



LAND FOR SALE

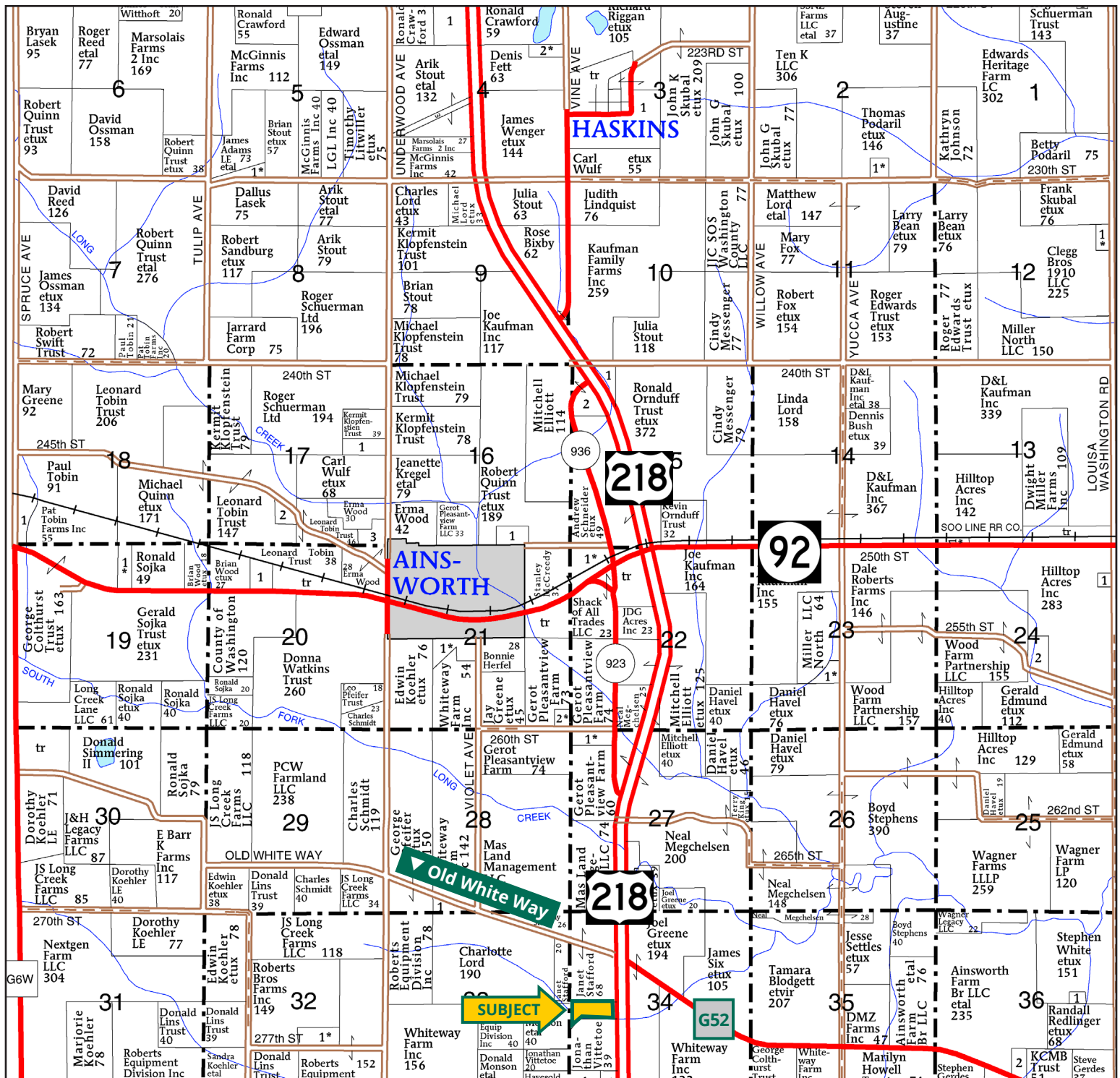
Convenient Location With Hwy 218 Frontage!



