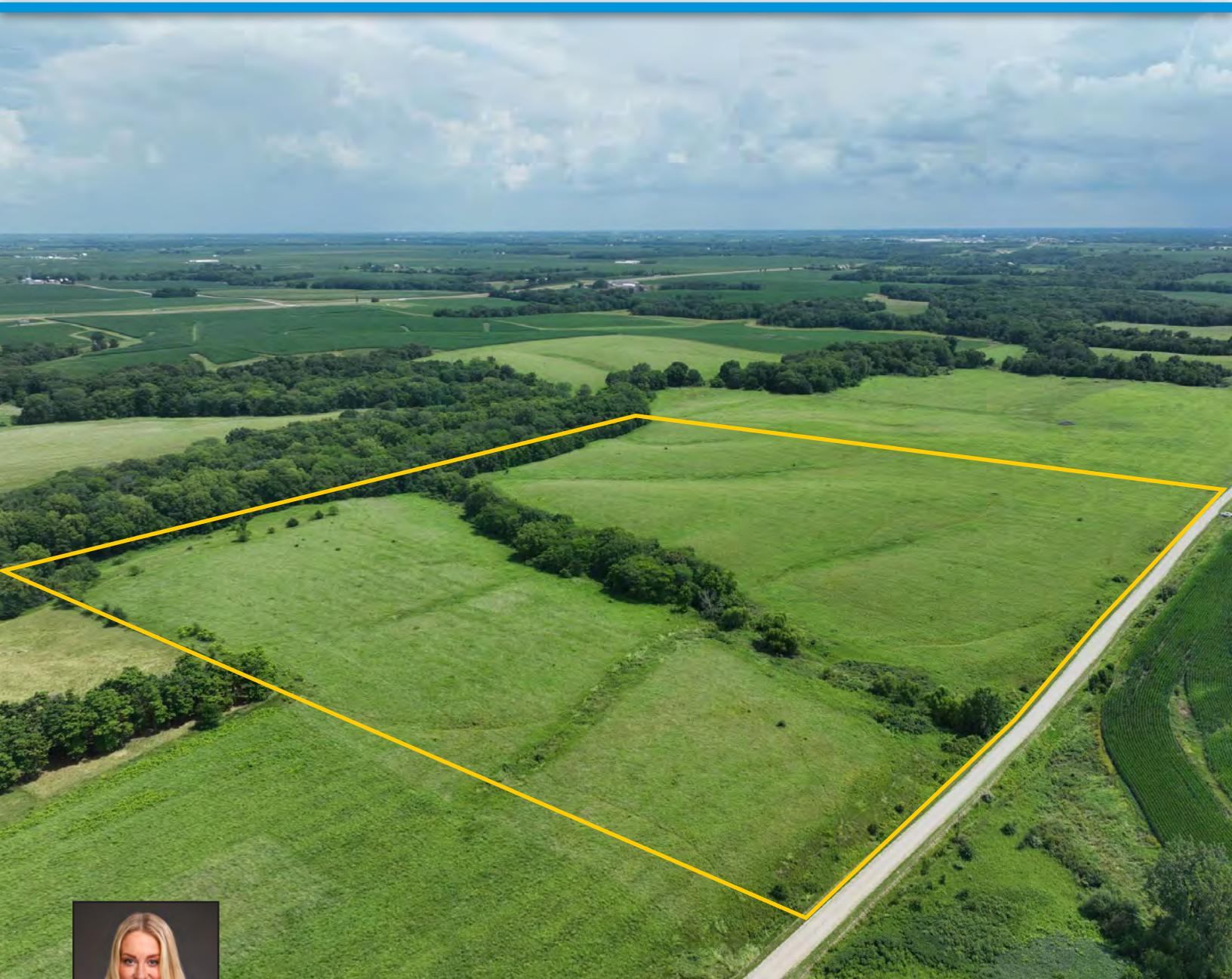




LAND FOR SALE

Income-Producing CRP Farm



RACHELLE HELLER, ALC
Licensed Salesperson in IA & MO
319.800.9316
RachelleH@Hertz.ag

