



LAND FOR SALE

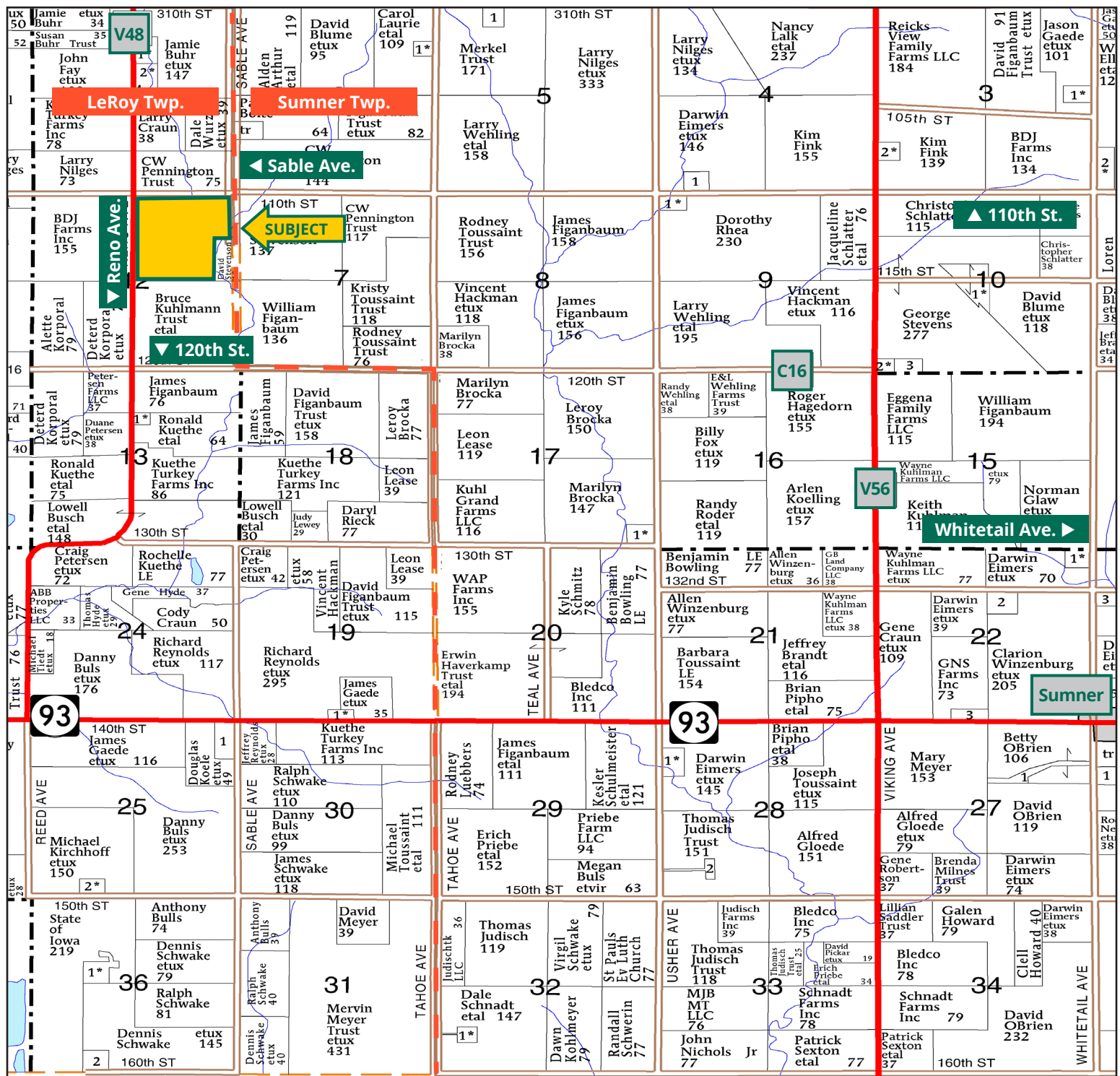
Highly-Tillable Bremer County Farm with CSR2 of 84.80



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133.98 Acres, m/l
Bremer County, IA

