



# LAND FOR SALE

**Productive Mix of CRP & Tillable Acres, with Recreational Opportunity**

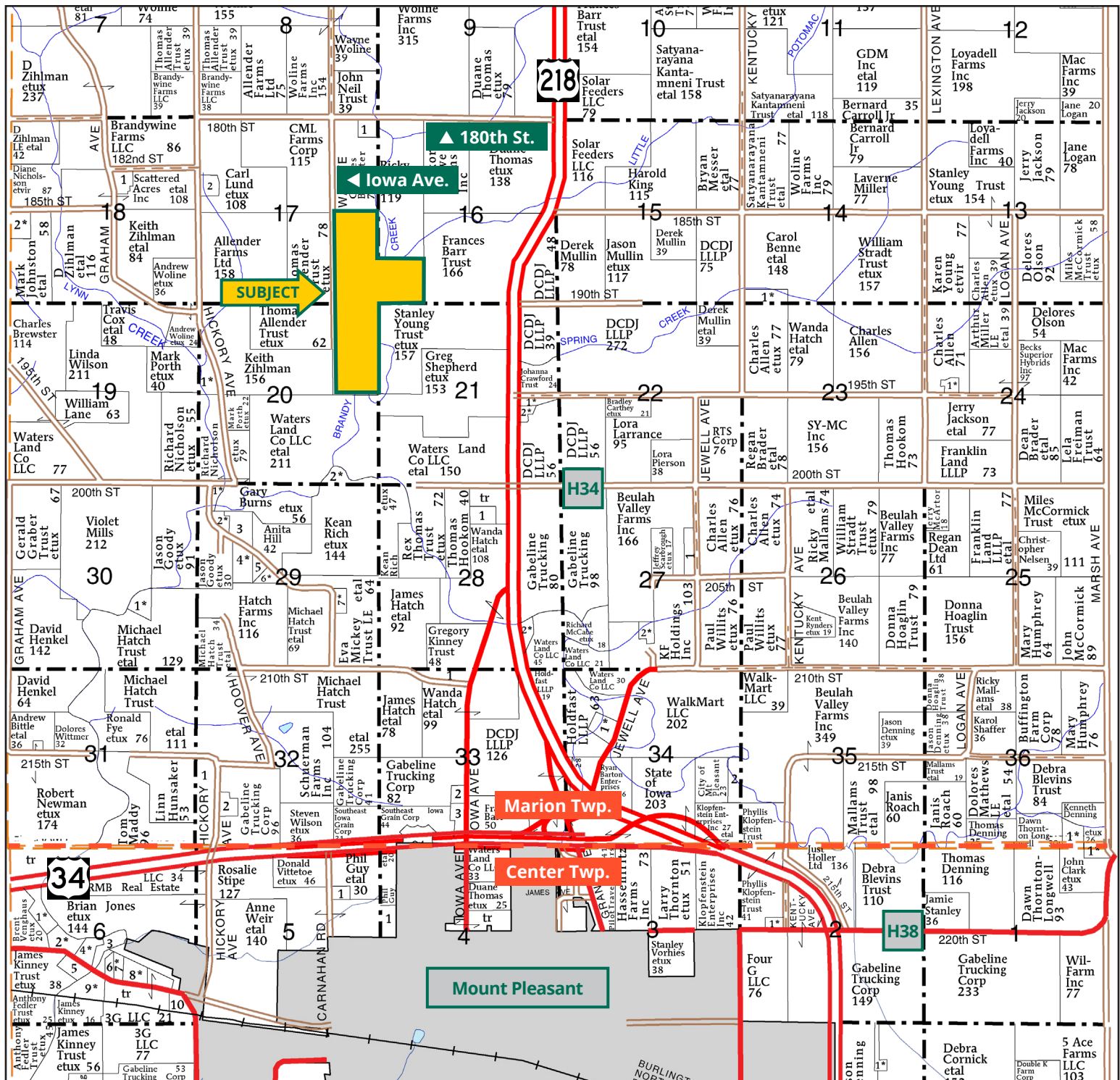


**RACHELLE HELLER, ALC**  
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**193.52 Acres, m/I**  
**Henry County, IA**





