

Tillable and Recreational Acres with Cell Tower Income



KYLE HANSEN, ALC
Licensed Broker
in IA, AZ, NE & MO
515.370.3446
KyleH@Hertz.ag

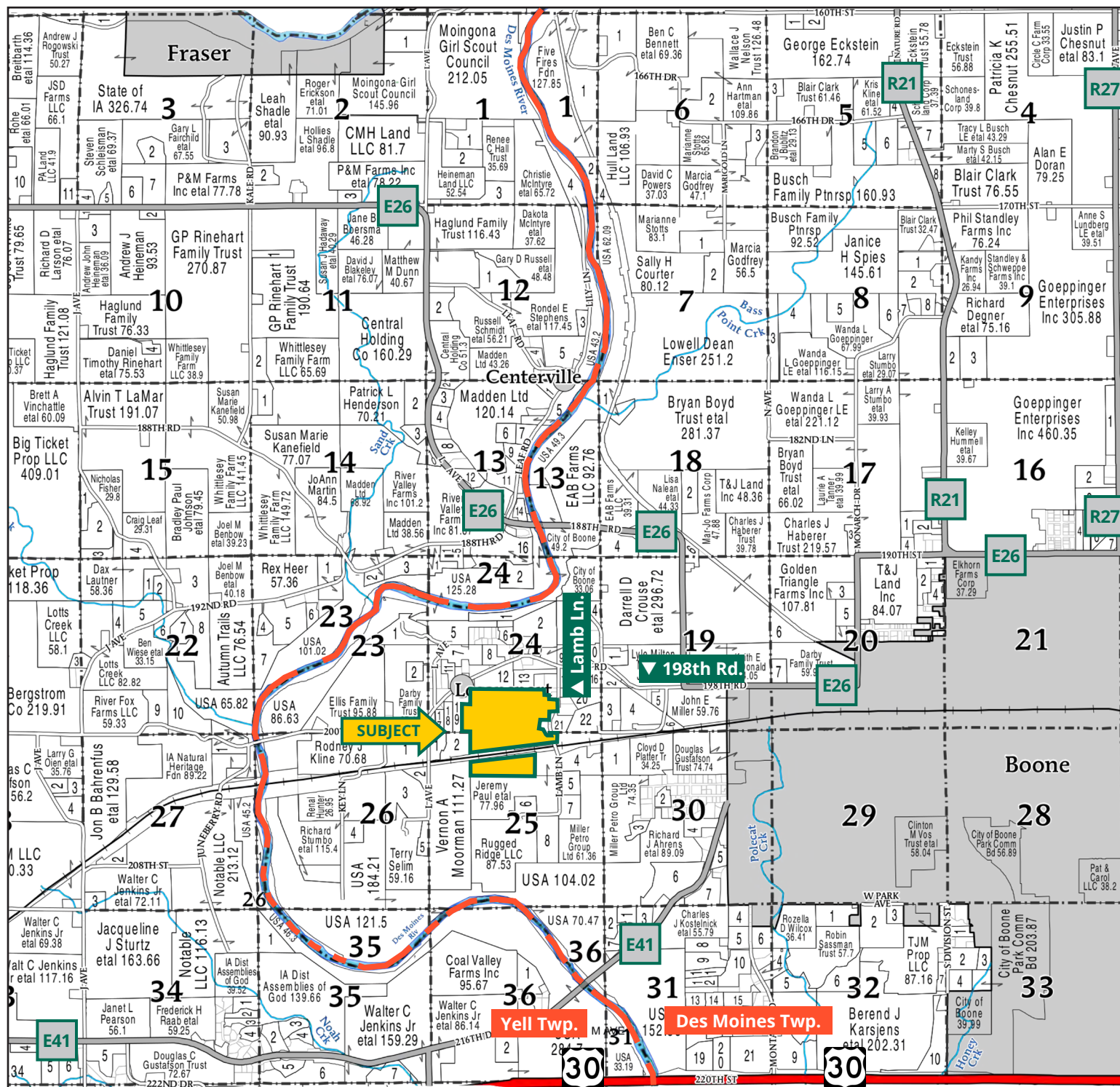


CLINT KALLER, AFM
Licensed Salesperson in IA & MN
641.455.8645
ClintK@Hertz.ag

515.382.1500 | 415 S. 11th St., PO Box 500
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130.98 Acres, m/I
Boone County, IA