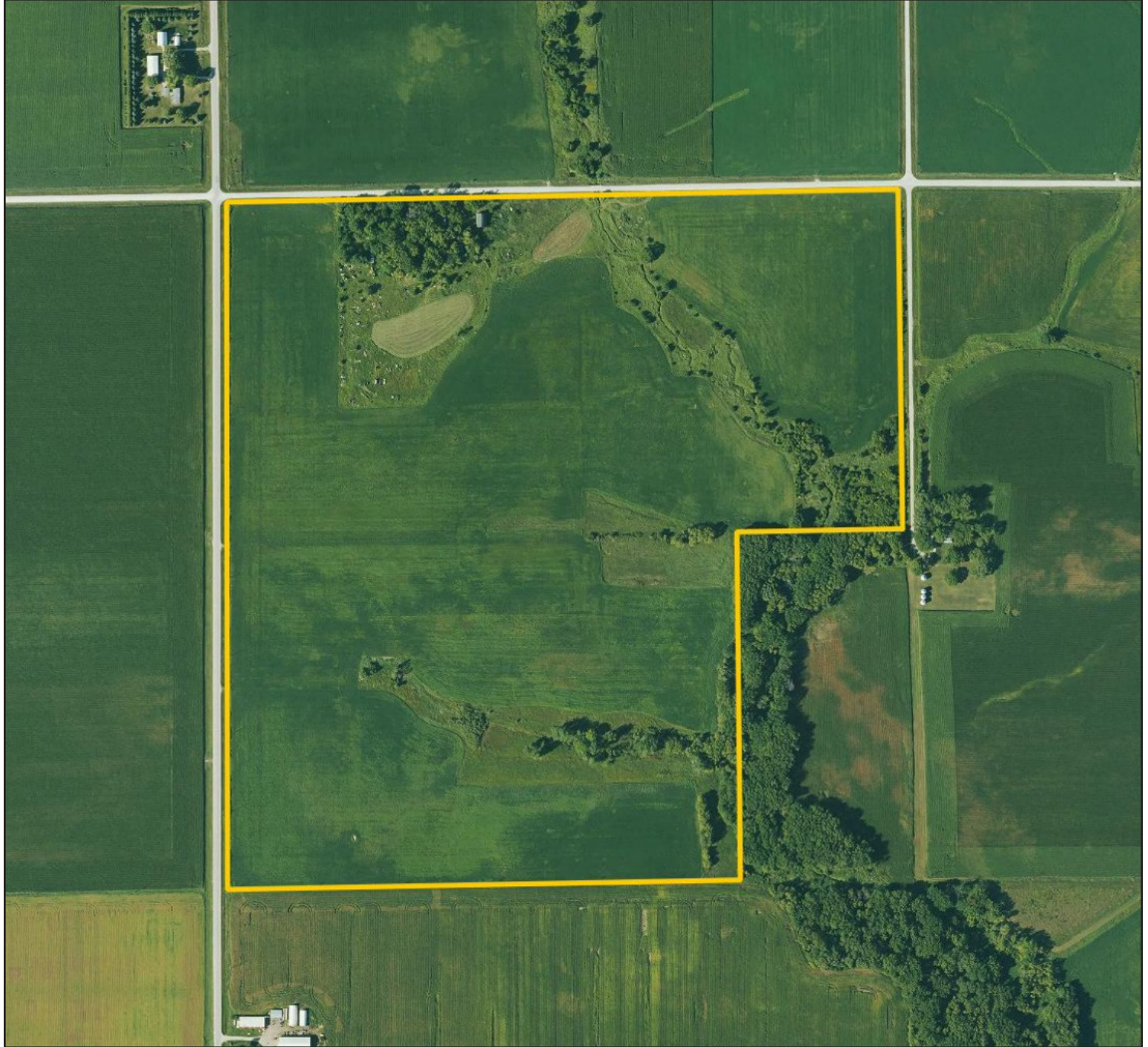


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FSA/Eff. Crop Acres: 114.77 | Soil Productivity: 84.80 CSR2

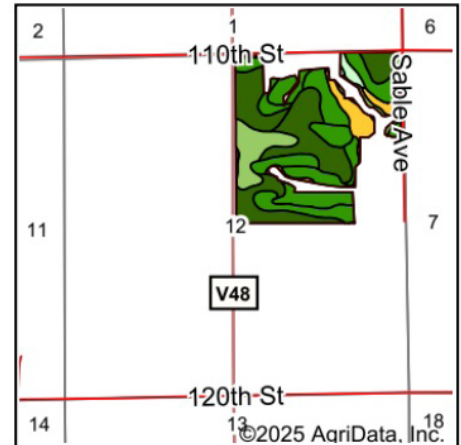


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Soils data provided by USDA and NRCS.



