

Great Development Potential Inside Mason City, IA City Limits!



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



CARRIE SEIDEL, AFM, CCA
Licensed Broker in IA & MN
563.920.7699
CarrieS@Hertz.ag

641.423.9531 | 2800 4th St. SW, Ste. 7
Mason City, IA 50401 | www.Hertz.ag

85.25 Acres, m/l
Cerro Gordo County, IA



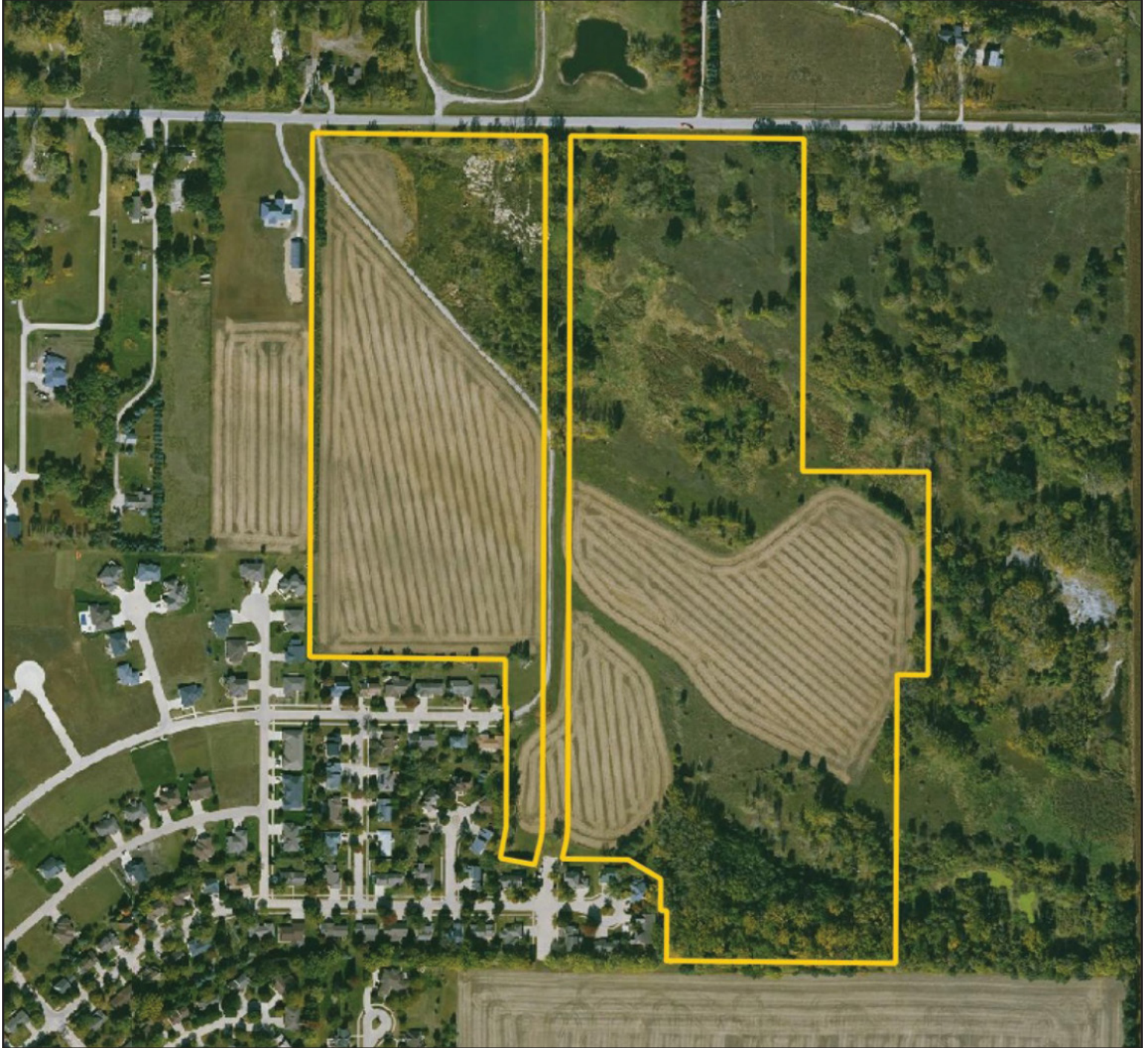
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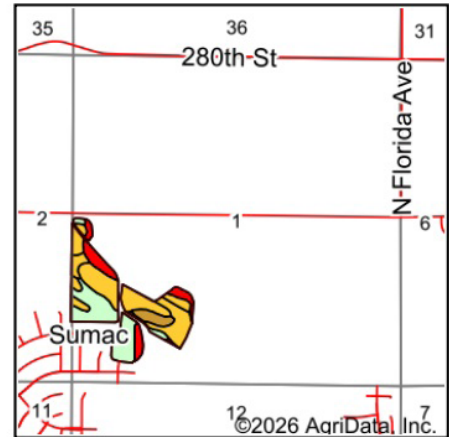
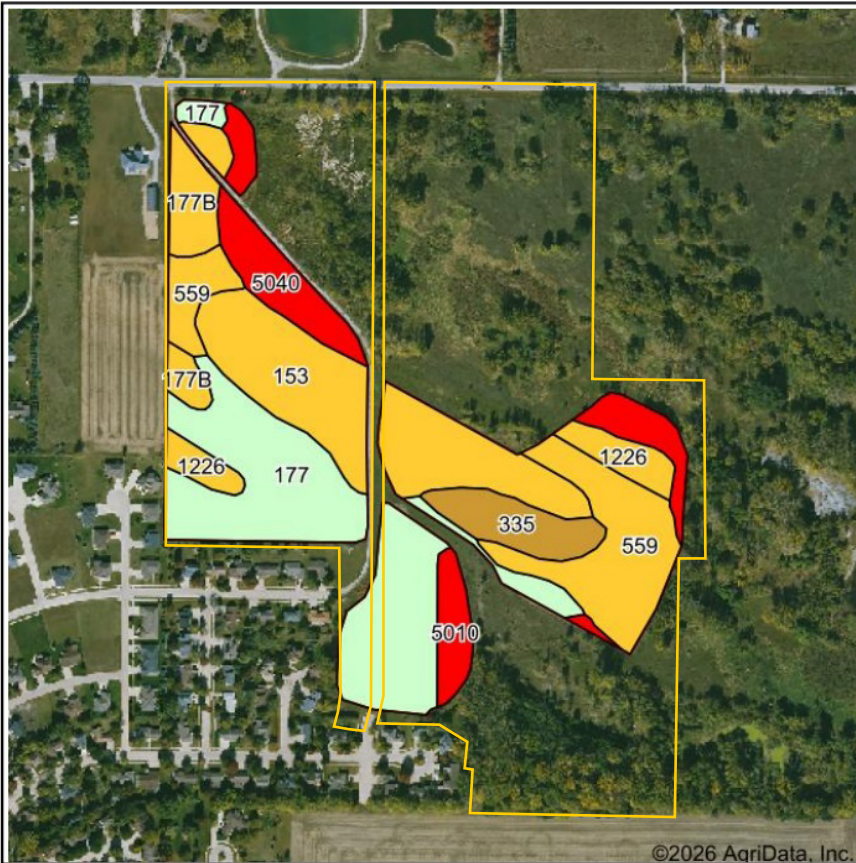
FSA/Eff. Crop Acres: 42.11 | Soil Productivity: 47.10 CSR2