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319.382.3343 | 215 N. Iowa Ave., PO Box 914
Washington, IA 52353 | www.Hertz.ag

15.67 Acres, m/l
Washington County, IA



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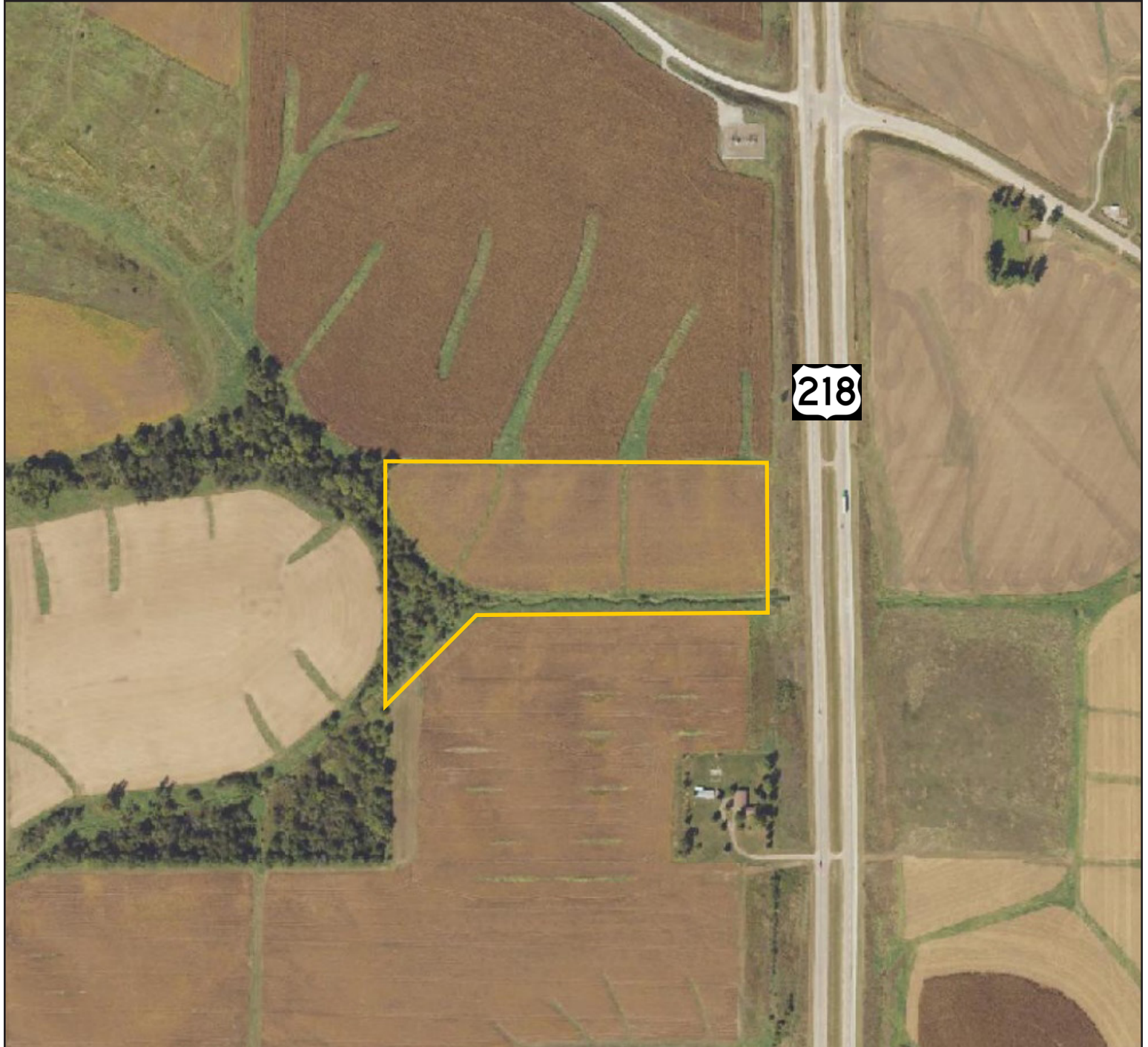