State: Iowa
County: Bremer
Location: 12-93N-12W
Township: Le Roy
Acres: 114.77
Date: 10/1/2025



Maps Provided By:



Area Symbol: IA017, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
198B	Floyd loam, 1 to 4 percent slopes	30.52	26.7%		Ilw	89
83B	Kenyon loam, 2 to 5 percent slopes	22.09	19.2%		Ile	90
399	Readlyn silt loam, 1 to 3 percent slopes	20.68	18.0%		Iw	91
84	Clyde silty clay loam, 0 to 3 percent slopes	14.86	12.9%		Ilw	88
471	Oran loam, 1 to 3 percent slopes	10.58	9.2%		Iw	74
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.90	6.9%		Ils	59
398	Tripoli clay loam, 0 to 2 percent slopes	3.79	3.3%		Ilw	82
178B	Waukee loam, 2 to 5 percent slopes, rarely flooded	1.81	1.6%		Ils	64
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	1.61	1.4%		Ilw	70
221	Klossner muck, 1 to 4 percent slopes	0.73	0.6%		IIIw	48
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.20	0.2%		Ilw	65
Weighted Average					1.73	84.8

Location

From Sumner: Go north on Whitetail Ave. for 3 miles and then west on 110th St. for 4.3 miles. Property is on the south side of the road.

Simple Legal

NE¼, excluding E½ SE¼ NE¼, in Section 12, Township 93 North, Range 12 West of the 5th P.M., Bremer Co., IA. *Final abstract/title documents to govern legal description.*

Address

2762 110th St.
Sumner, IA 50674

Price & Terms

- \$1,540,000
- \$11,494.25/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 2025 - 2026: \$4,028.00
Net Taxable Acres: 133.98

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 876, Tract 11695
FSA/Eff. Crop Acres: 114.77
Corn Base Acres: 35.31
Corn PLC Yield: 121 Bu.
Bean Base Acres: 33.82
Bean PLC Yield: 36 Bu.
Oats Base Acres: 6.27
Oats PLC Yield: 60 Bu.

Soil Types/Productivity

Primary soils are Floyd, Kenyon, Readlyn, and Clyde. CSR2 on the FSA/Eff. crop acres is 84.80. 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

Level to gently sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

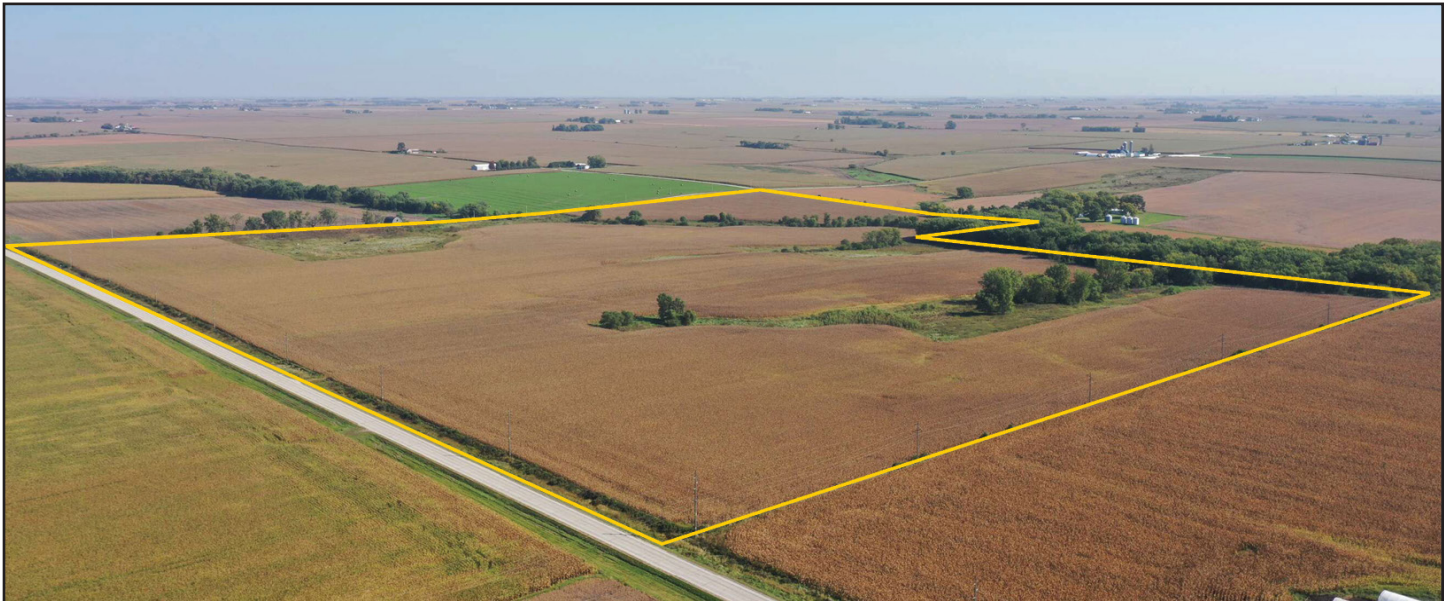
A 36' x 50' flat barn, built in 1964, is located on the property.

