

Sportsman's Paradise with Lodge



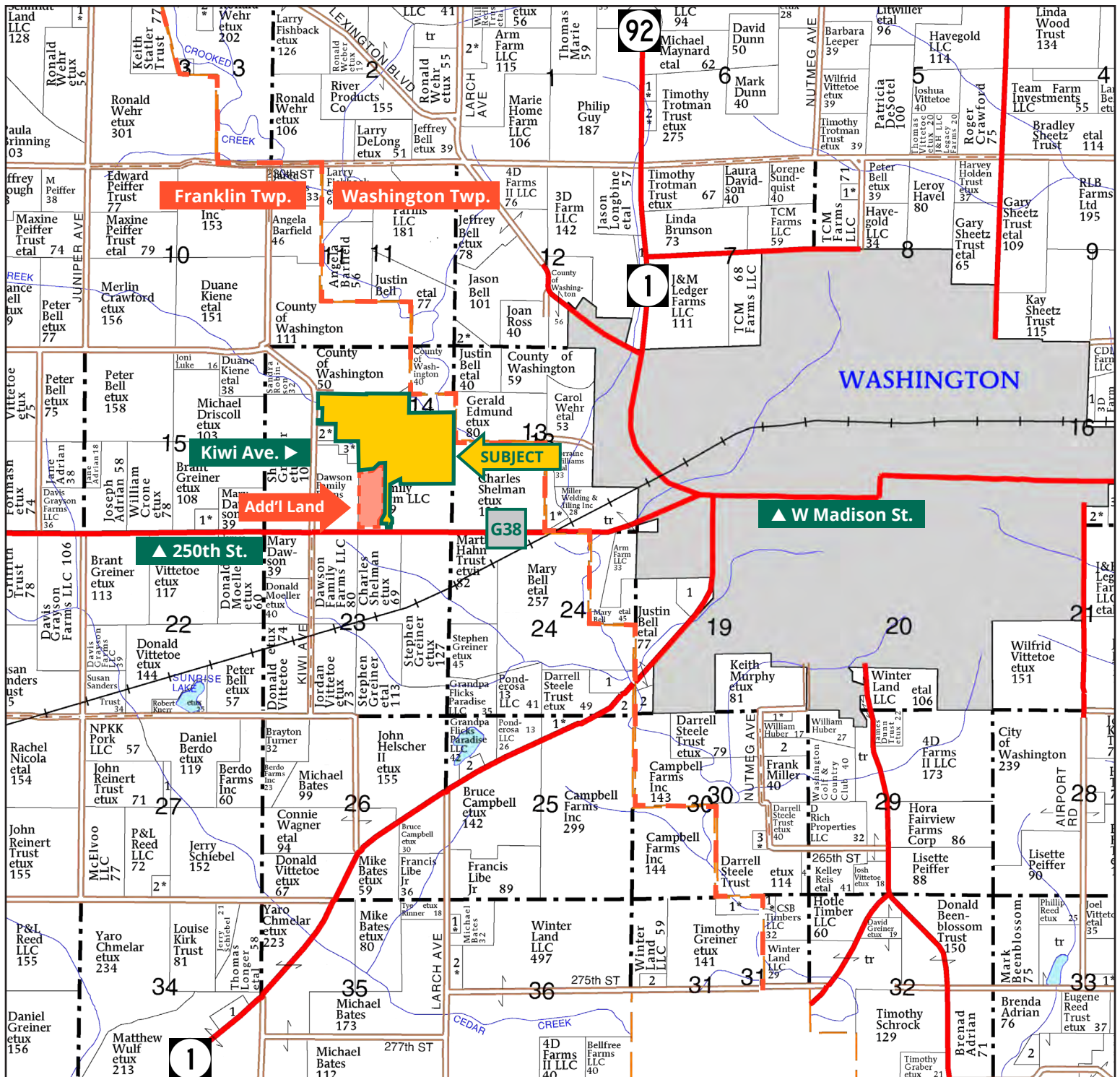
RACHELLE HELLER, ALC
Licensed Salesperson in IA & MO
319.800.9316
RachelleH@Hertz.ag