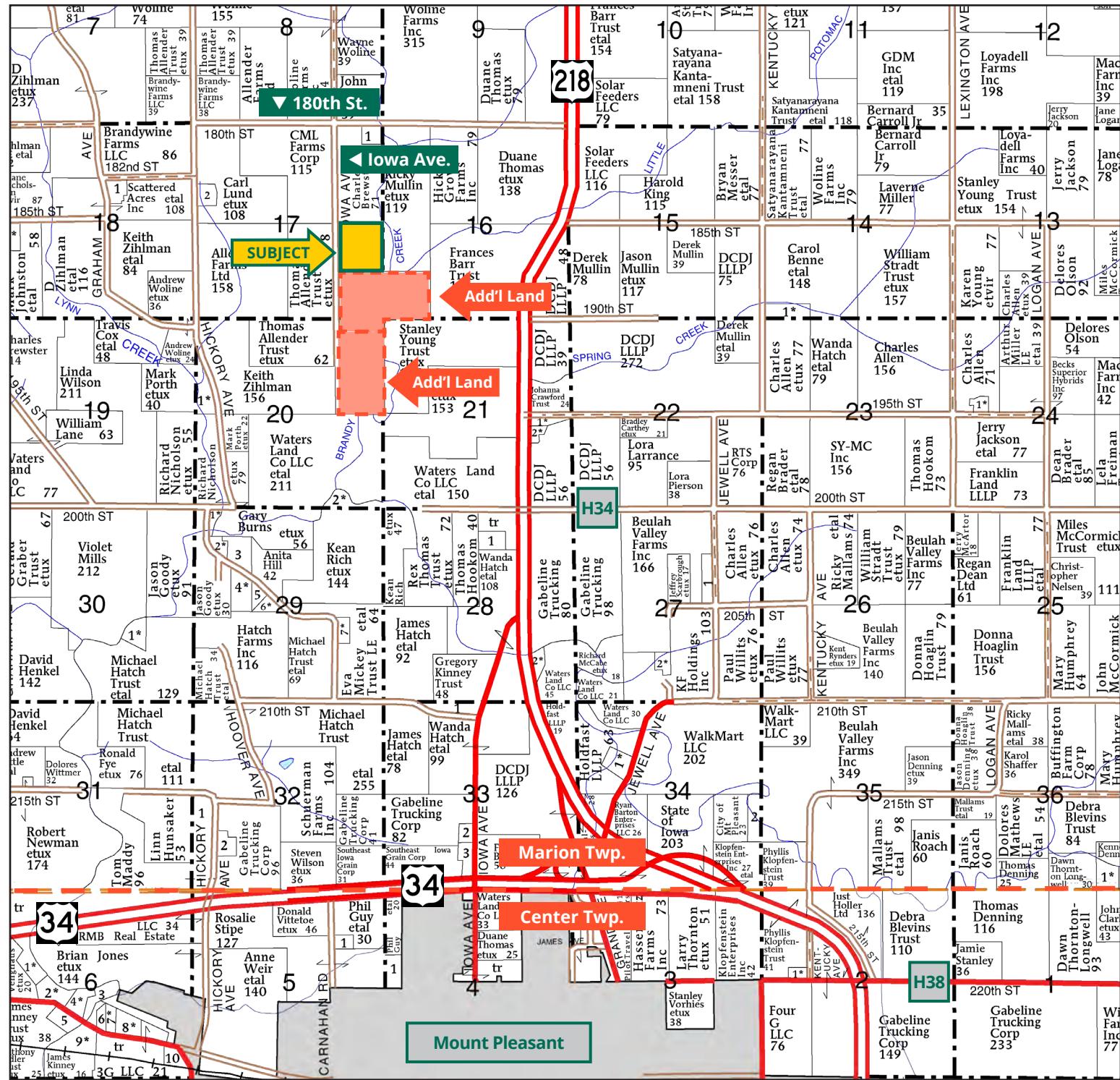
319.382.3343 | 1621 E. Washington St., Ste. 5
Washington, IA 52353 | www.Hertz.ag