Des Moines Township, Boone County, IA



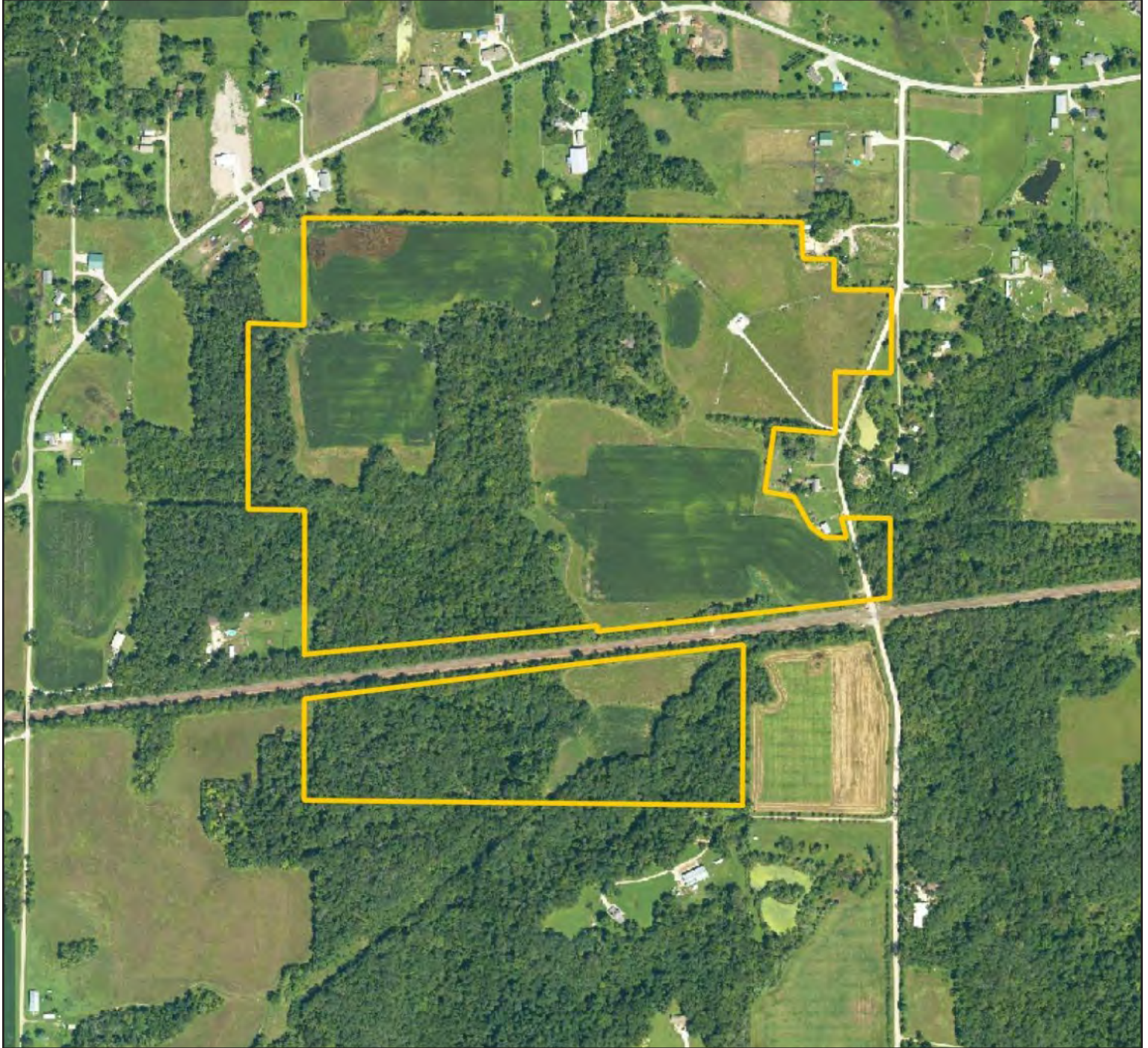
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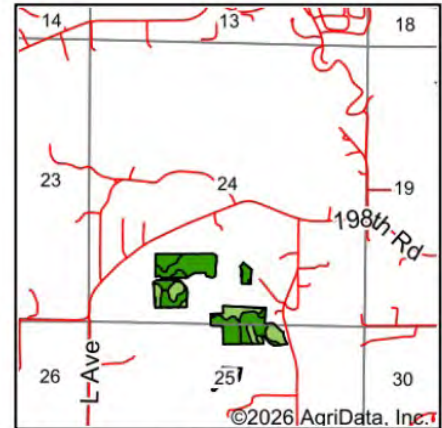
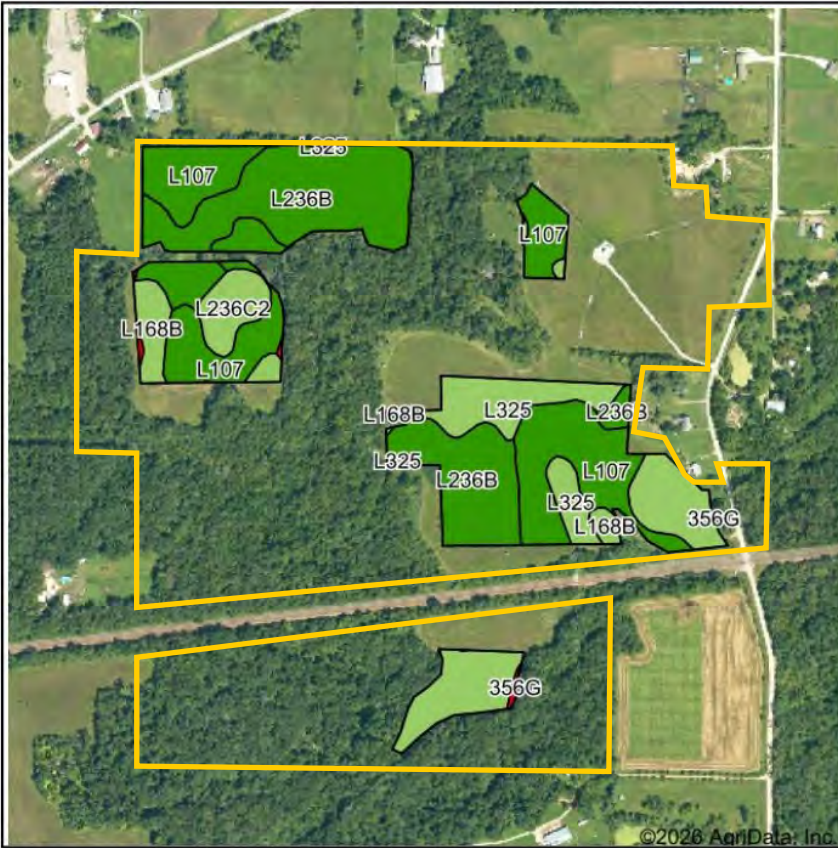
FSA/Eff. Crop Acres: 39.09 | CRP Acres: 27.08 | Soil Productivity: 82.90 CSR2



