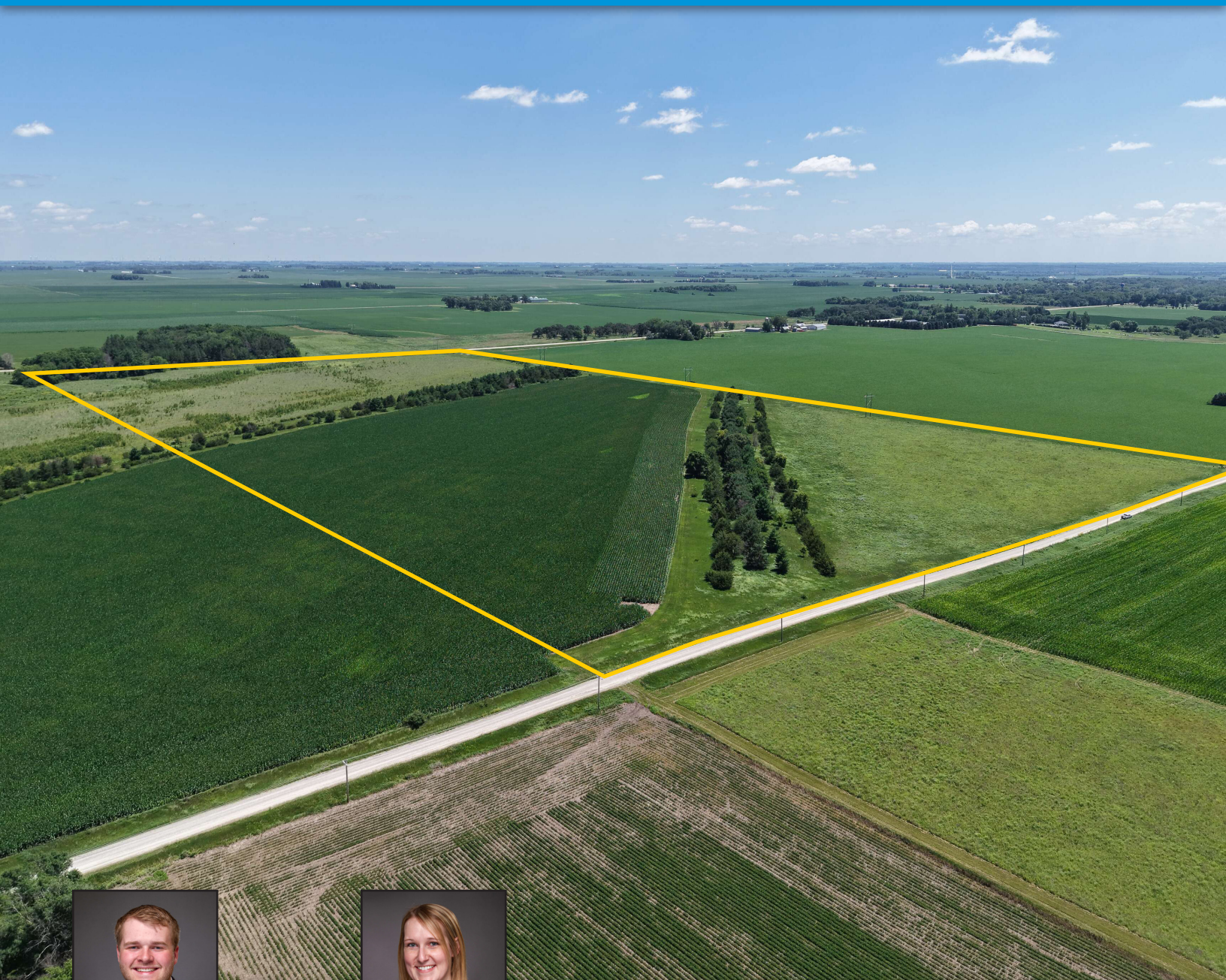




LAND FOR SALE

Versatile Farm with Mix of Tillable Acres & Income Producing CRP



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



NICOLE RUSTAD, AFM
Licensed Salesperson in IA & MN
641.220.5510
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641.423.9531 | 2800 4th St. SW, Ste. 7
Mason City, IA 50401 | www.Hertz.ag

