Looking Southeast



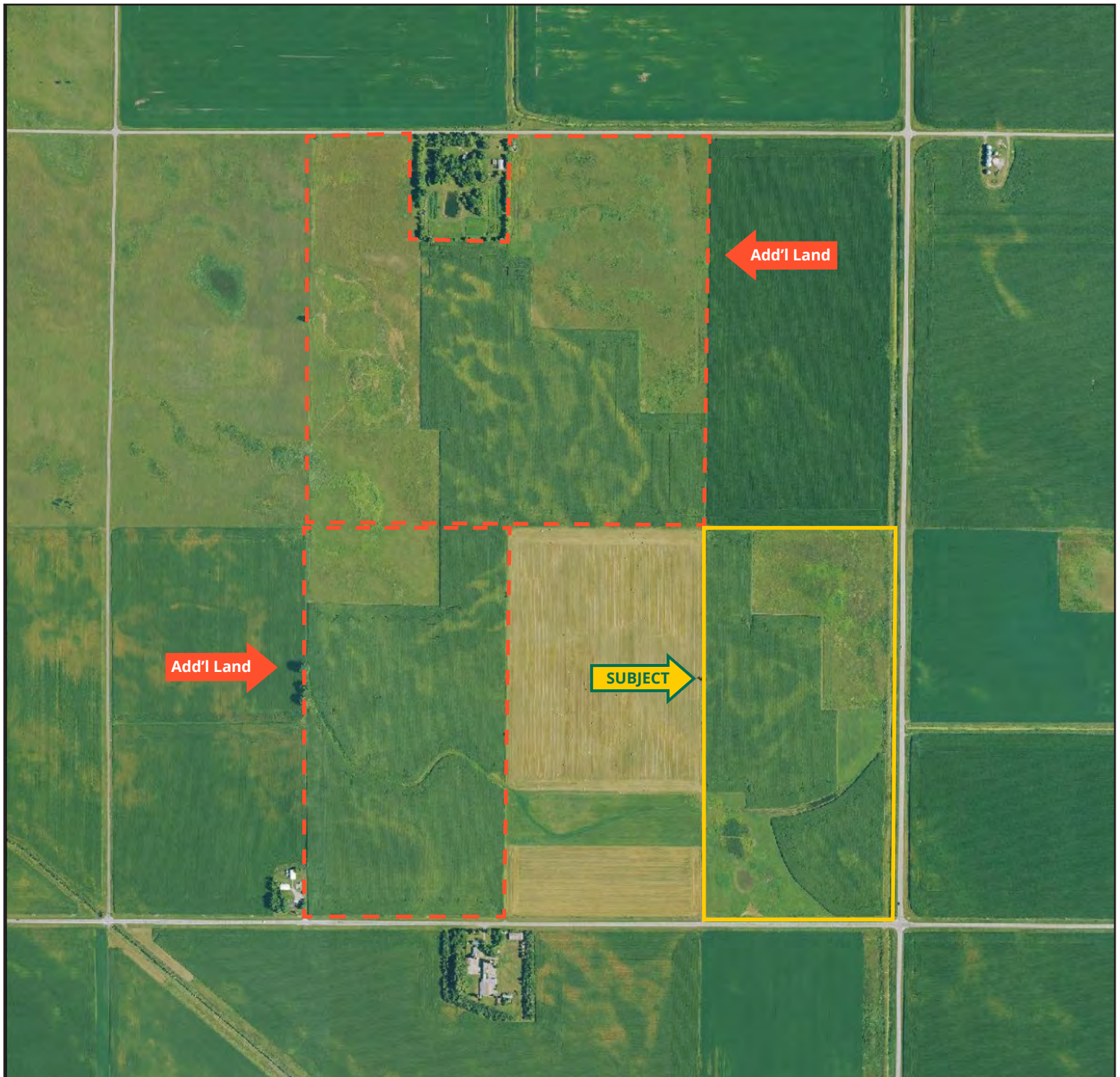
South Looking North





