

High-Quality Washington County Farm



RACHELLE HELLER, ALC
Licensed Salesperson in IA & MO
319.800.9316
RachelleH@Hertz.ag



ADAM SYLVESTER, AFM
Licensed Salesperson in IA & MO
319.721.3170
AdamS@Hertz.ag

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

32.50 Acres, m/l
Washington County, IA

FSA/Eff. Crop Acres: 31.10 | Soil Productivity: 82.00 CSR2

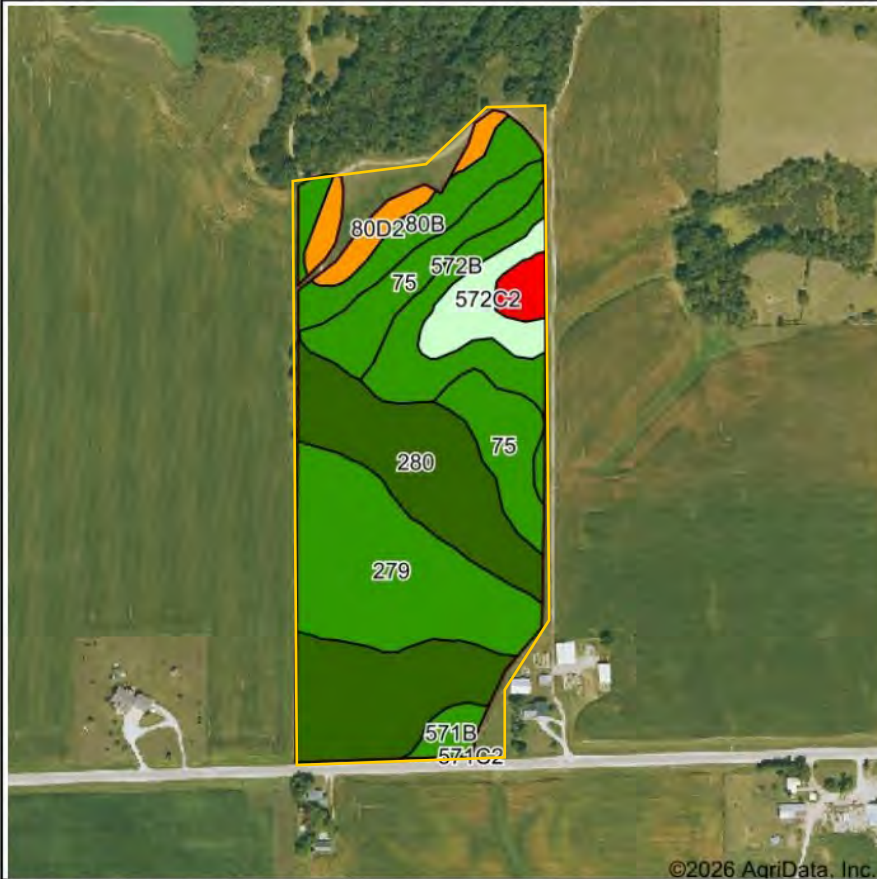


©NAIP/Iowa Imagery: 2023

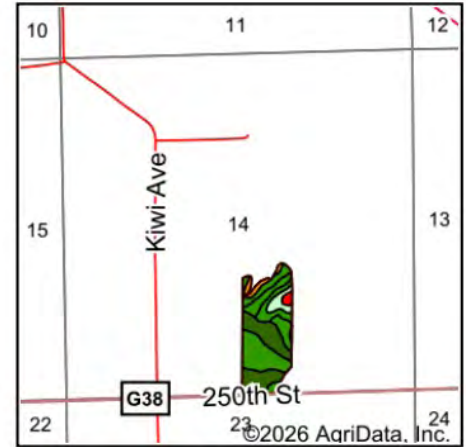
319.382.3343 | 215 N. Iowa Ave., PO Box 914 | Washington, IA 52353 | www.Hertz.ag

RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

ADAM SYLVESTER, AFM
319.721.3170
AdamS@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Washington**
 Location: **14-75N-8W**
 Township: **Franklin**
 Acres: **31.1**
 Date: **8/27/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IA183, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	9.71	31.4%		Iw	94
279	Taintor silty clay loam, 0 to 2 percent slopes	6.93	22.3%		IIw	83
75	Givin silt loam, 0 to 2 percent slopes	4.46	14.3%		Iw	84
572B	Inton silt loam, 2 to 5 percent slopes	2.97	9.5%		IIe	80
80B	Clinton silt loam, 2 to 5 percent slopes	2.56	8.2%		IIe	80
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	1.78	5.7%		IIIe	69
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	1.44	4.6%		IIIe	46
571B	Hedrick silt loam, 2 to 5 percent slopes	0.63	2.0%		IIe	85
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	0.62	2.0%		VIIe	5
Weighted Average					1.75	82

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Washington: Go west on W Madison St. for 0.8 miles and then go southwest on 250th St. / Co. Rd. G38 for 1.9 miles. Property is located on the north side of the road.