78.25 Acres, m/l
Floyd County, IA

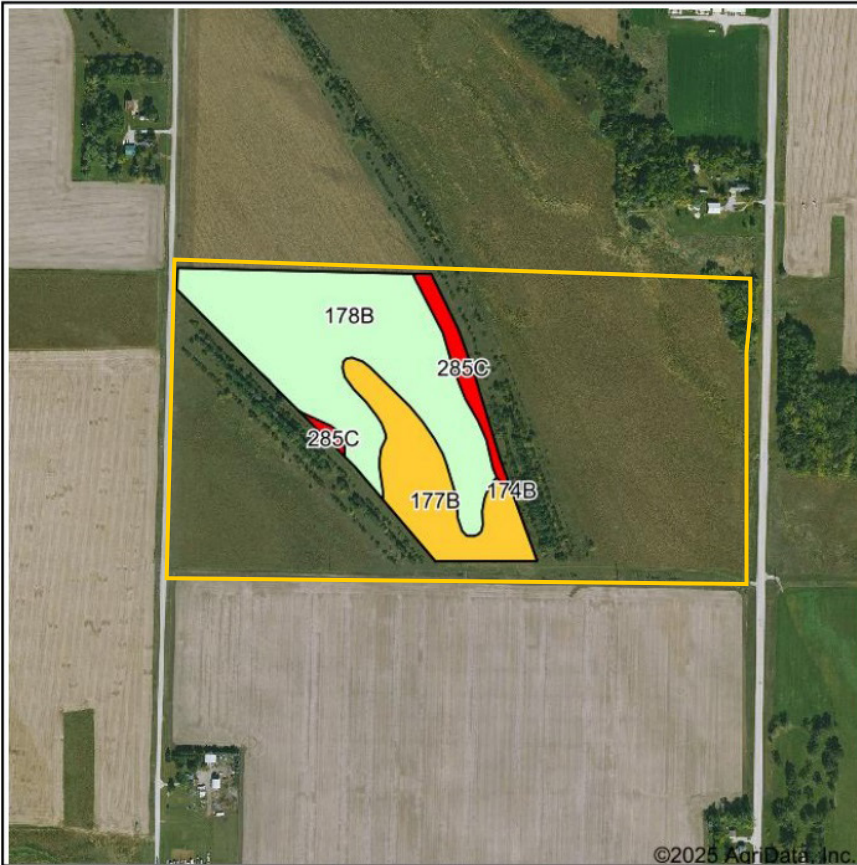
FSA/Eff. Crop Acres: 23.80 | CRP Acres: 52.50 | Soil Productivity: 58.20 CSR2



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Floyd**
 Location: **3-95N-18W**
 Township: **Rockford**
 Acres: **23.8**
 Date: **7/17/2025**



Maps Provided By:

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Area Symbol: IA067, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
178B	Waukee loam, 2 to 5 percent slopes	16.08	67.5%		IIs		64
177B	Saude loam, 2 to 5 percent slopes	6.11	25.7%		IIs		55
285C	Burkhardt sandy loam, 5 to 9 percent slopes	1.61	6.8%		IIIs	IIIf	13
Weighted Average					2.07	*-	58.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Rockford: 1½ miles north on Echo Ave./ T24. The farm is on the west side of the road.

Simple Legal

Parcel "C" in the NE¼, Section 3, Township 95 North, Range 18 West of the 5th P.M., Floyd Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$495,000
- \$6,325.88/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 2024-2025: \$1,468.00
Gross Acres: 78.25
Net Taxable Acres: 77.24
Tax per Net Taxable Acre: \$19.00

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 7360, Tract 9876
FSA/Eff. Crop Acres: 23.80
CRP Acres: 52.50
Corn Base Acres: 23.80
Corn PLC Yield: 159 Bu.

CRP Contracts

There are 52.50 acres enrolled in three CRP contracts.

- There are 10.40 acres enrolled in a CP-38E-4D contract that pays \$2,985.00 annually and expires 09/30/2034.
- There are 14.50 acres enrolled in a CP-5A contract that pays \$2,110.00 annually and expires 09/30/2027.
- There are 27.60 acres enrolled in a CP-27/28 contract that pays \$6,403.00 annually and expires on 09/30/2033.

Soil Types/Productivity

Primary soil type is Waukee. CSR2 on the FSA/Eff. crop acres is 58.20. 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

Gently Sloping.

Drainage

Natural. Part of Drainage District #5.

Comments

A survey will be completed at Seller's expense to determine the north boundary of property. Part of the eastern portion of the farm is in a flood plain. Contact agent for details.