Water & Well Information

A well is located on the property near the former acreage site; its condition is unknown.

Comments

Highly-tillable Bremer County farm, located along a paved road, carrying a CSR2 rating of 84.80



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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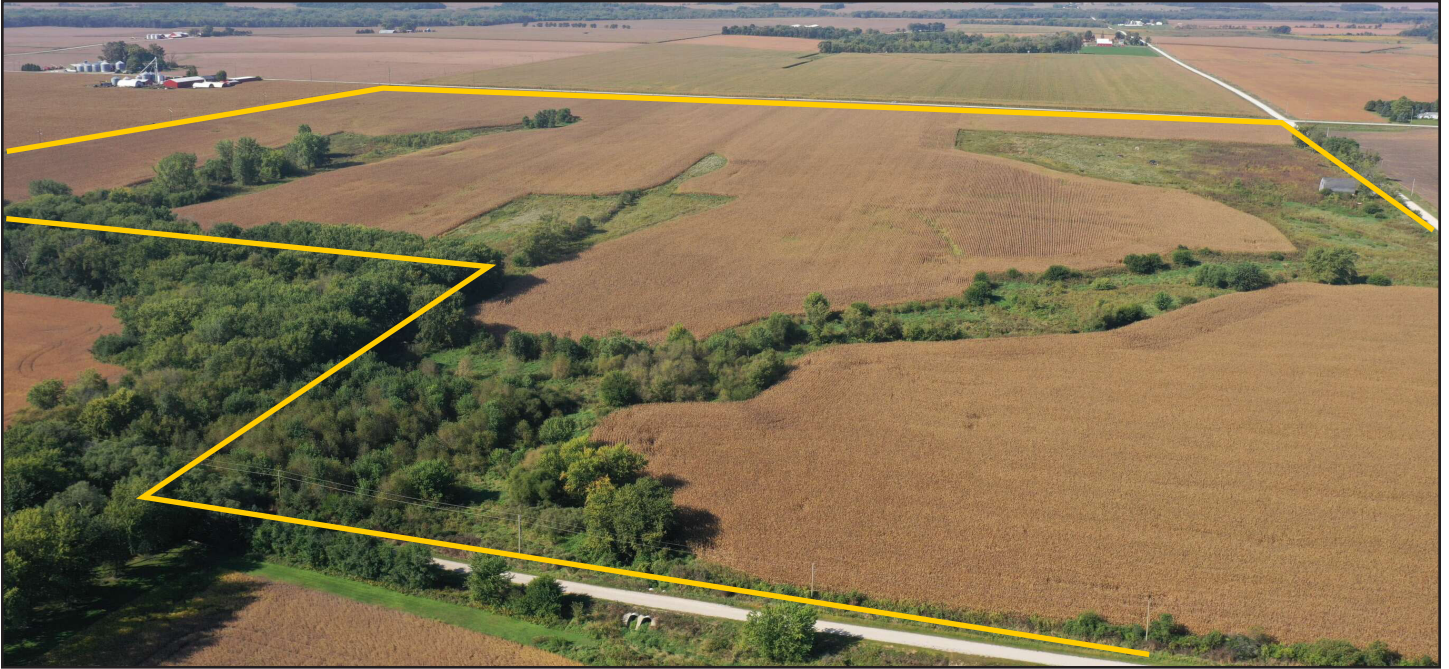
Northeast looking Southwest