Simple Legal

Part of the E½ SE¼ of Section 14, Township 75 North, Range 8 West of the 5th P.M., Washington Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$559,000
- \$17,200/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 2026 - 2027: \$859.63*
Net Taxable Acres: 32.50*
Tax per Net Taxable Acre: \$26.45*
**Taxes estimated pending survey and tax parcel split. Washington County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 784, Part of Tract 1714
FSA/Eff. Crop Acres: 31.10
Corn Base Acres: 18.90*
Corn PLC Yield: 158 Bu.
Bean Base Acres: 10.02*
Bean PLC Yield: 46 Bu.
Wheat Base Acres: 1.49*
Wheat PLC Yield: 40 Bu.
**Acres are estimated pending reconstitution of farm by the Washington County FSA office.*

Soil Types/Productivity

Primary soils are Mahaska, Taintor, and Givin. CSR2 on the FSA/Eff. crop acres is 82.00. See soil map for detail.

Land Description

Level to strongly sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Access

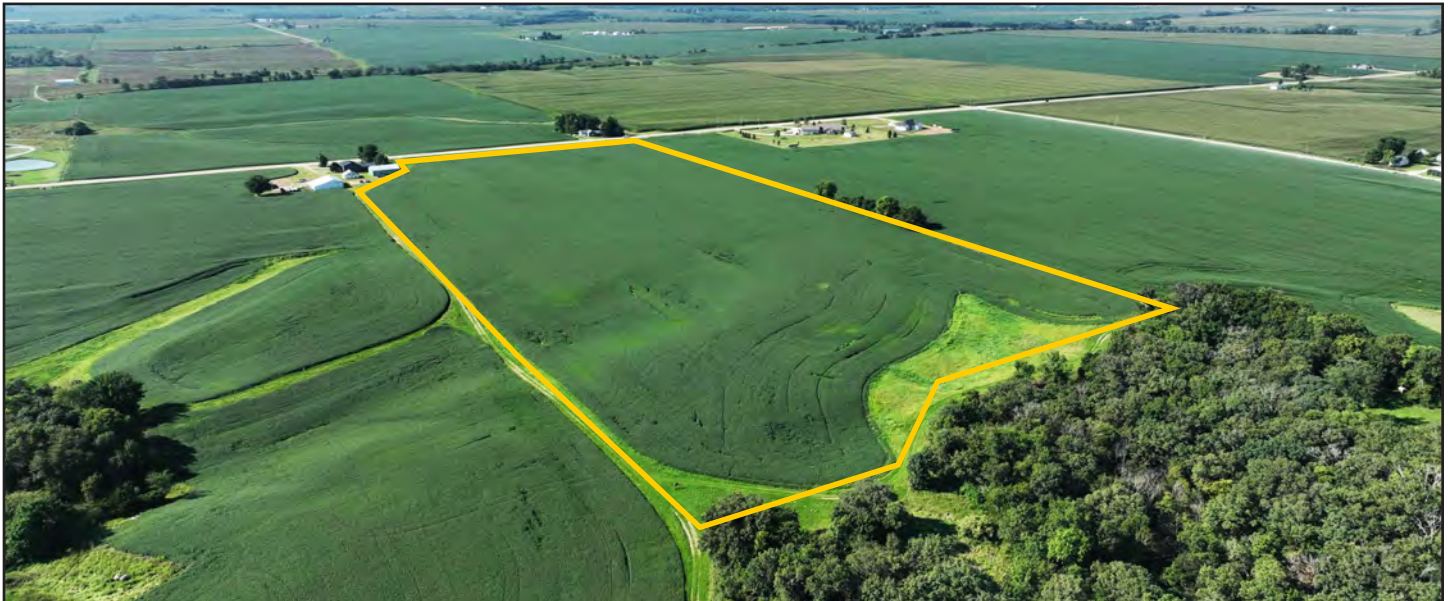
Property is currently accessed from a driveway on the adjoining building site. Any access easements or new driveway entrance will be the responsibility of the Buyer. Contact agent for details.