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

157.69 Acres, m/l
Washington County, IA



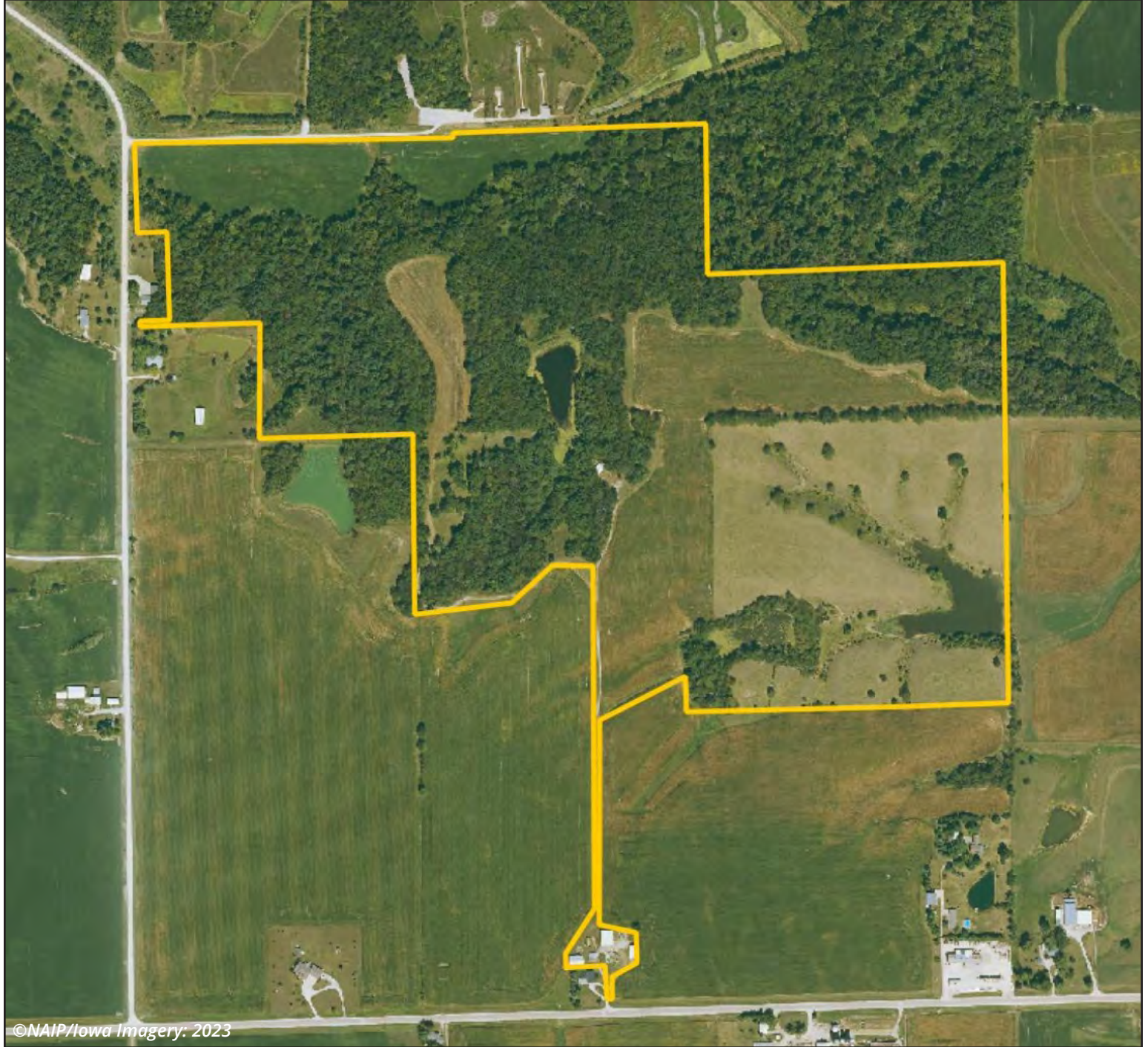
Map reproduced with permission of Farm & Home Publishers, Ltd.