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State: **Iowa**
 County: **Boone**
 Location: **24-84N-27W**
 Township: **Des Moines**
 Acres: **39.09**
 Date: **7/16/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA015, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	13.97	35.8%		Ile	85
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	12.29	31.4%		IIw	88
L168B	Hayden loam, Bemis moraine, 2 to 6 percent slopes	6.92	17.7%		Ile	76
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	4.07	10.4%		Ie	78
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.68	4.3%		IIIe	77
356G	Hayden-Storden loams, 25 to 50 percent slopes	0.16	0.4%		VIIe	5
Weighted Average					1.96	82.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Boone: Go west on 4th St./Mamie Eisenhower Ave. to Marion St. Then north 1 mile to W 12th St./ 198th Rd. Go west 2 miles to Lamb Ln., then South ½ mile. The property is located on the west side of road.

Simple Legal

E¼ SW¼ except Parcel A, SE¼ SW¼, W½ SW¼ SE¼, Lot 12 except 1.5 Ac. in NE corner and except Parcel A, Lots 4, 5, 6 in NE¼ SW¼ SE¼, all in Section 24 AND NE¼ NW¼ Lots 1, 2, 3, Lots 3 & 4 NW¼ NE¼, Lot 1 except Parcel A NW¼ NE¼, all in Section 25, all in Township 84 North, Range 27 West of the 5th P.M., Boone Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- \$1,218,114 \$1,139,526
- ~~\$9,300/acre~~ \$8,700/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,878.00
Gross Acres: 130.98
Net Taxable Acres: 70.48
Forest Reserve Acres: 60.50
Tax per Net Taxable Acre: \$40.83

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6525, Tract 6766
FSA/Eff. Crop Acres: 39.09
CRP Acres: 27.08
Corn Base Acres: 31.60
Corn PLC Yield: 128 Bu.
Bean Base Acres: 7.49
Bean PLC Yield: 37 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 6.62 acres enrolled in a CP-42 contract that pays \$2,074.00 annually and expires 9/30/2026.