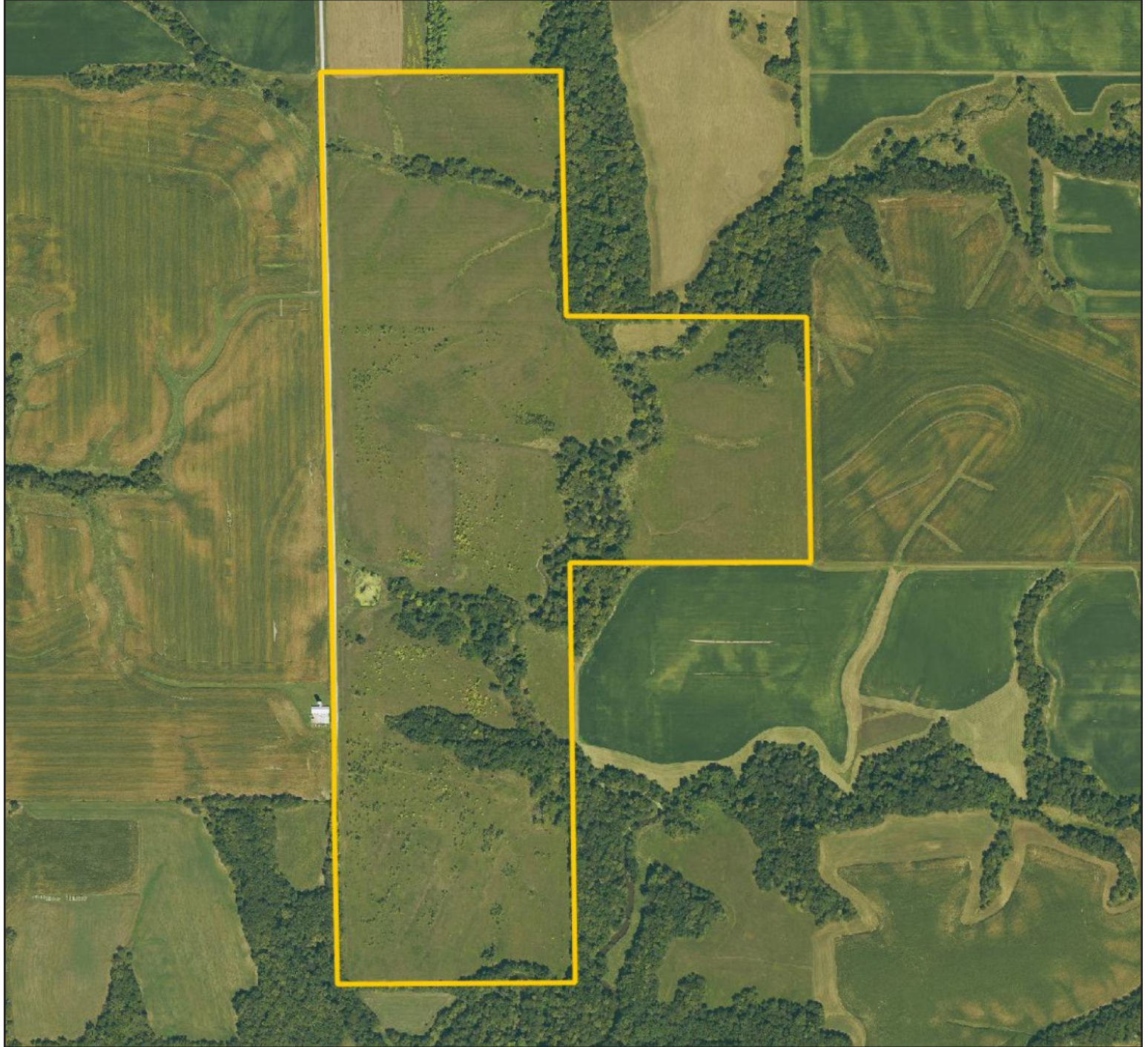
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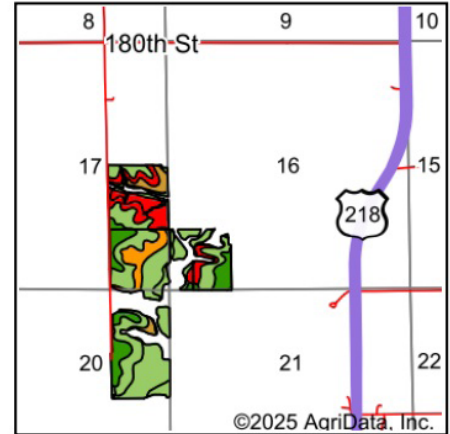
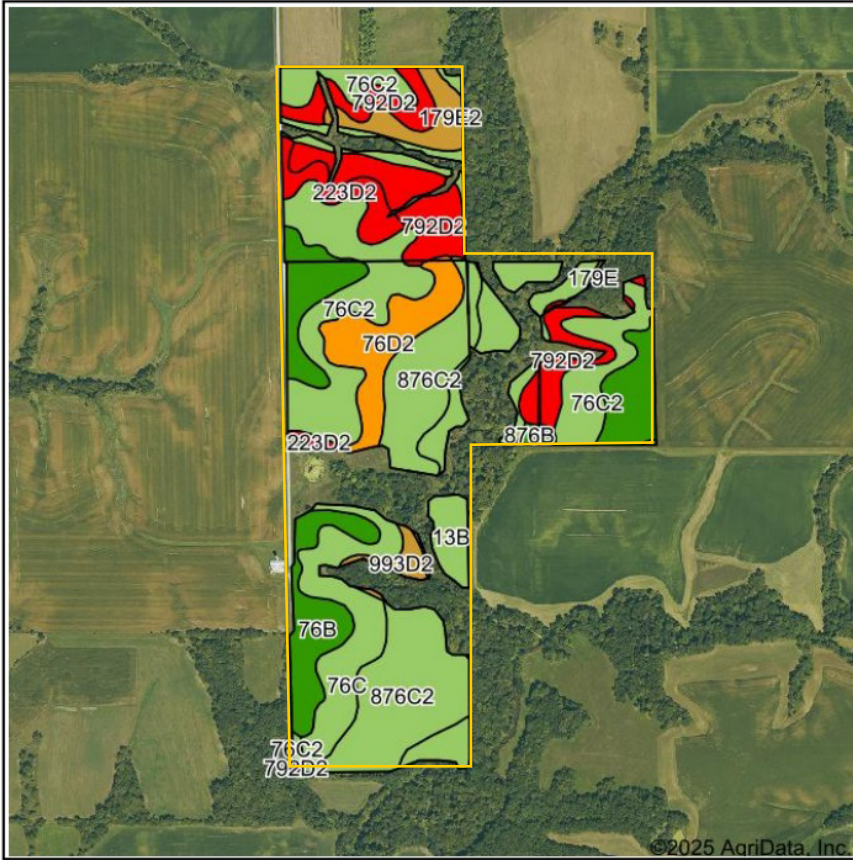
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FSA/Eff. Crop Acres: 1.45 | CRP Acres: 149.70 | Soil Productivity: 64.20 CSR2