40.72 Acres, m/l
Henry County, IA



PLAT MAP

Marion Township, Henry County, IA



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319.382.3343 | 1621 E. Washington St., Ste. 5 | Washington, IA 52353 | www.Hertz.ag

RACHELLE HELLER, ALC

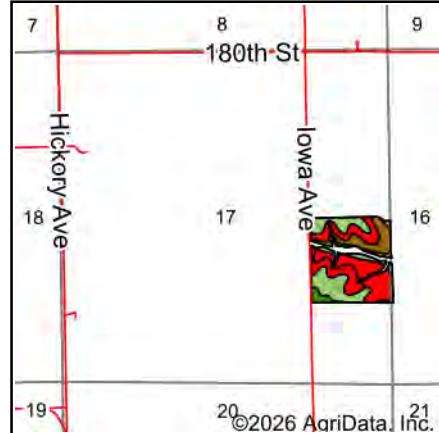
319.800.9316

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Est. FSA/Eff. Crop Acres: 1.45 | Est. CRP Acres: 35.33 | Soil Productivity: 39.80 CSR2



1.45 Est. FSA/Eff. Crop Acres & 35.33 Est. CRP Acres



State: **Iowa**
 County: **Henry**
 Location: **17-72N-6W**
 Township: **Marion**
 Acres: **36.78**
 Date: **1/14/2026**



Maps Provided By:

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Area Symbol: IA087, Soil Area Version: 30						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	13.48	36.6%	Red	IVe	13
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	9.74	26.5%	Green	IIIe	75
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	4.58	12.5%	Brown	Vle	26
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	4.38	11.9%	Red	IVe	19
13B	Vesser-Colo complex, 2 to 5 percent slopes	3.13	8.5%	Green	IIw	74
76B	Ladoga silt loam, 2 to 5 percent slopes	1.27	3.5%	Green	IIe	86
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.12	0.3%	Orange	IIIe	49
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	0.08	0.2%	Green	IIIe	77
Weighted Average						3.74
CSR2**						39.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Mount Pleasant: Go 4 miles north on Hwy 218, then 1¼ miles west on 180th St., and then ¾ mile south on Iowa Ave. Property is located on the east side of the road.

Simple Legal

NE¼ SE¼ of Section 17, Township 72 North, Range 6 West of the 5th P.M., Henry Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$299,292
- \$7,350/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$966.00*

Gross Acres: 40.72*

Net Taxable Acres: 38.76*

Tax per Net Taxable Acre: \$24.92*

**Taxes are estimated pending tax parcel split and survey of property. Henry County Assessor/Treasurer will determine final tax figures.*

FSA Data

Farm Number 5355, Part of Tract 11340

FSA/Eff. Crop Acres: 1.45*

CRP Acres: 35.35*

Corn Base Acres: 1.45*

Corn PLC Yield: 115 Bu.

**Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

CRP Contracts

There are 35.33* acres enrolled in a CP-2 contract that pays \$8,302.55* annually and expires 9/30/35.

**Acres and payments are estimated pending reconstitution of farm/contracts by Henry County FSA/NRCS office.*

Soil Types/Productivity

Primary soils are Armstrong and Ladoga. CSR2 on the estimated FSA/Eff. crop acres and estimated CRP acres is 39.80. 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 to strongly sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At Seller's expense, the property will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.

Additional Land for Sale

Seller has two additional tracts of land for sale. Both tracts are located south of this property. See Additional Land Aerial Photo.