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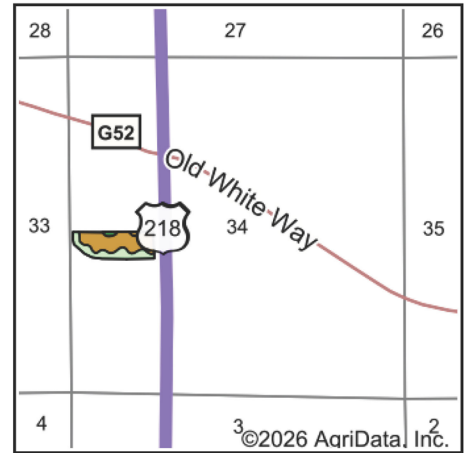
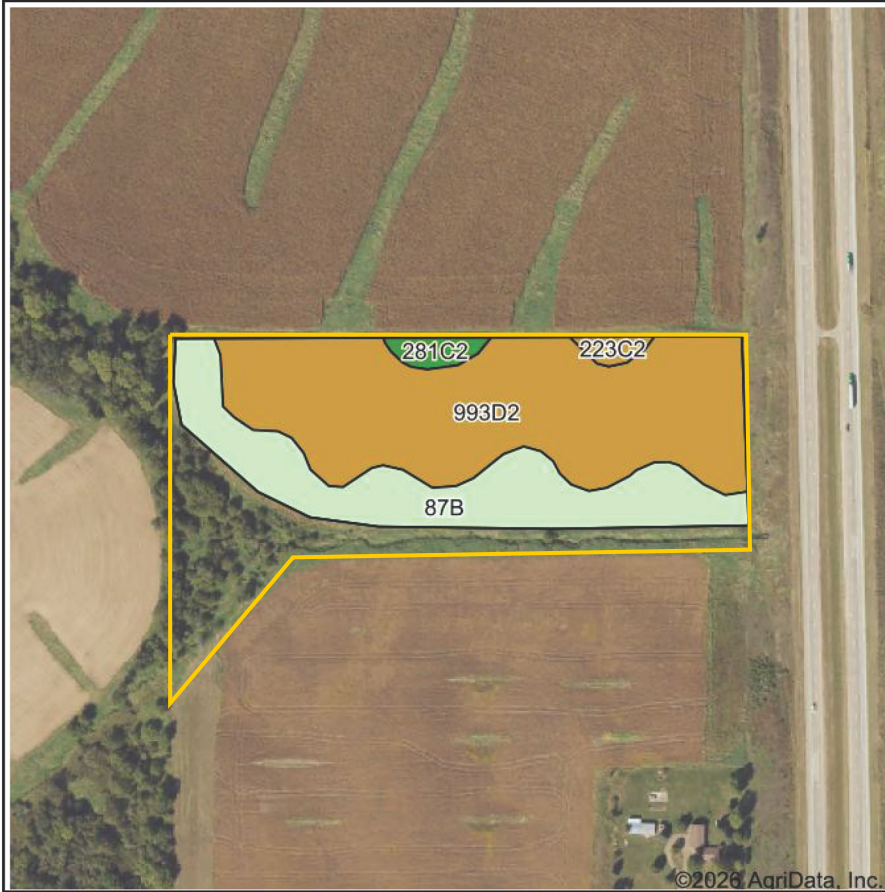
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FSA/Eff. Crop Acres: 12.02 | Soil Productivity: 45.50 CSR2