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State: Iowa
 County: Cerro Gordo
 Location: 1-96N-20W
 Township: Mason City
 Acres: 42.11
 Date: 3/11/2026



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
177	Saude loam, 0 to 2 percent slopes	13.03	30.9%		Ils	60
153	Shandep clay loam, 0 to 1 percent slopes	9.40	22.3%		Illw	50
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	6.69	15.9%		Ilw	54
5040	Anthroptic Udorthents, 2 to 9 percent slopes	4.53	10.8%		Vls	5
177B	Saude loam, 2 to 5 percent slopes	2.65	6.3%		Ils	55
335	Harcot loam, 0 to 2 percent slopes	2.32	5.5%		Ilw	36
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.01	4.8%		Ils	59
5010	Pits, sand and gravel	1.48	3.5%			0
Weighted Average					*-	47.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Location

The property is located on the south side of 12th St. NE within the city limits of Mason City, approximately 1½ miles west of North Iowa Area Community College.

Simple Legal

Outlots B, C, D, and E Asbury Farm 8th Subdivision, all in Section 1, Township 96 North, Range 20 West of the 5th P.M., Cerro Gordo Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$649,000
- \$7,612.90/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 2025 - 2026: \$492.00
 Gross Acres: 85.25
 Net Taxable Acres: 84.31
 Tax per Net Taxable Acre: \$5.83

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 6339, Tract 2277
 FSA/Eff. Crop Acres: 42.11
 Corn Base Acres: 42.11
 Corn PLC Yield: 125 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Saude, Shandep and Talcot. CSR2 on the FSA/Eff. crop acres is 47.10. 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 moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Utilities

A proposed storm sewer alignment and outlet structure are planned for the site. See map for details.

Easement

An easement will be established to allow for an emergency services access road. Contact agent for details.

Development Plat

There is a planned unit development plat available. Contact agent for details.

Concrete Disclosure

There is a large pile of broken concrete located on the north-central side of the farm, with additional smaller piles in the south timber. Contact agent for details.