State: Iowa  
County: Henry  
Location: 17-72N-6W  
Township: Marion  
Acres: 151.15  
Date: 7/14/2025



Maps Provided By:  
 surety  
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Soils data provided by USDA and NRCS.

Area Symbol: IA087, Soil Area Version: 29						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	29.38	19.4%		IIIe	75
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	28.41	18.8%		IIIe	77
76B	Ladoga silt loam, 2 to 5 percent slopes	21.03	13.9%		Ile	86
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	18.64	12.3%		IVe	13
13B	Vesser-Colo complex, 2 to 5 percent slopes	18.21	12.0%		IIw	74
76C	Ladoga silt loam, 5 to 9 percent slopes	12.72	8.4%		IIIe	79
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	10.38	6.9%		IIIe	49
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	5.00	3.3%		IVe	19
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	4.64	3.1%		VIe	35
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	1.89	1.3%		IVe	37
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	0.74	0.5%		Ile	86
179E	Gara loam, 14 to 18 percent slopes	0.11	0.1%		VIe	38
Weighted Average					3.00	64.2



## Location

From Mt. Pleasant: Go 4 miles north on US-218, then 1¼ miles west on 180th St. and then south on Iowa Ave. for 1 mile. Property is located on the east side of the road.

## Simple Legal

E½ SE¼ of Section 17, the SW¼ SW¼ of Section 16, and part of the E½ NE¼ of Section 20, all in Township 72 North, Range 6 West of the 5th P.M., Henry Co., IA. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$1,625,568
- \$8,400/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable 2024 - 2025: \$4,592.00  
Surveyed Acres: 193.52  
Exempt Forest Reserve Acres: 5.00

Net Taxable Acres: 181.98

Tax per Net Taxable Acre: \$25.23

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 5355, Tracts 985 & 11340  
FSA/Eff. Crop Acres: 1.45  
CRP Acres: 149.70  
Corn Base Acres: 1.40  
Corn PLC Yield: 115 Bu.

## CRP Contracts

There are 149.70 acres enrolled in two CRP contracts.

- There are 86.60 acres enrolled in a CP-25 contract that pays \$18,441.00 annually and expires 9/30/2025.
  - There are 63.10 acres enrolled in a CP-25 contract that pays \$11,119.00 annually and expires 9/30/2025.
- Some of the expiring 63.10 acre contract has been re-enrolled into another CRP contract. Contact agent for details.

## Soil Types/Productivity

Primary soils are Ladoga, Armstrong, and Vesser-Colo. CSR2 on the CRP and FSA/Eff. crop acres is 64.20. See soil map for detail.

## Land Description

Moderately sloping to steep.

## Drainage

Natural with terraces.

## Water & Well Information

A pond is located along the western property border near the center of the property.