South looking North

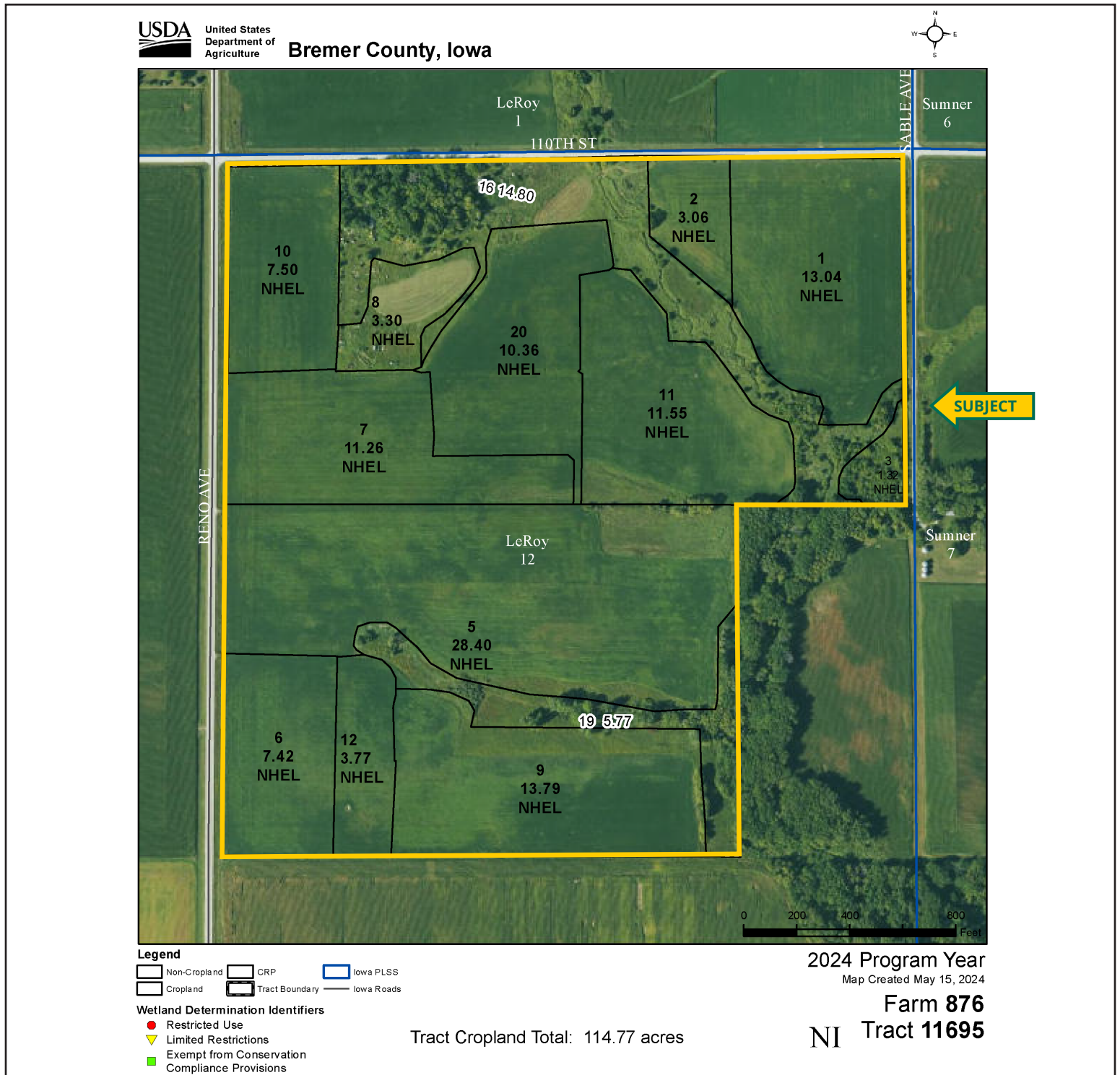


East looking West