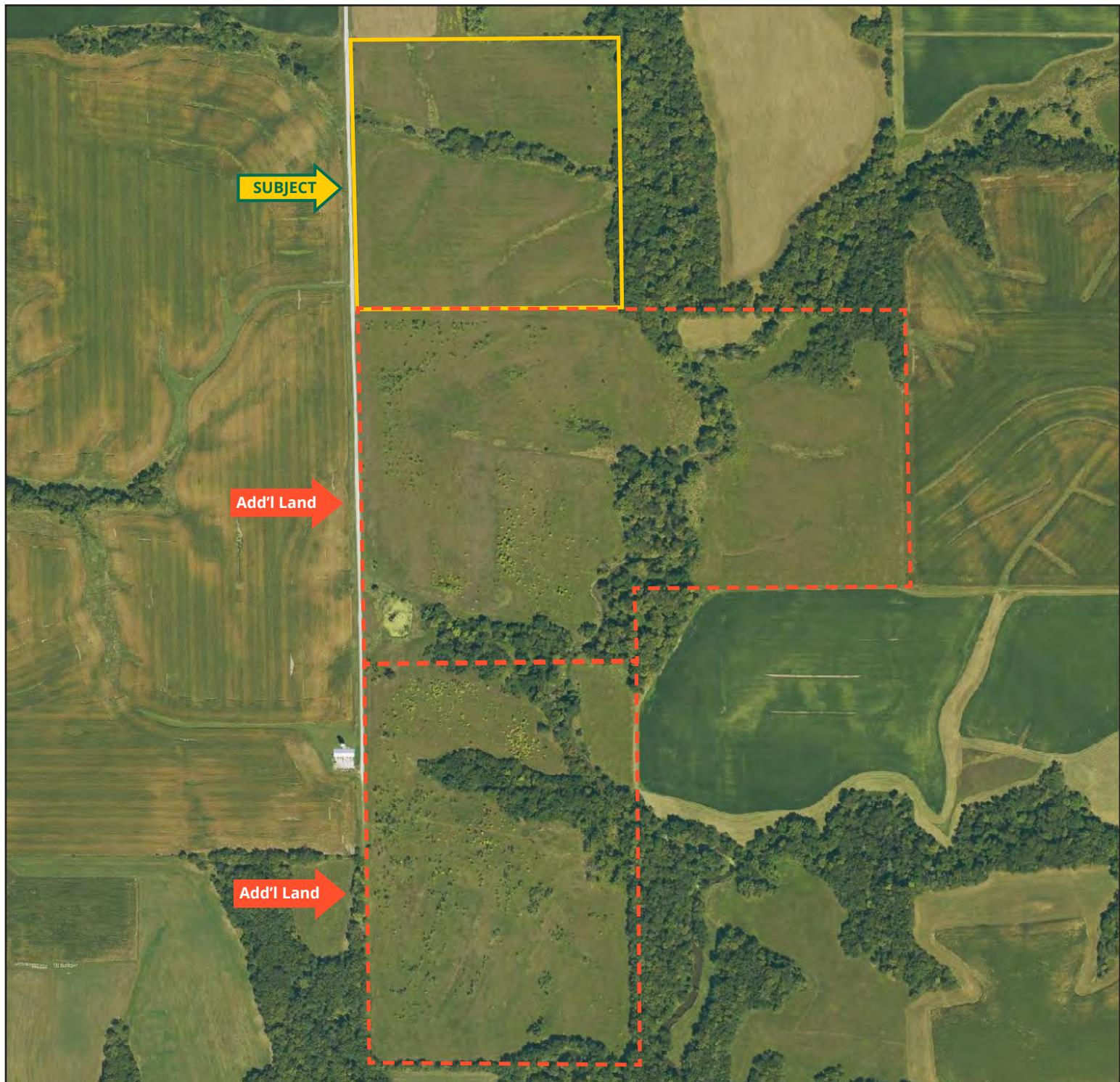
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Looking South