Comments

High-quality farm located along a hard-surfaced road. There is an open lease for the 2027 crop year.

Additional Land for Sale

Seller has an additional tract of land for sale located north of this property. See Additional Land Aerial Photo.



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.

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

RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

ADAM SYLVESTER, AFM
319.721.3170
AdamS@Hertz.ag

Looking Northwest



Looking Northeast

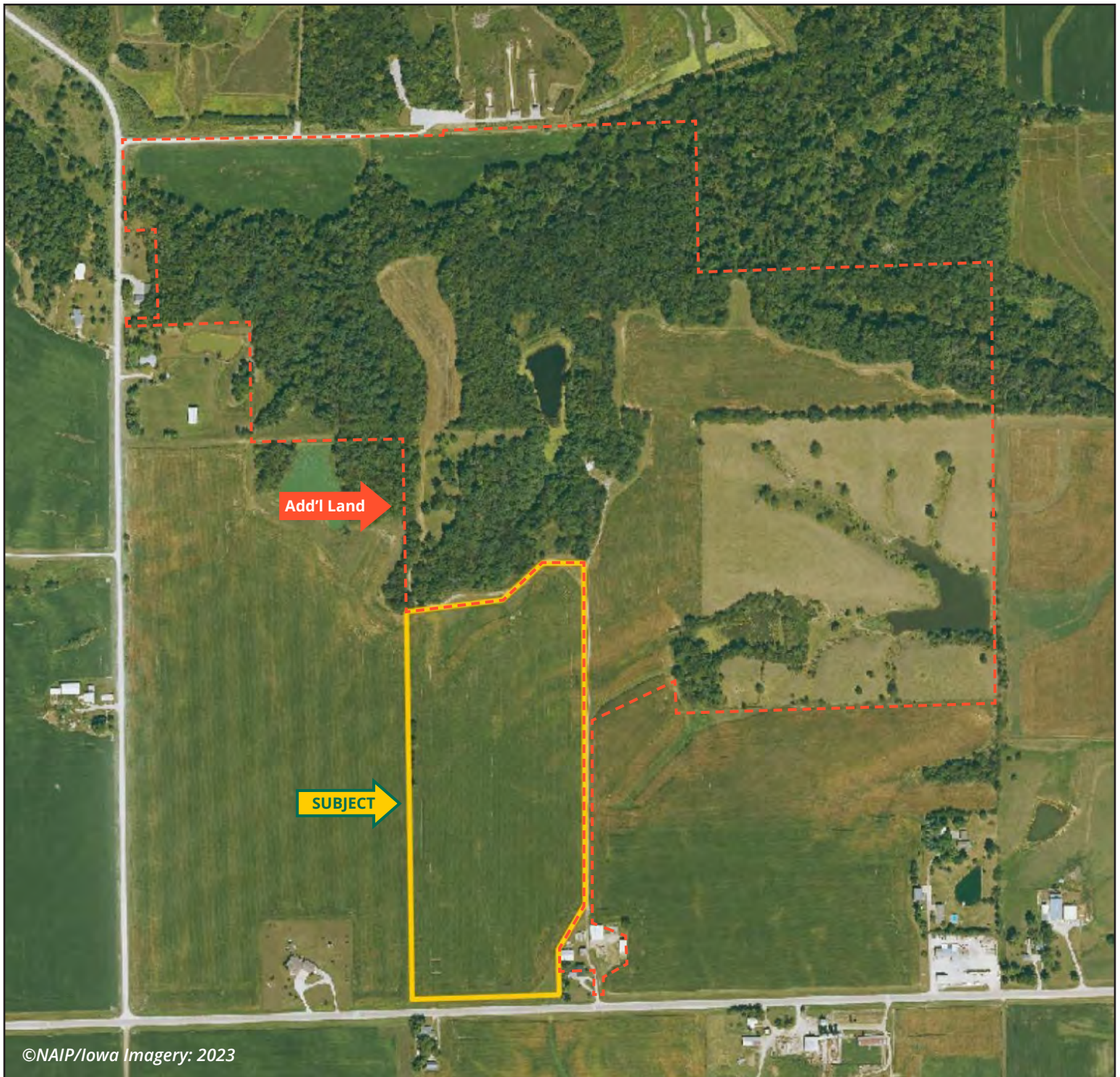


319.382.3343 | 215 N. Iowa Ave., PO Box 914 | Washington, IA 52353 | www.Hertz.ag