## Comments

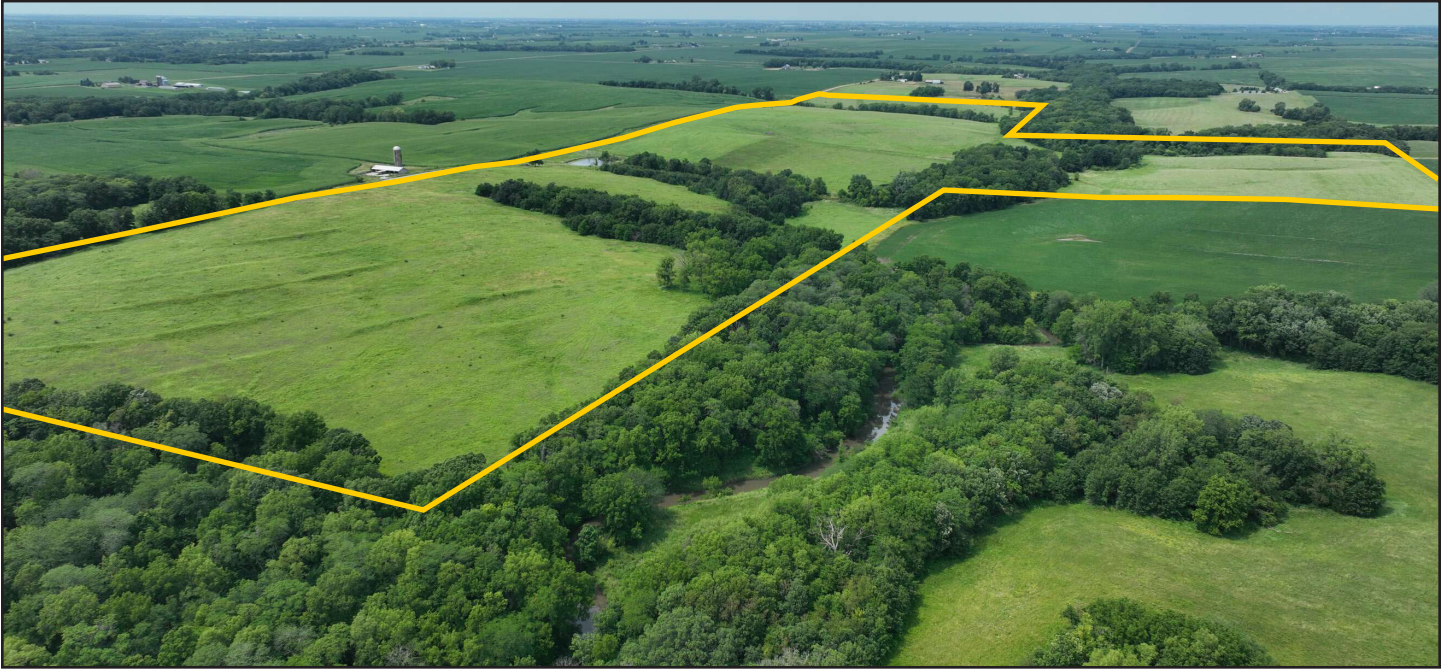
This farm is conveniently located minutes from Mt. Pleasant and only ½ mile from Hwy 218. 86.60 acres of CRP will expire this fall that can be put into row crop production. Another 62.04 