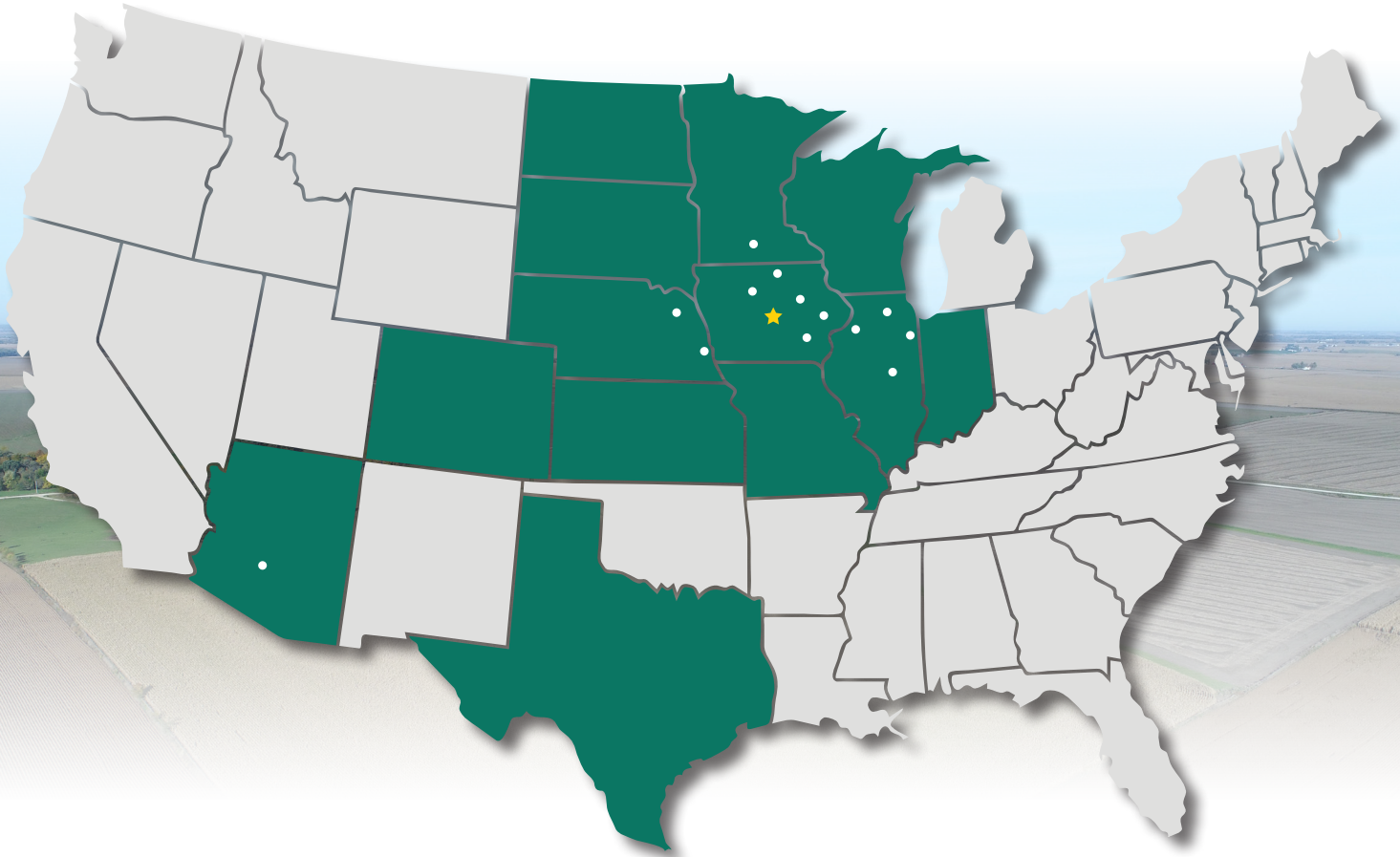


West looking East





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