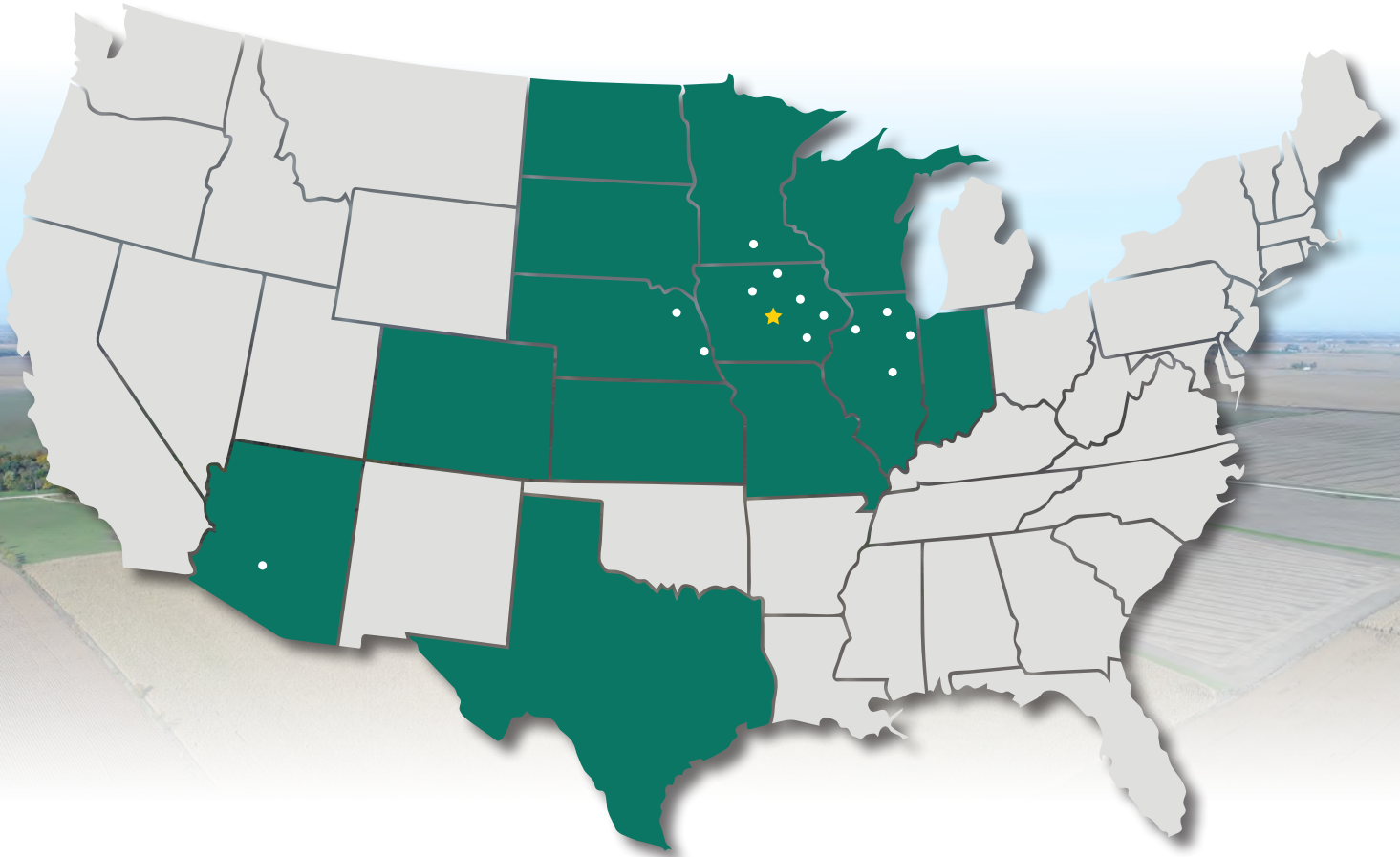


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