acres was recently re-enrolled in CRP. The rolling terrain, pond, and timber provide and incredible opportunity for hunting or recreation.



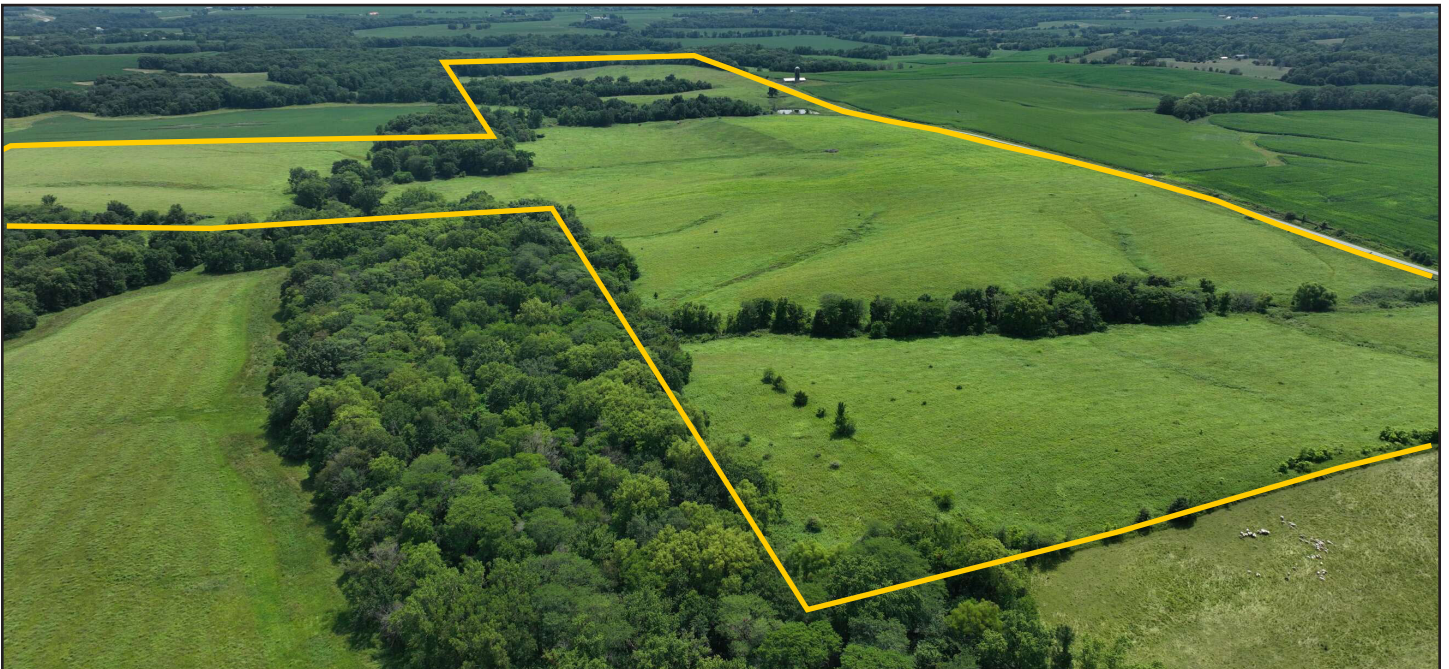
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.