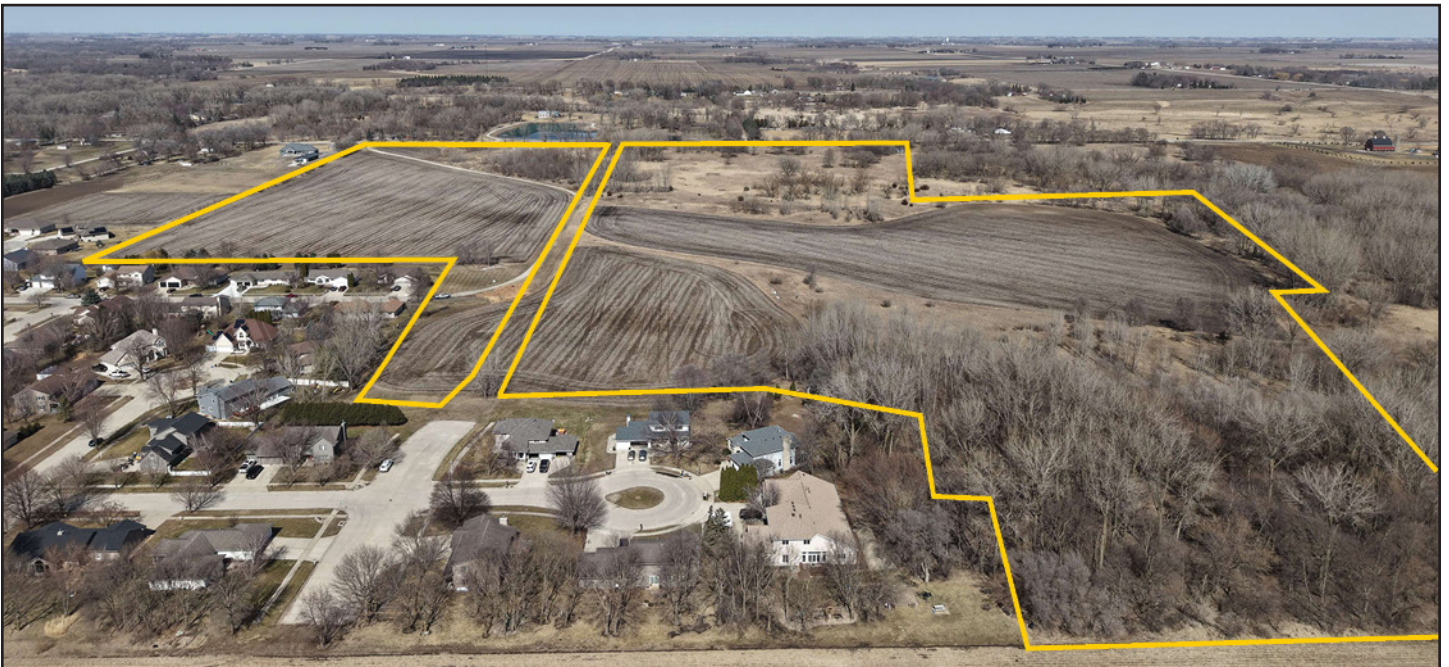


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

North Looking South



South Looking North



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