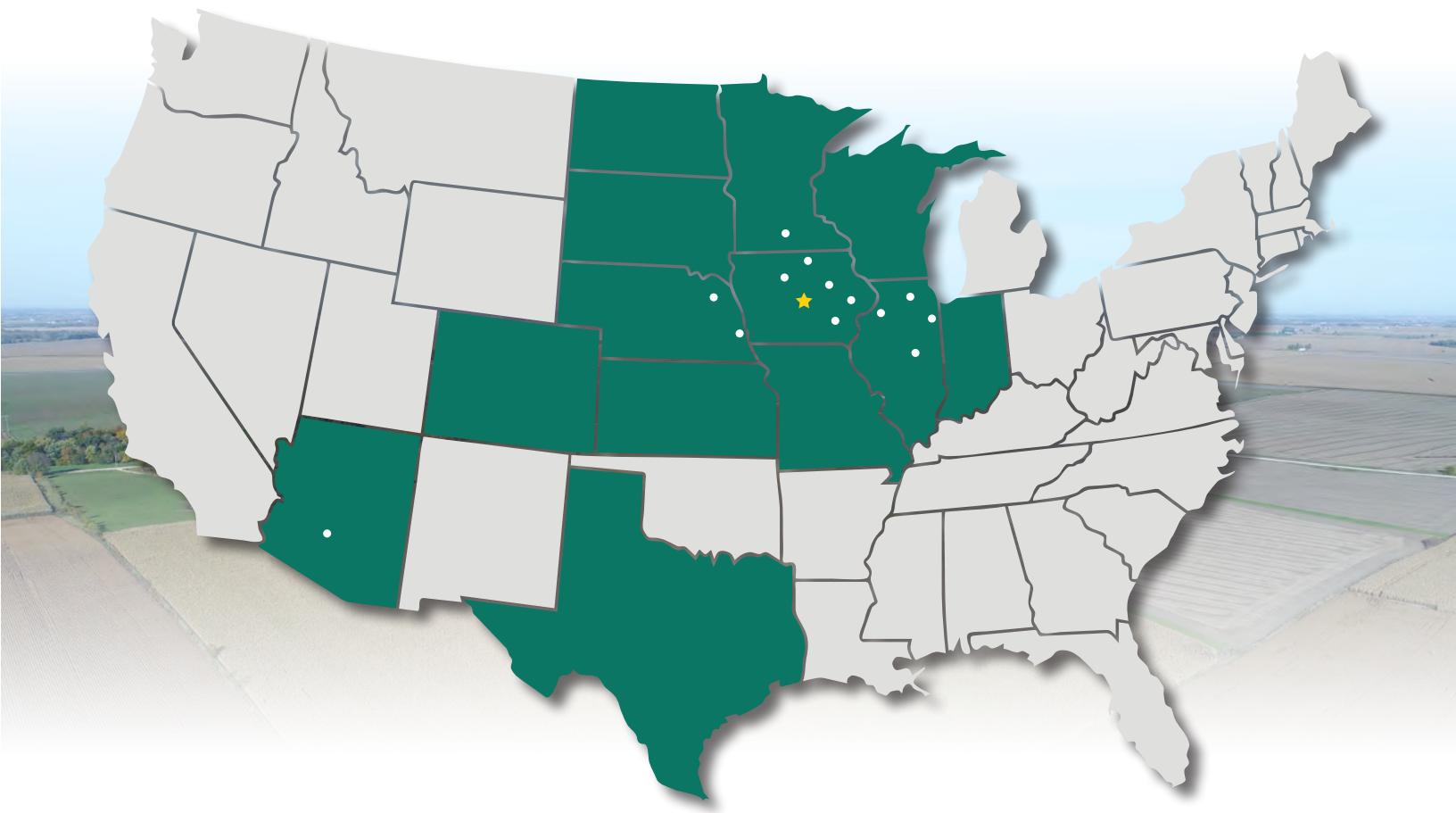


Looking Southwest





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