Looking Northwest

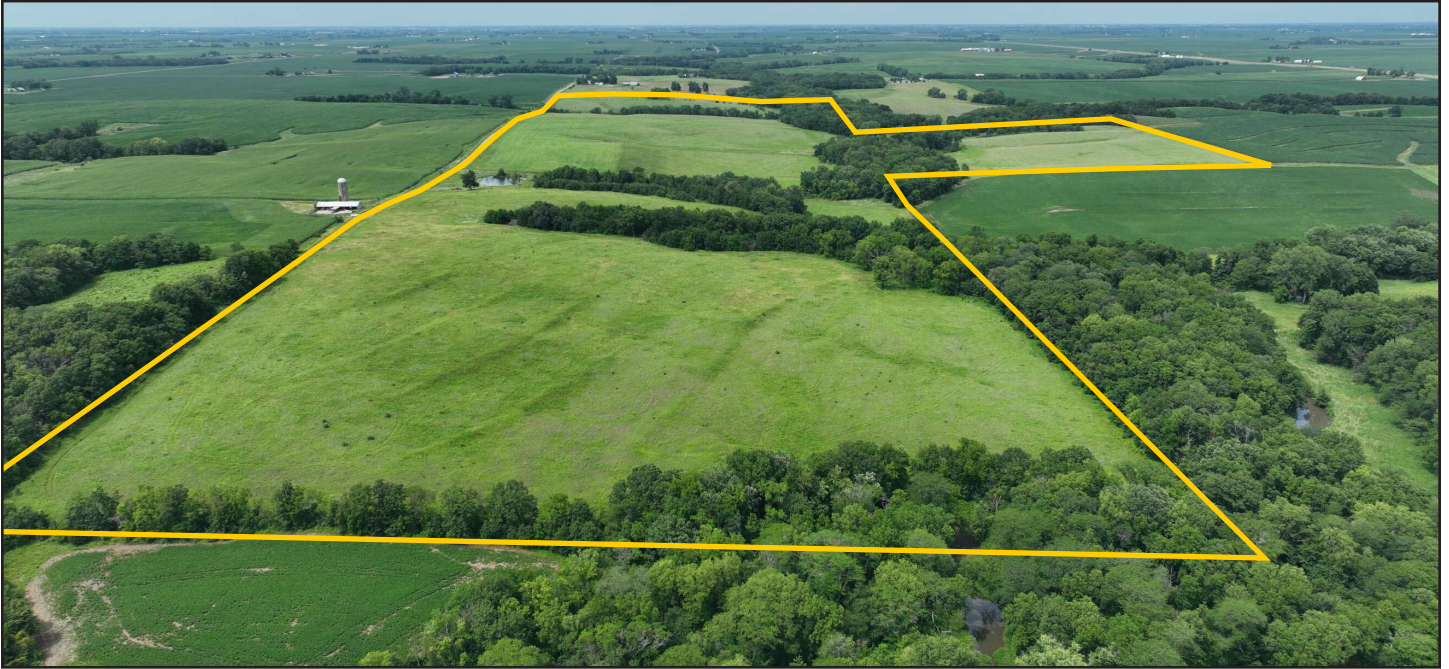


Looking Southwest

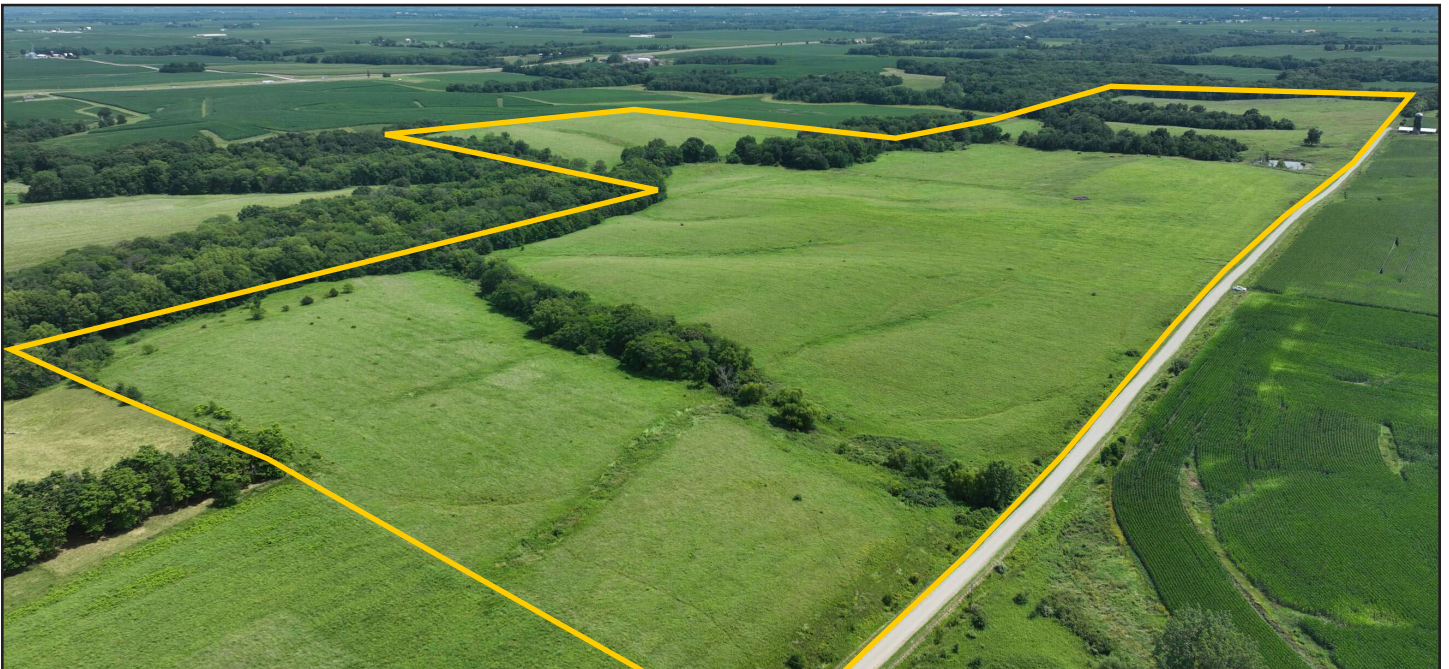