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

RACHELLE HELLER, ALC
319.800.9316
 RacheleH@Hertz.ag

ADAM SYLVESTER, AFM
319.721.3170
 AdamS@Hertz.ag

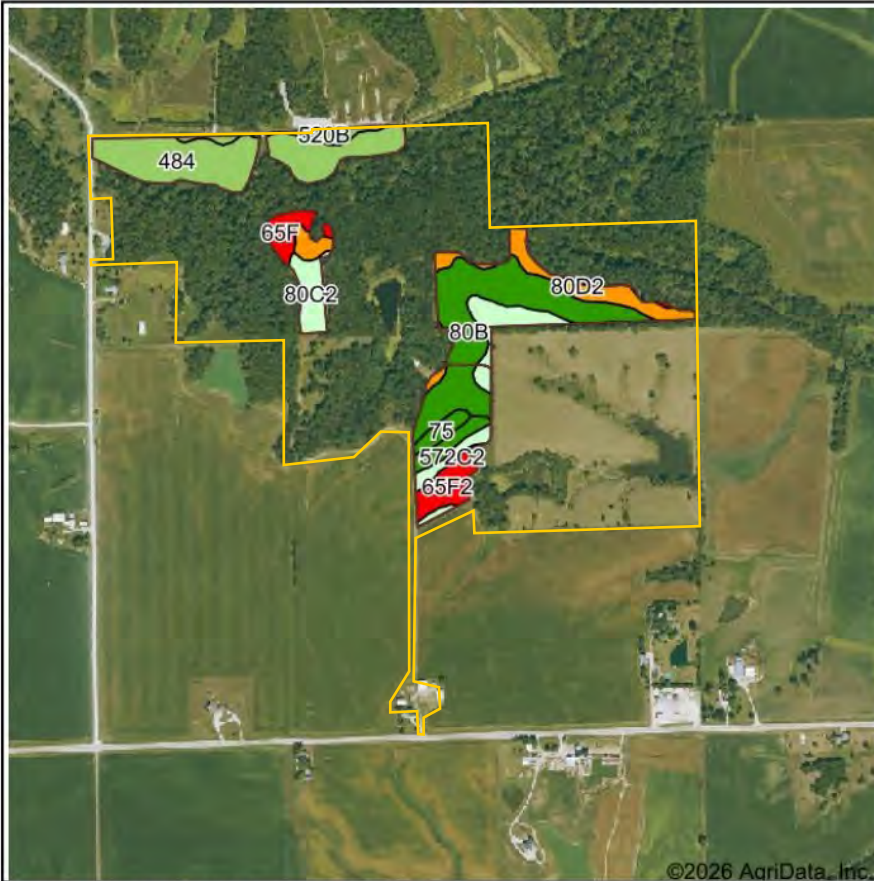
Est. FSA/Eff. Crop Acres: 39.65 | Soil Productivity: 66.80 CSR2



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: 39.65
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**
80B	Clinton silt loam, 2 to 5 percent slopes	11.27	28.5%		Ile	80
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	10.89	27.5%		IIlw	79
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	4.53	11.4%		IIIe	46
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	4.50	11.3%		IIIe	69
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	2.16	5.4%		VIIe	5
65F	Lindley loam, 18 to 25 percent slopes	1.70	4.3%		VIIe	6
572B	Inton silt loam, 2 to 5 percent slopes	1.28	3.2%		Ile	80
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	1.27	3.2%		IIIe	69
520B	Coppock silt loam, 2 to 5 percent slopes, rarely flooded	1.11	2.8%		IIlw	71
75	Givin silt loam, 0 to 2 percent slopes	0.94	2.4%		Iw	84
Weighted Average					2.72	66.8

**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 1.8 miles. Property is located on the north side of the road.

Simple Legal

Part SE¼ NW¼; SW¼ NE¼; part of the SE¼ NE¼; part of the NW¼ SE¼; NE¼ SE¼; part of the SW¼ SE¼, all in 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

- \$1,403,441
- \$8,900/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of existing farm lease.

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,906.32*

Net Taxable Acres: 93.77*

Exempt Forest Reserve Acres: 63.92*

**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: 39.65*

Corn Base Acres: 23.80*

Corn PLC Yield: 158 Bu.

Bean Base Acres: 12.61*

Bean PLC Yield: 46 Bu.

Wheat Base Acres: 1.87*

Wheat PLC Yield: 40 Bu.

**Acres are estimated pending reconstitution of farm by the Washington County FSA office.*

Soil Types/Productivity

Primary soils are Clinton and Lawson. CSR2 on the estimated FSA/Eff. crop acres is 66.80. See soil map for detail.

Land Description

Level to strongly sloping.

Drainage

Natural with some tile. No tile maps available.

Lodge

Secluded hunting lodge, built in 2001. This 1,380 sq. ft. lodge features an open kitchen/living area, bathroom, and 6 built-in bunk beds. Included is a wood-burning stove, propane heater, and an air conditioner. The lodge comes furnished with kitchen appliances, dining table, and a leather furniture set. There is a shed to store your generator with connections to the existing propane tank.

Buildings/Improvements

- 42' x 62' Steel Utility Building (1965)
- 38' x 64' Steel Utility Building (1998)
- 42' x 72' Steel Utility Building (1975)
- 30' x 30' Poultry House (1930)

Water & Well Information

There is a 250-gallon clear water tank providing water to the lodge. Three ponds are situated on the property. Pond sizes are 1 1/3- acres, 2-acres, and 3 acres.