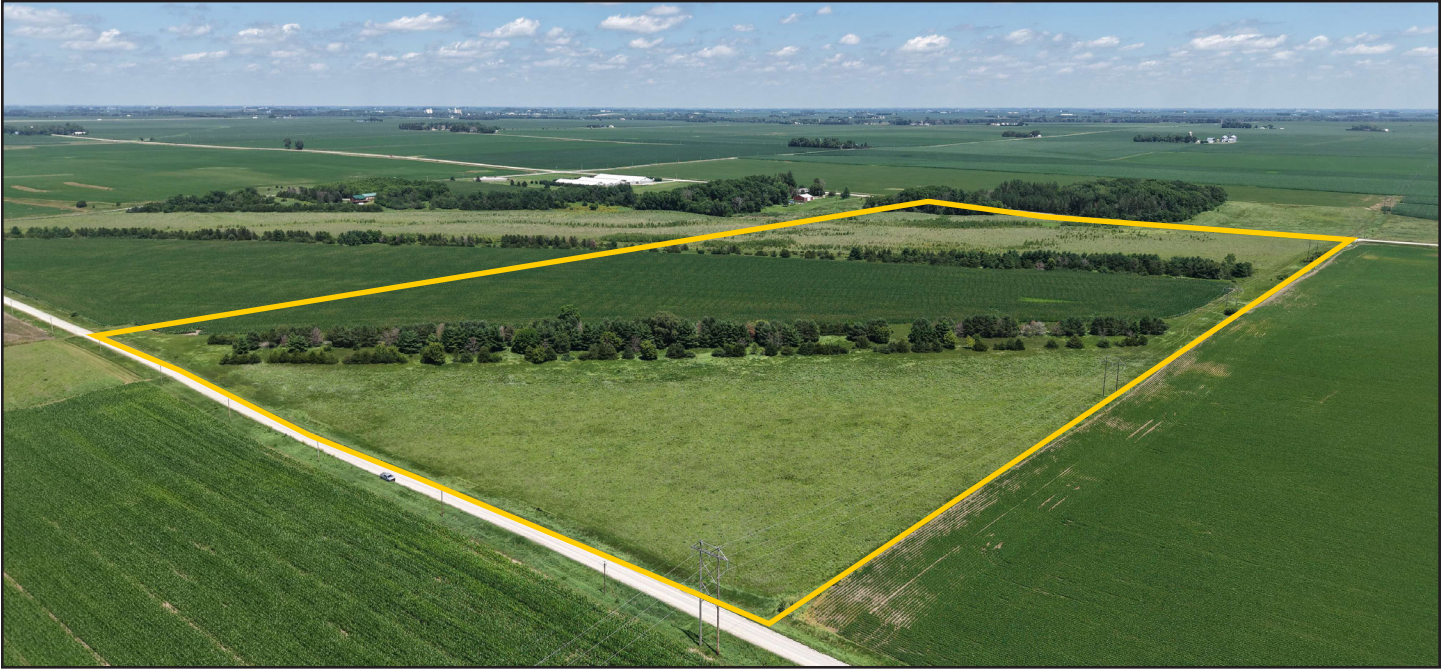
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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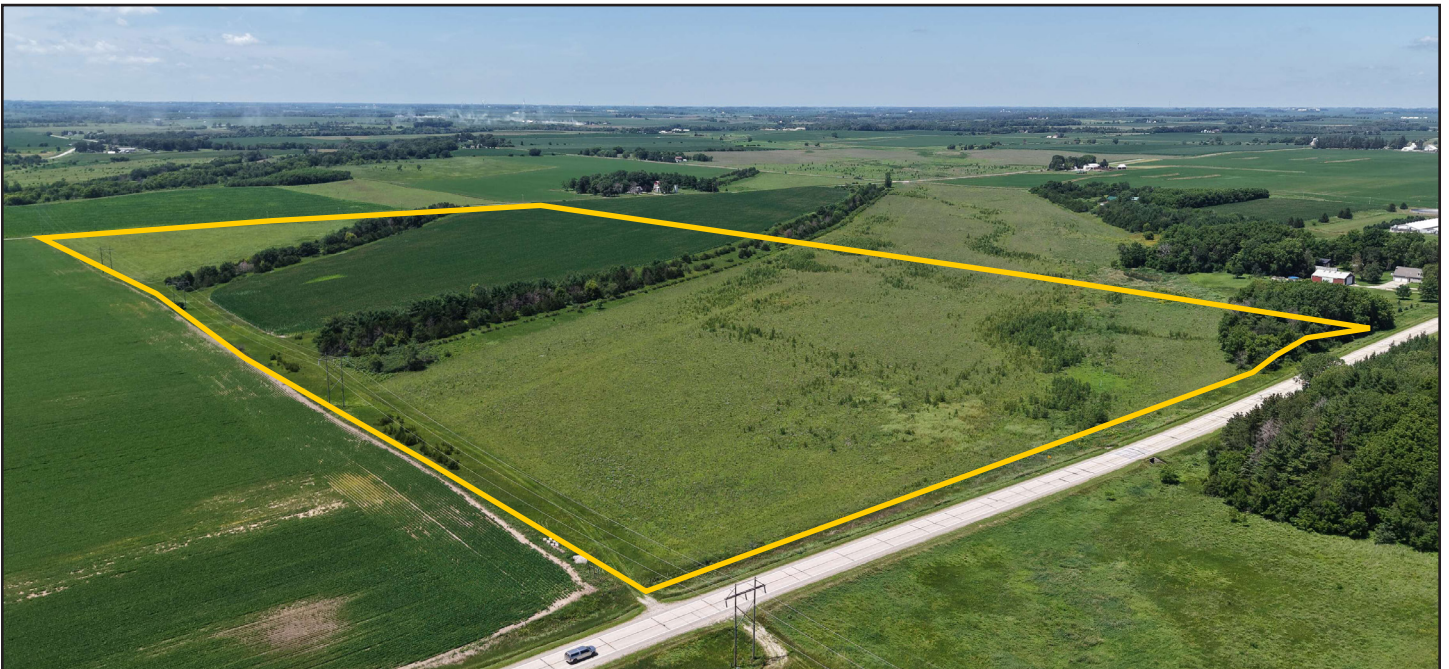