Looking North

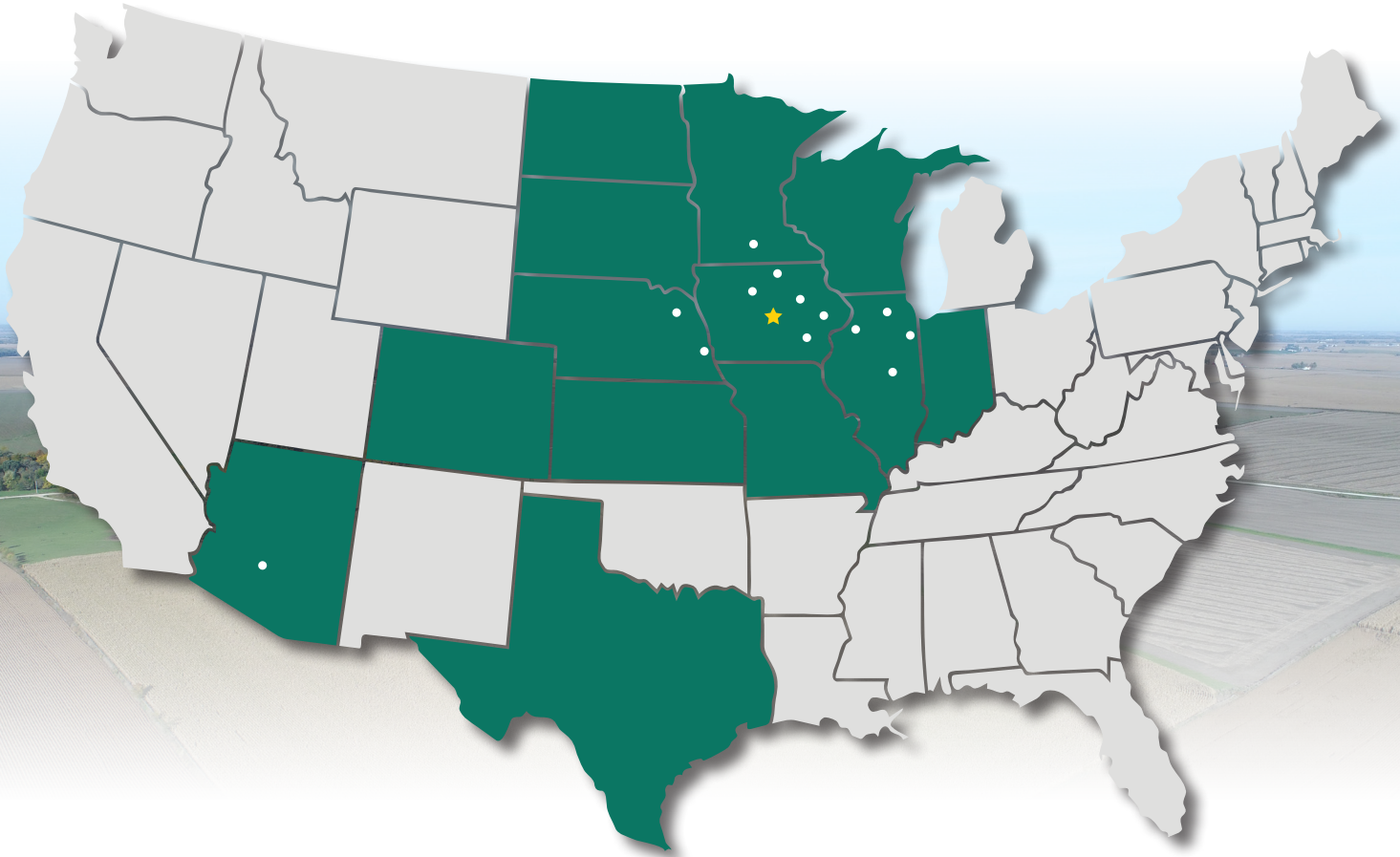


Looking Southeast





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