There are 18.15 acres enrolled in a CP-42 contract that pays \$5,433.00 annually and expires 9/30/2027.

There are 2.31 acres enrolled in a CP-43 contract that pays \$693.00 annually and expires 9/30/2033.

Soil Types/Productivity

Primary soils are Lester loam, Webster clay loam, and Hayden loam. CSR2 on the FSA/Eff. crop acres is 82.90. 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 sloping to steep.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Cell Tower Contract

Property contains a cell tower lease. Contact agent for details.

Comments

Great opportunity for a mixed use recreation and tillable property within 5 minutes of Boone, IA. Has added value from a cell tower lease.

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

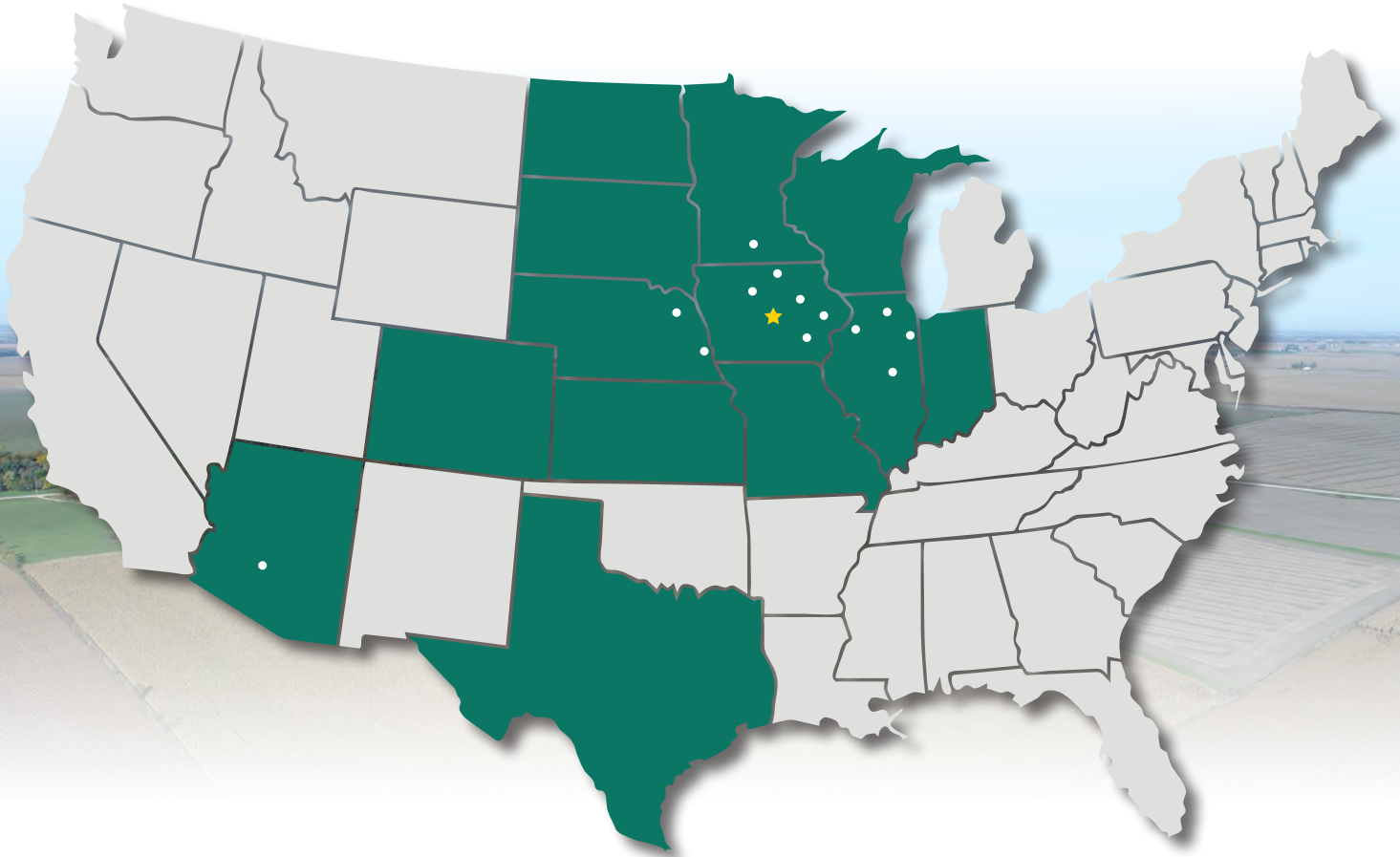


Southwest looking Northeast





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