State: **Iowa**
 County: **Washington**
 Location: **34-75N-6W**
 Township: **Oregon**
 Acres: **12.02**
 Date: **6/4/2026**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA183, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	7.70	63.6%		IVe	33
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	3.86	32.3%		IIw	68
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.28	2.5%		IIIe	82
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.18	1.6%		IVw	30
Weighted Average					3.33	45.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Ainsworth: 2½ miles south on Hwy 218. The property is on the west side of the road.

Simple Legal

Lot 1 in Hill Creek Subdivision, part of NW¼ SW¼ of Section 34, Township 75 North, Range 6 West of the 5th P.M., Washington Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- \$219,000 \$184,900
- 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: \$356.00
Net Taxable Acres: 15.67
Tax per Net Taxable Acre: \$22.72

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 6011, Tract 11231
FSA/Eff. Crop Acres: 12.02
Corn Base Acres: 7.70
Corn PLC Yield: 169 Bu.

Soil Types/Productivity

Primary soils are Gara-Armstrong and Colo-Zook. CSR2 on the FSA/Eff. crop acres is 45.50. 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

Nearly level to strongly sloping.

Drainage

Pattern tiled in 2021.

Buildings/Improvements

None.

Water & Well Information

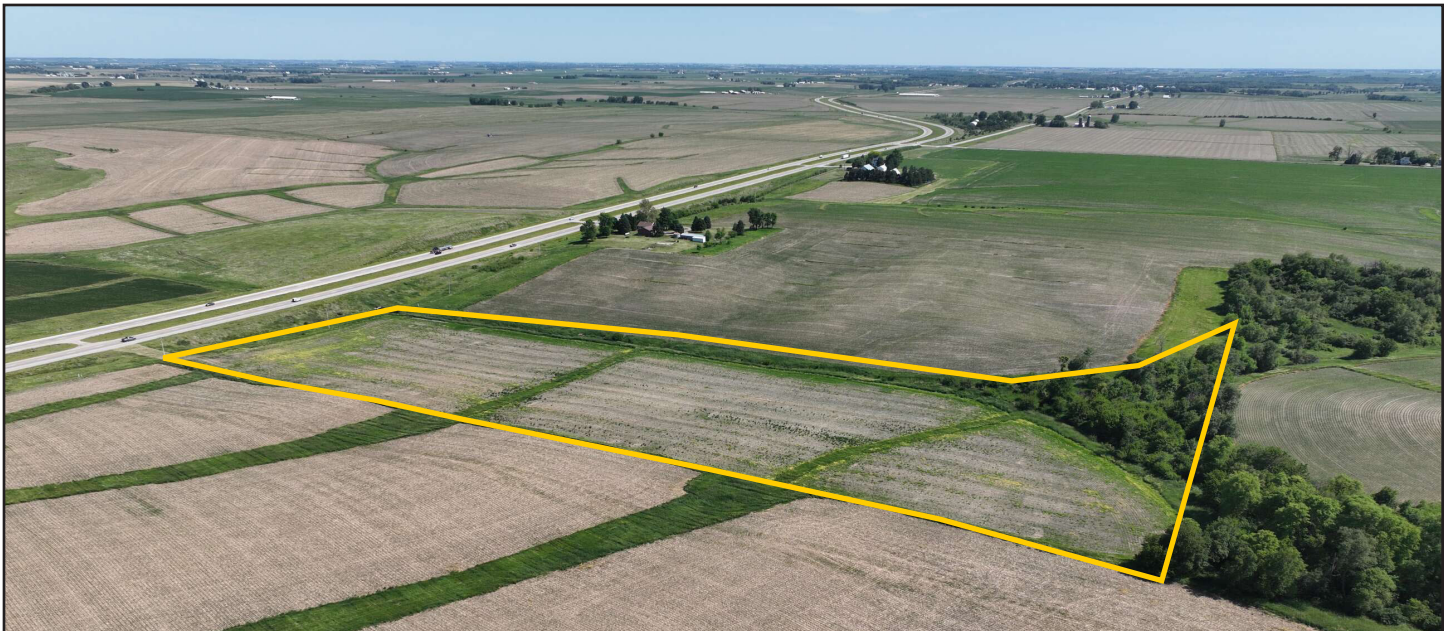
None.

Access

Property has an approved Class C entrance from Highway 218. Contact agent for details.

Comments

This farm has Highway 218 frontage offering excellent accessibility from both the north and south bound lanes. An ideal add-on tract, opportunity for beginning farmer, or a potential building site.