Southeast Looking Northwest



Northeast Looking Southwest



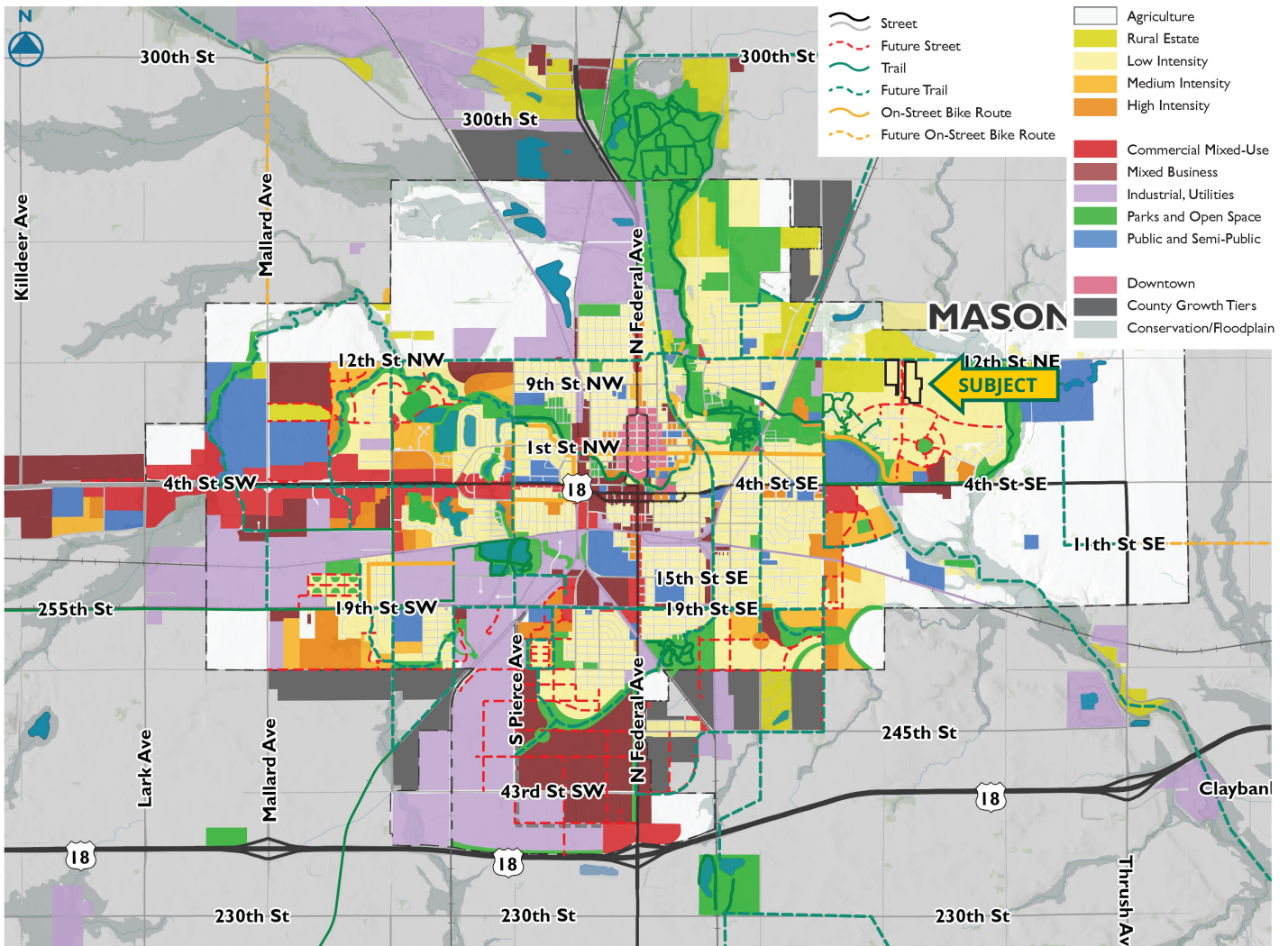
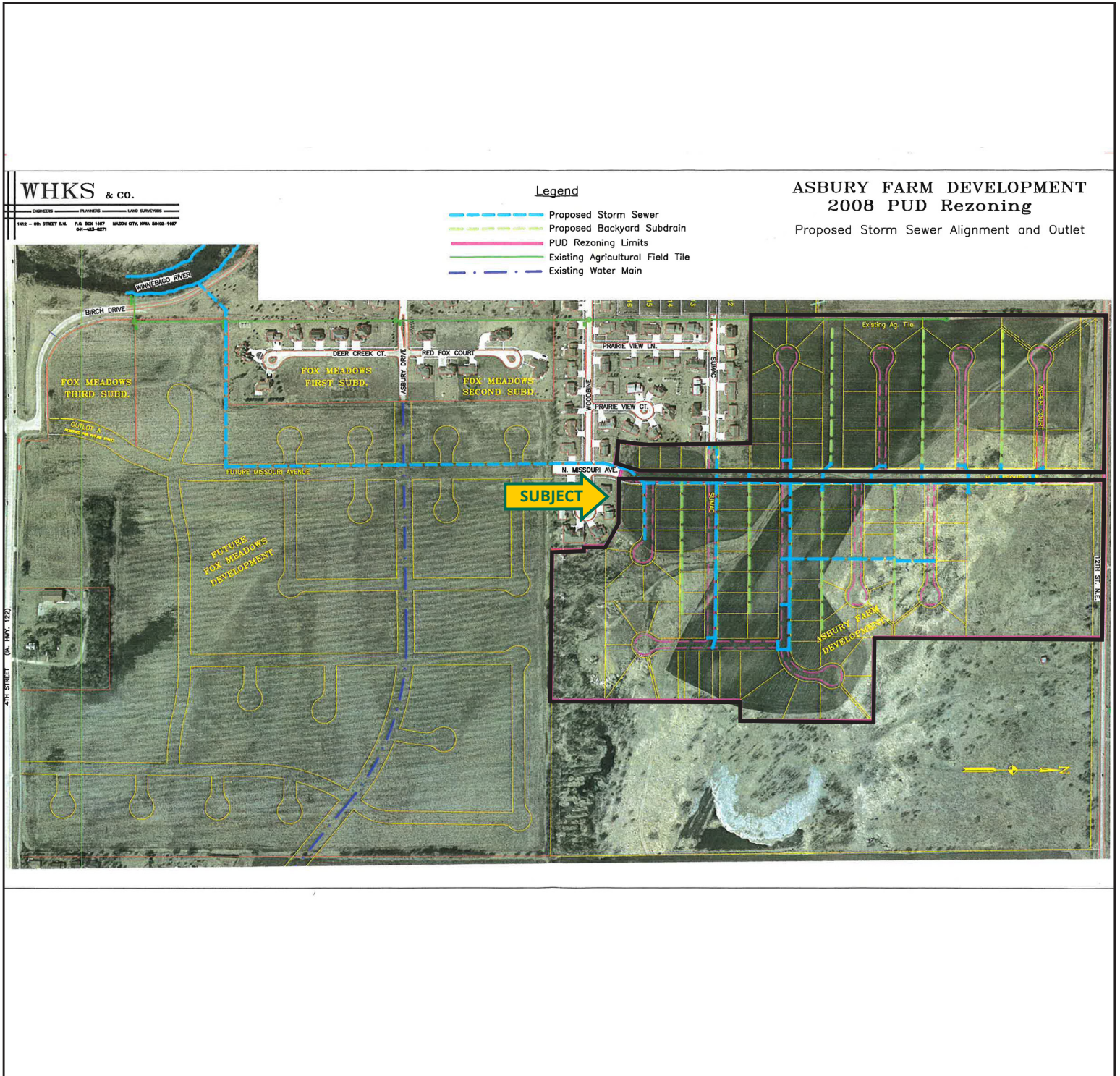


