



LAND FOR SALE

High-Quality Marshall County Farmland



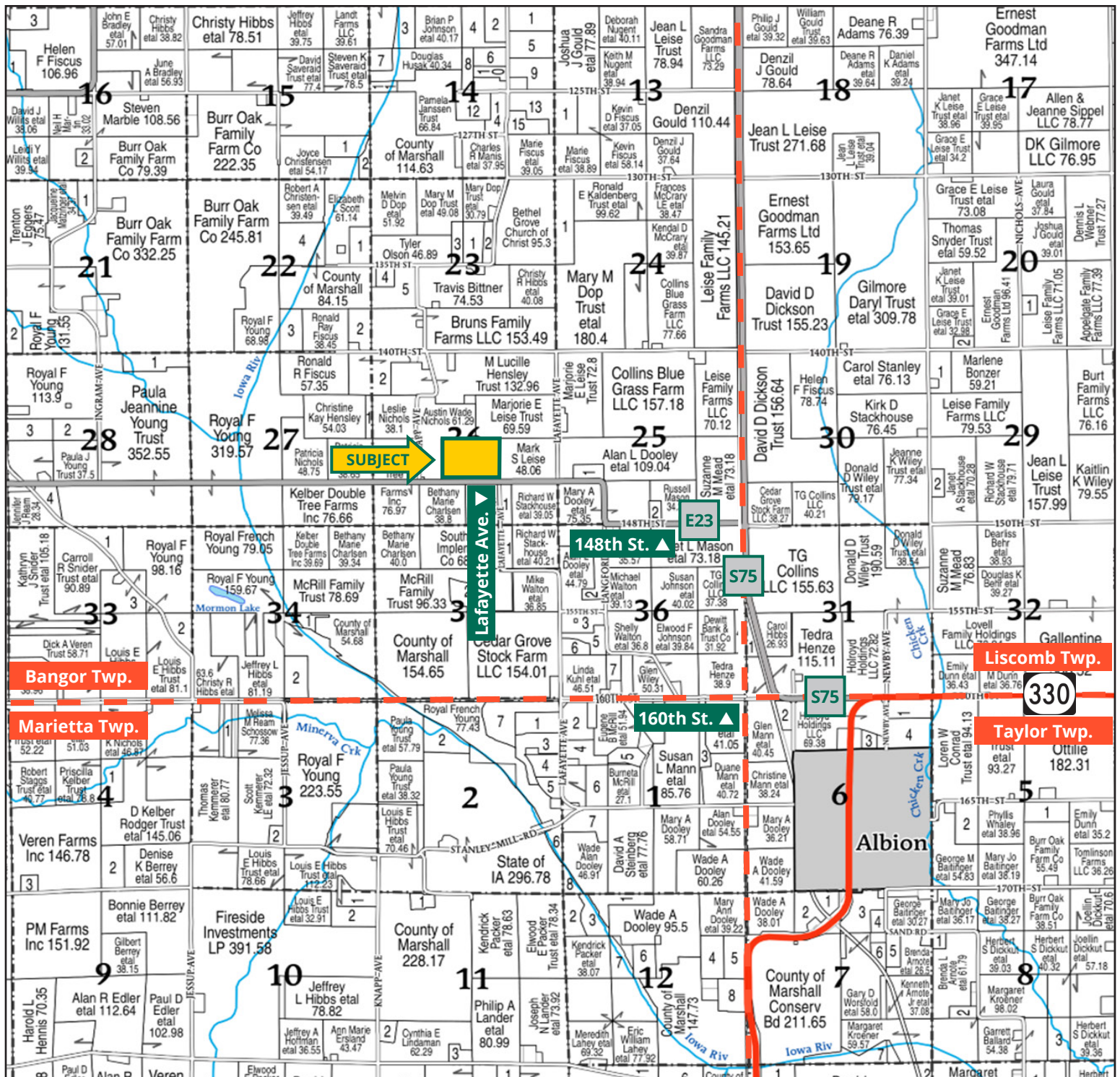
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48.75 Acres, m/l
Marshall County, IA



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FSA/Eff. Crop Acres: 48.42 | Soil Productivity: 92.40 CSR2



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Marshall**
 Location: **26-85N-19W**
 Township: **Bangor**
 Acres: **48.42**
 Date: **10/13/2025**



Maps Provided By:



Area Symbol: IA127, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	18.26	37.7%		Ile	95
120C	Tama silty clay loam, 5 to 9 percent slopes	11.33	23.4%		IIle	90
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	7.17	14.8%		IIIle	87
11B	Colo-Ely complex, 0 to 5 percent slopes	5.16	10.7%		IIlw	86
119	Muscatine silty clay loam, 0 to 2 percent slopes	3.31	6.8%		Iw	100
120	Tama silty clay loam, 0 to 2 percent slopes	3.19	6.6%		I	100
Weighted Average					2.25	92.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Albion: Head north on IA-330/N. Main St./Marsh Ave. for 0.5 mile, then make a sharp turn west onto Co. Hwy. S75/160th St. and continue for 1.5 miles. Turn west onto 148th St. and go 0.7 miles, then keep slightly right to stay on 148th St. and continue for 1 mile. The property is located on the north side of the road.