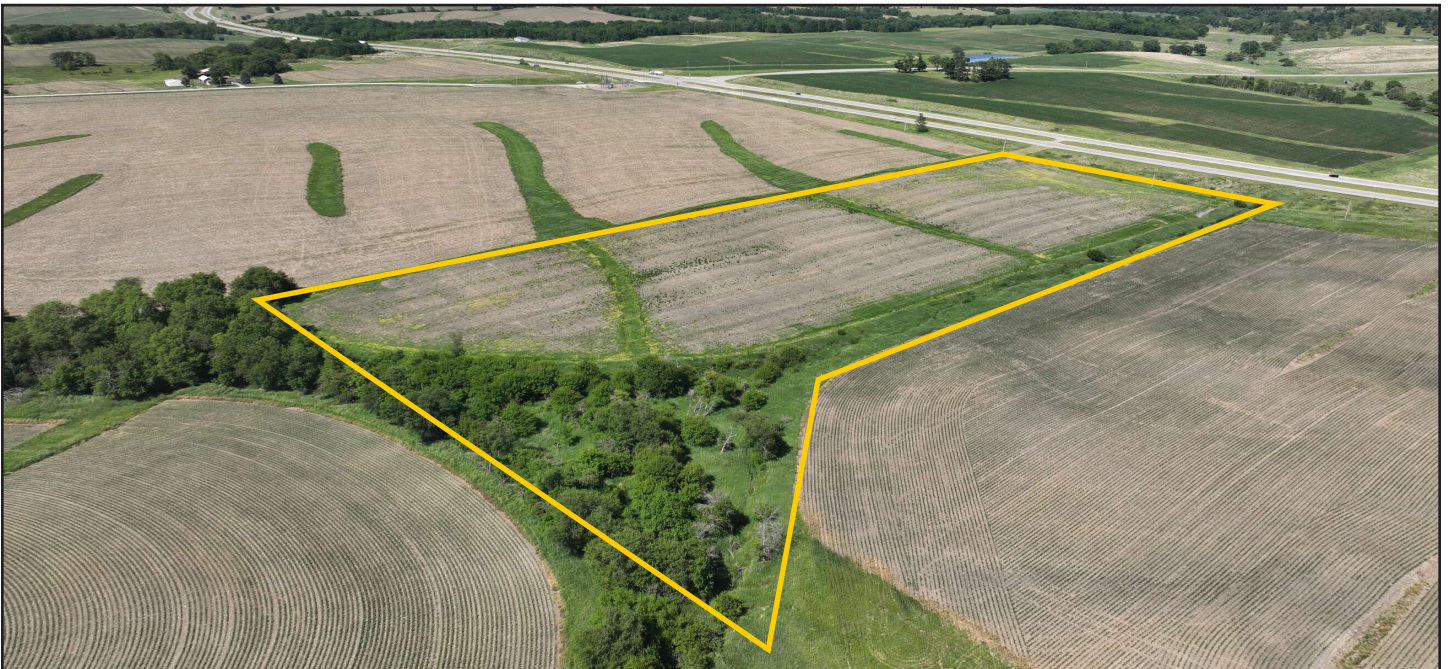


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Looking Northwest

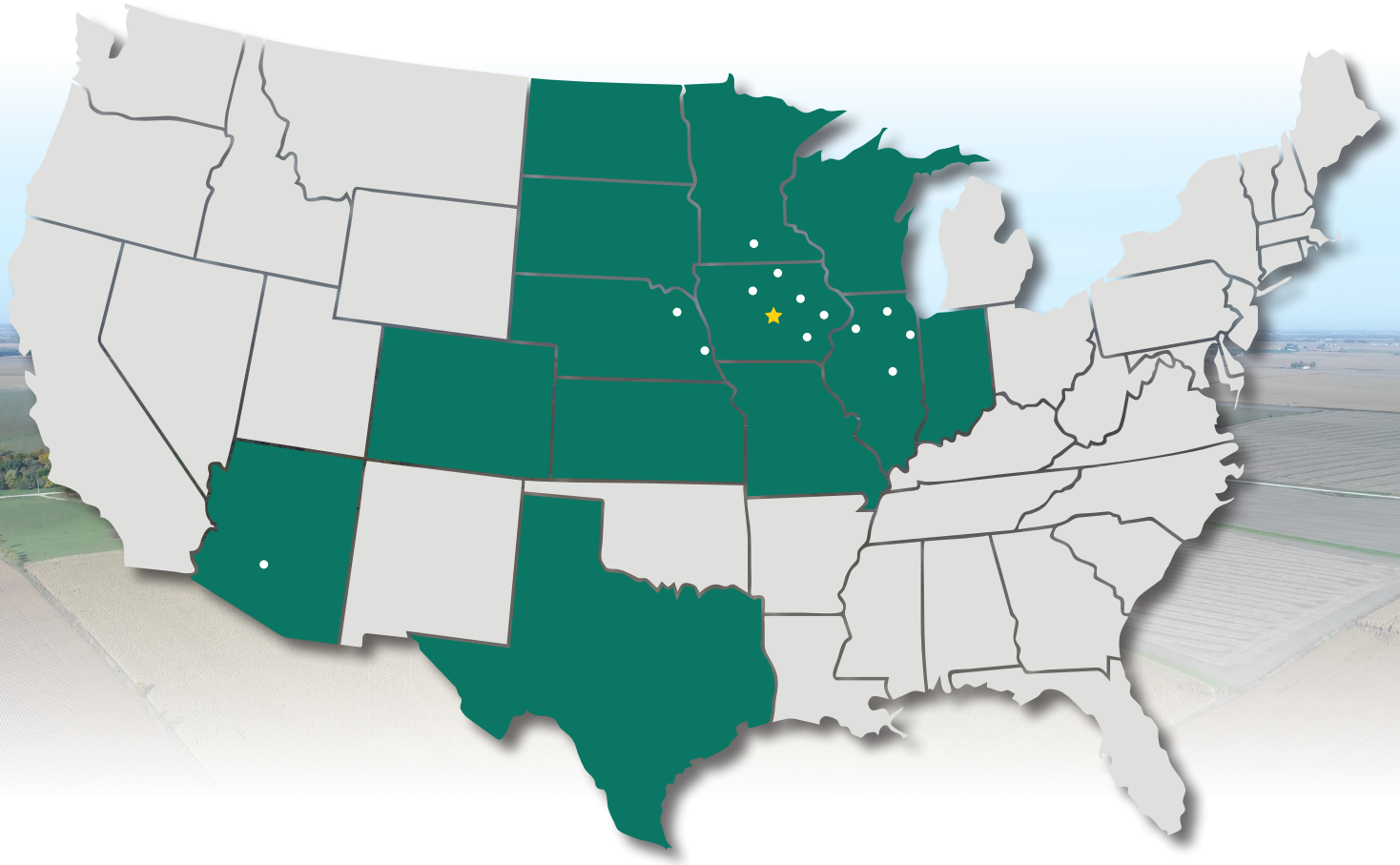


Looking Northeast





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