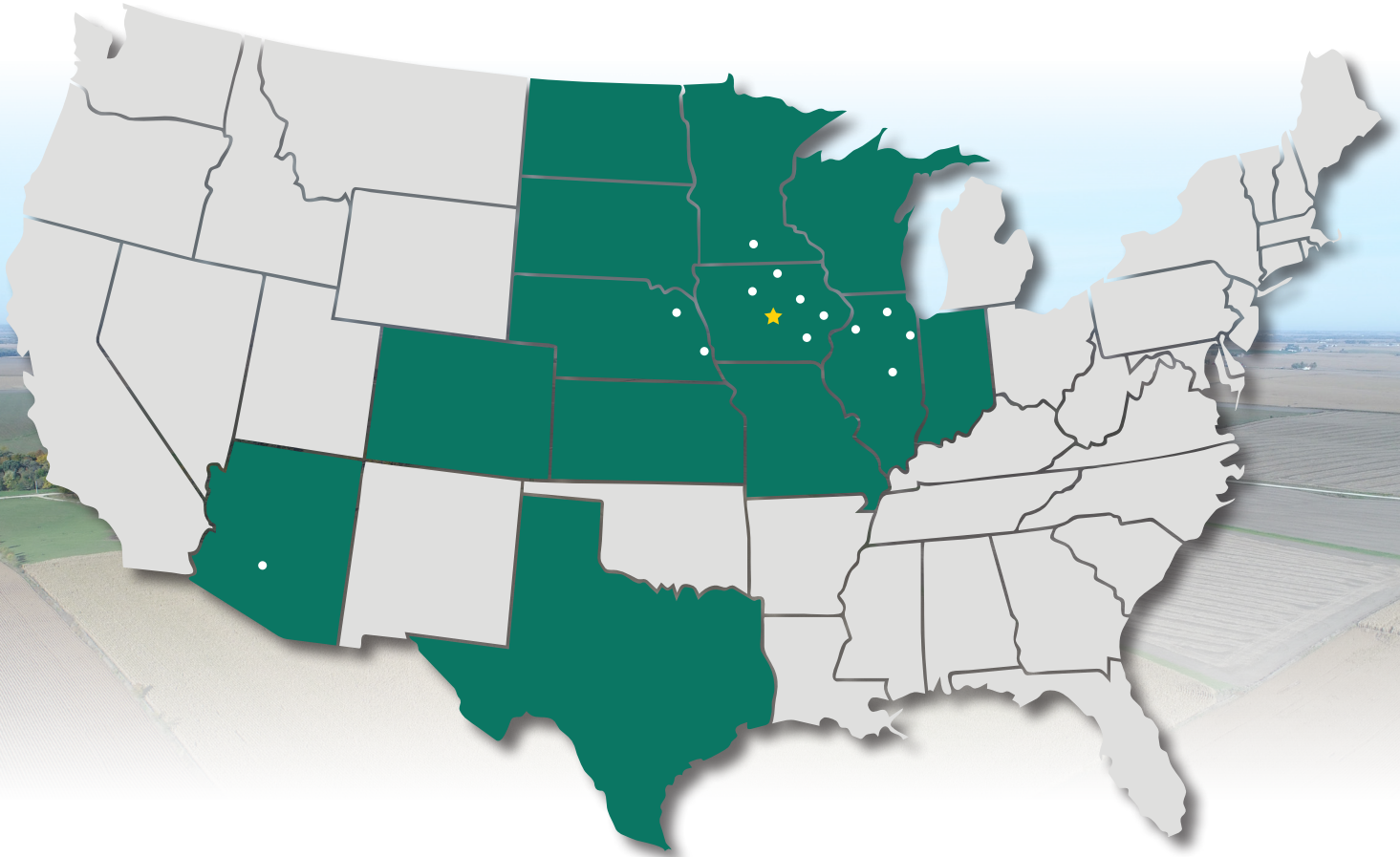
Figure 3.3: Mason City Area Future Land Use Map

Map obtained from Mason City Planning & Zoning



Map created by WHKS & Co. at the request of the Sellers

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