Simple Legal

Part of the NE¼ SW¼; Part of the NW¼ SE¼ of Section 26, Township 85 North, 19 West of 5th P.M., Marshall County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$743,437.50
- \$15,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$2,434
Net Taxable Acres: 48.75
Tax per Net Taxable Acre: \$49.93

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 7550, Tract 10556
FSA/Eff. Crop Acres: 48.42
Corn Base Acres: 23.78
Corn PLC Yield: 155 Bu.
Bean Base Acres: 23.78
Bean PLC Yield: 49 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama silty clay loam and Colo-Ely complex. CSR2 on the FSA/Eff. crop acres is 92.40. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soil test available. Contact agent for details.

Land Description

Gently to moderately sloping.

Drainage

Natural with some tile.

Buildings/Improvements

None.



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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West looking East



East looking West



Northwest looking Southeast

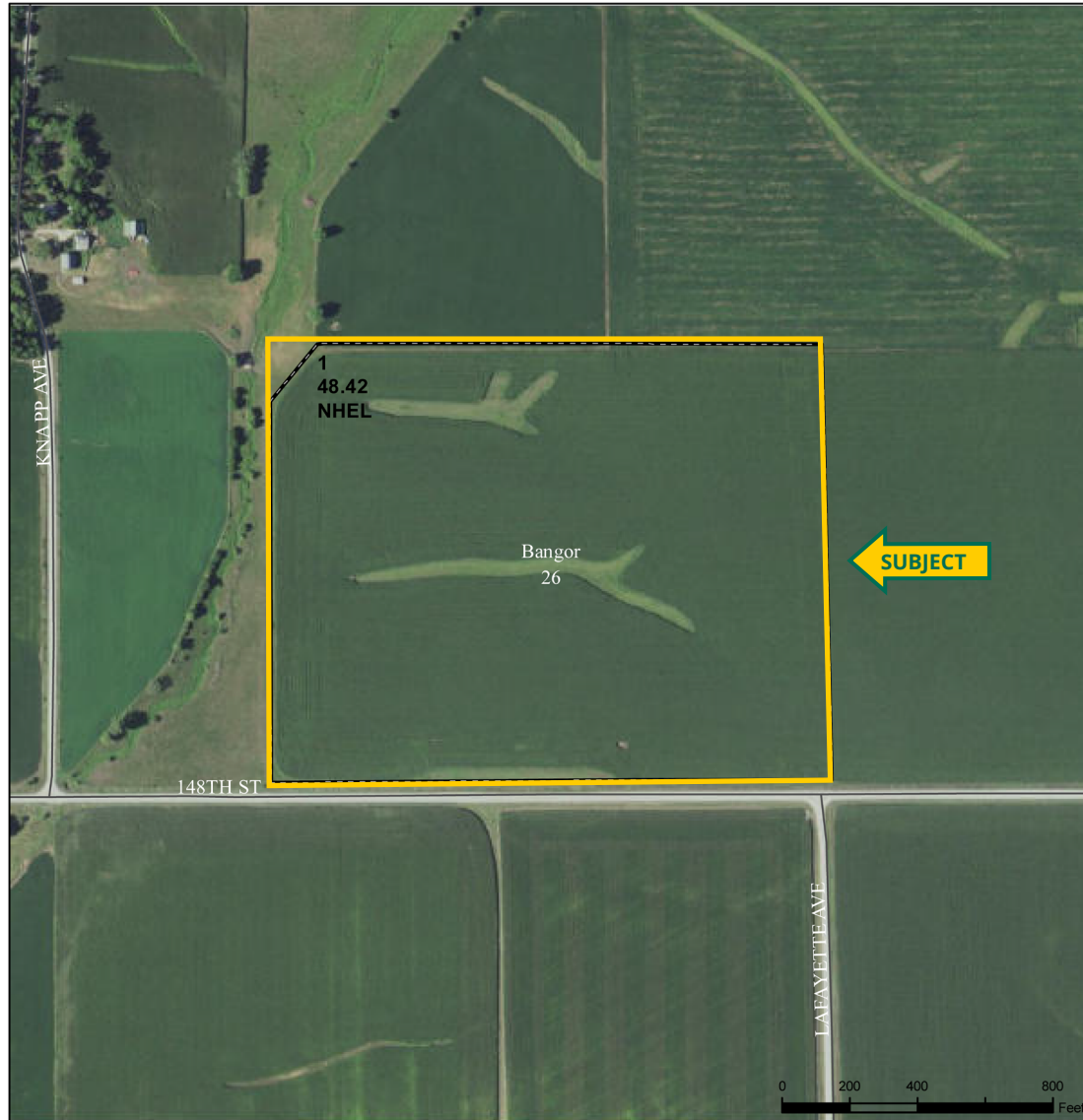


Southeast looking Northwest





Marshall County, Iowa



Legend
 Non-Cropland CRP Iowa PLSS
 Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 48.42 acres

2024 Program Year

Map Created October 31, 2023

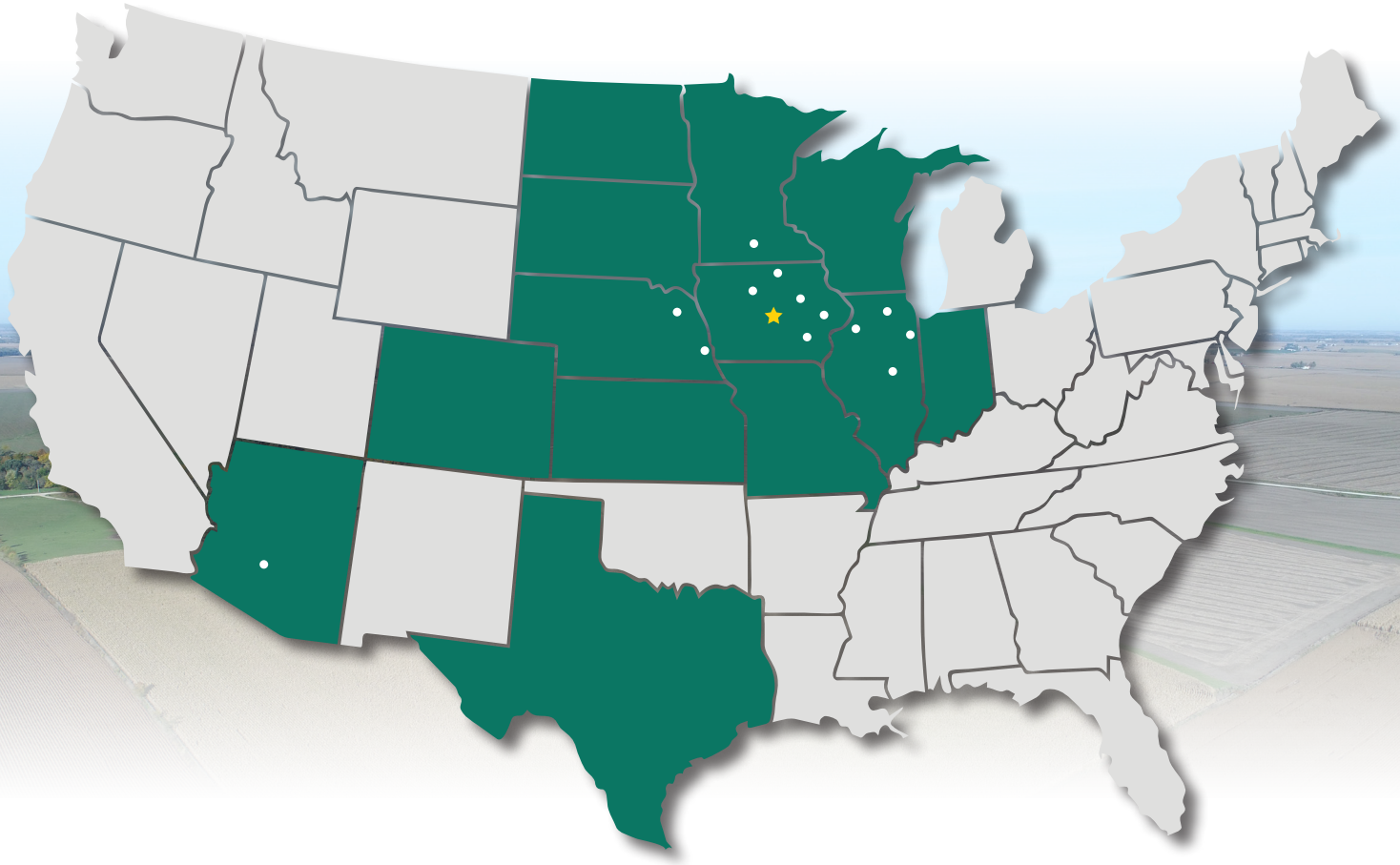
Farm 7550

Tract 10556

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