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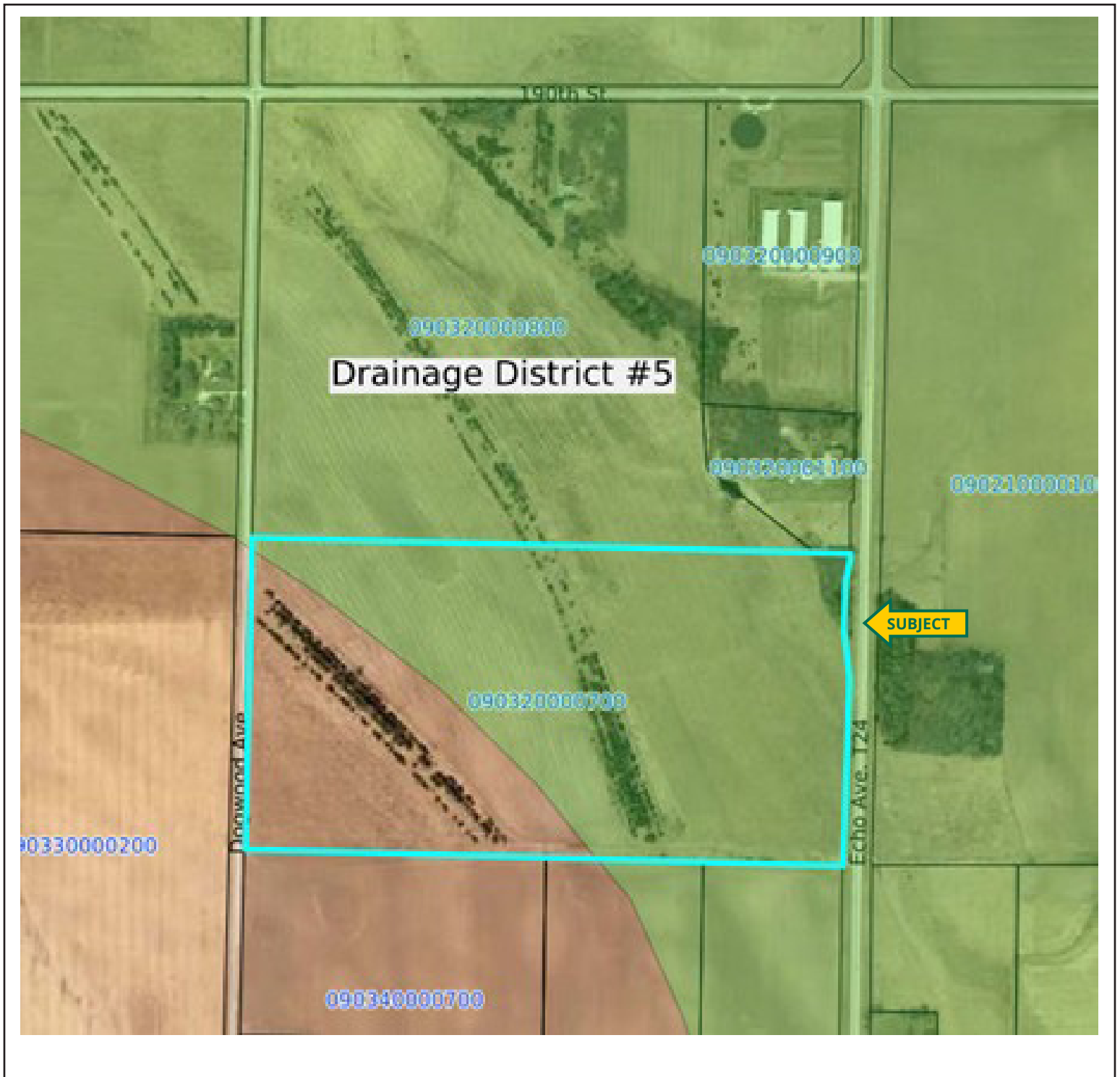
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Southwest Looking Northeast