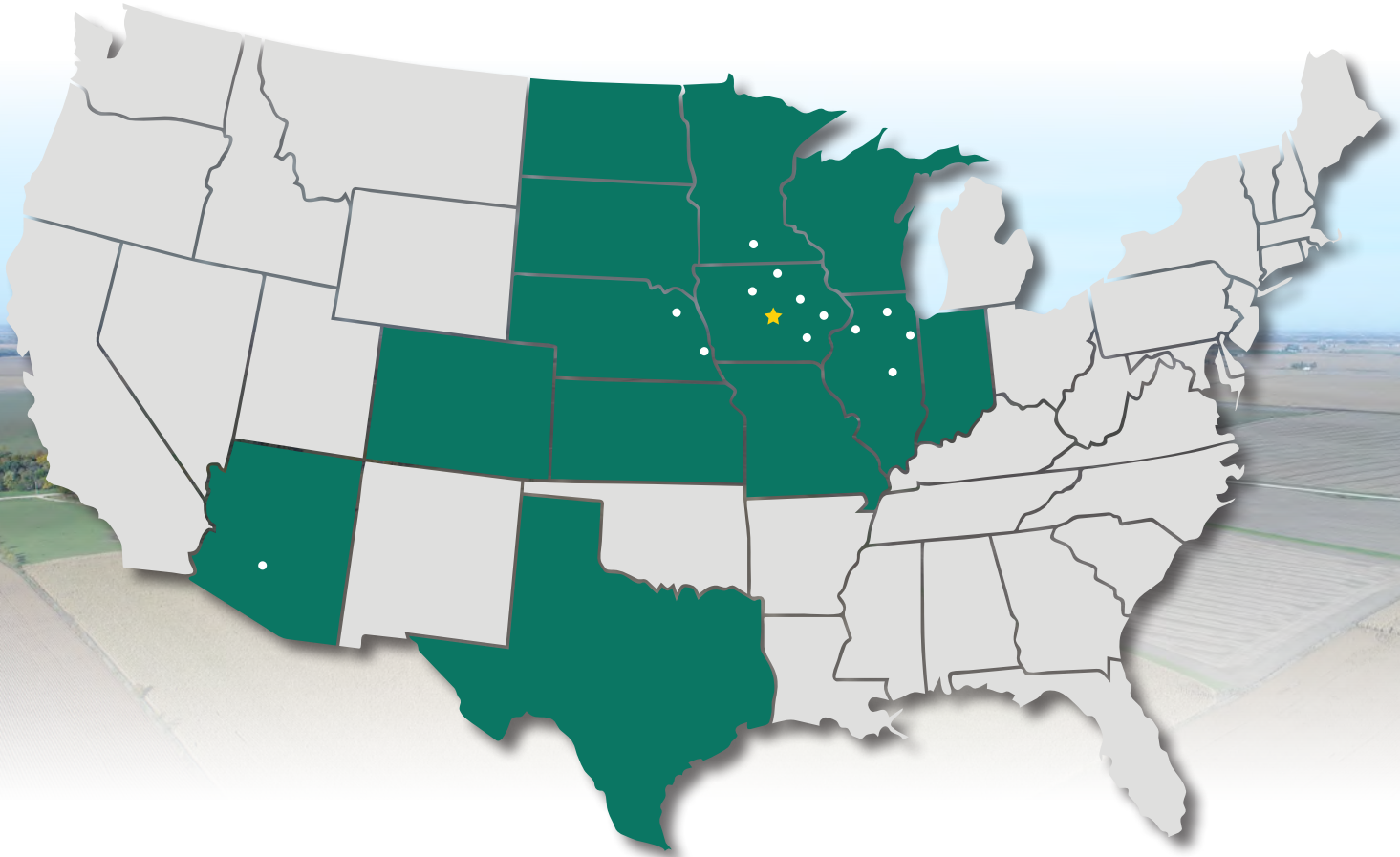
RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

ADAM SYLVESTER, AFM
319.721.3170
AdamS@Hertz.ag





MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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

RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

ADAM SYLVESTER, AFM
319.721.3170
AdamS@Hertz.ag