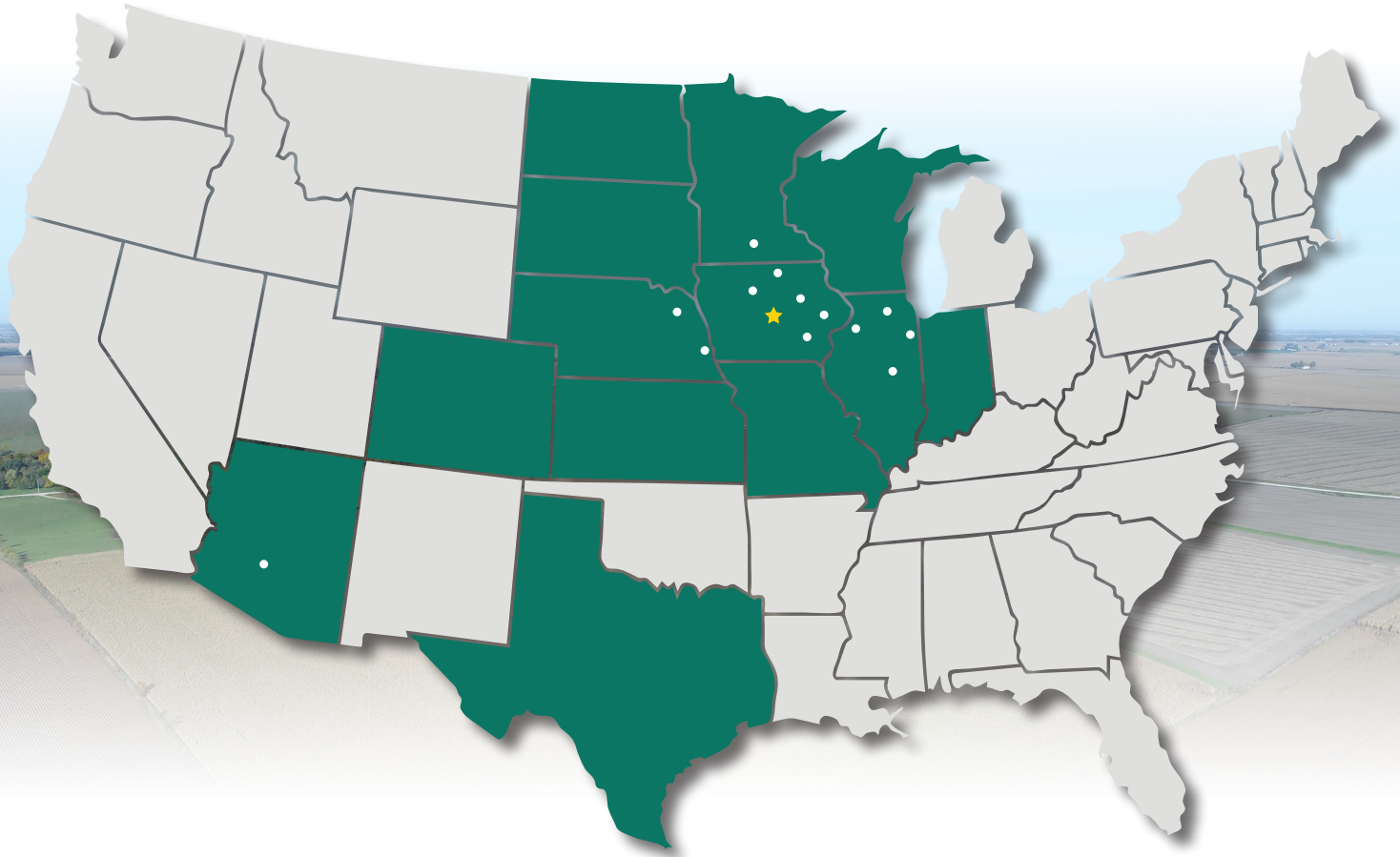


Southeast Looking Northwest





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