Comments

This incredible hunting retreat has it all. There are over 70 acres of dense timber, productive cropland acres, and livestock pasture. In addition, there are three large ponds and a creek that winds through the timber. With road frontage on three sides, there are several options to hunt this farm with different winds. This property borders the Clemons Creek Wildlife & Recreation Area, with 290 acres, m/l, of land. This area provides opportunities to hunt and fish, with a shooting and archery range. The secluded lodge has incredible views and is the perfect place to unwind after a day in the woods. The utility buildings provide plenty of storage for gear and equipment.

Additional Land for Sale

Seller has an additional tract of land for sale located south 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 Southwest



Lodge & Pond



Looking West



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



Tower Stand



Kitchen & Dining



Living Area & Bunk Beds



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

Lodge

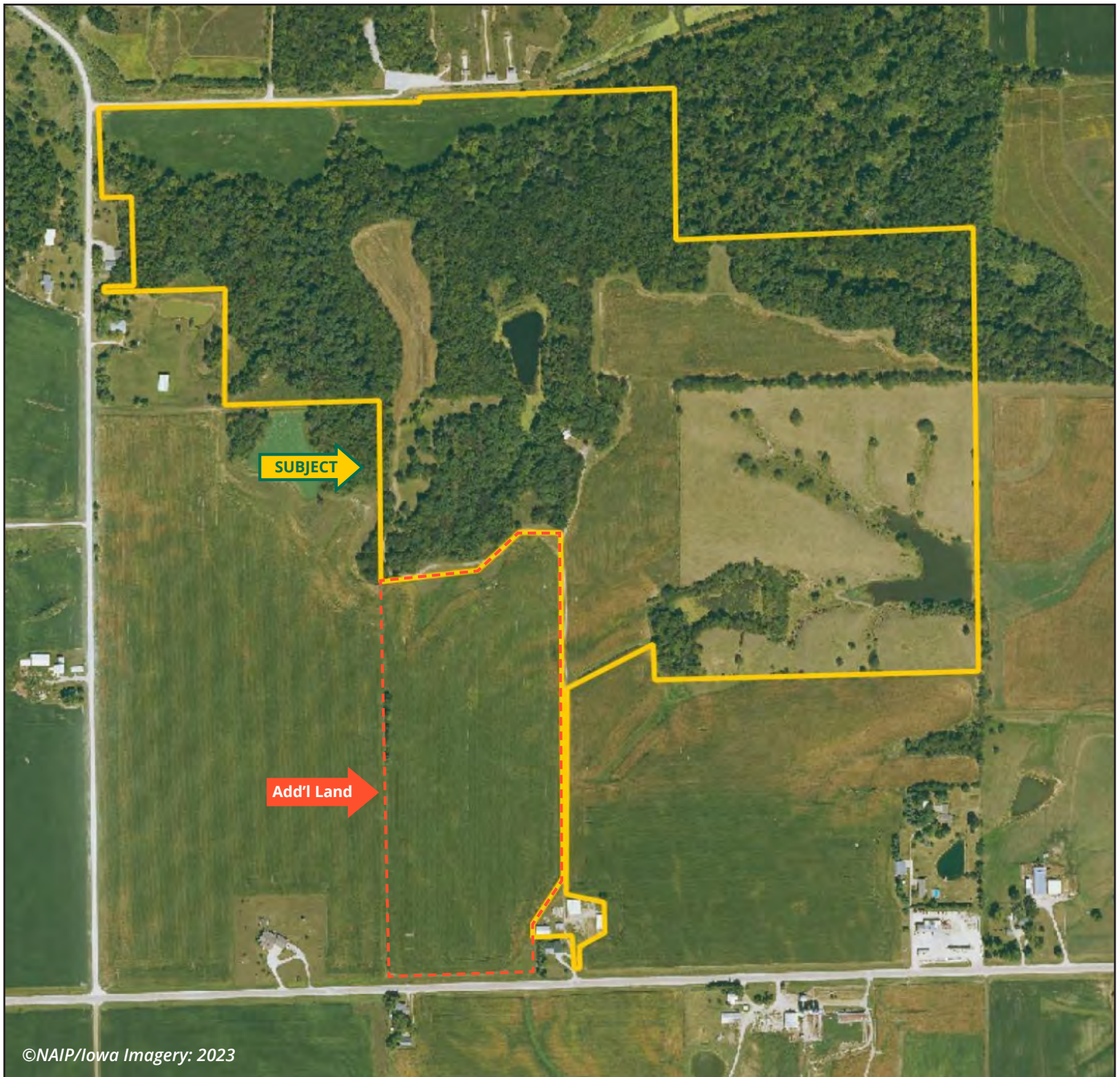


Machine Shed



Machine Shed





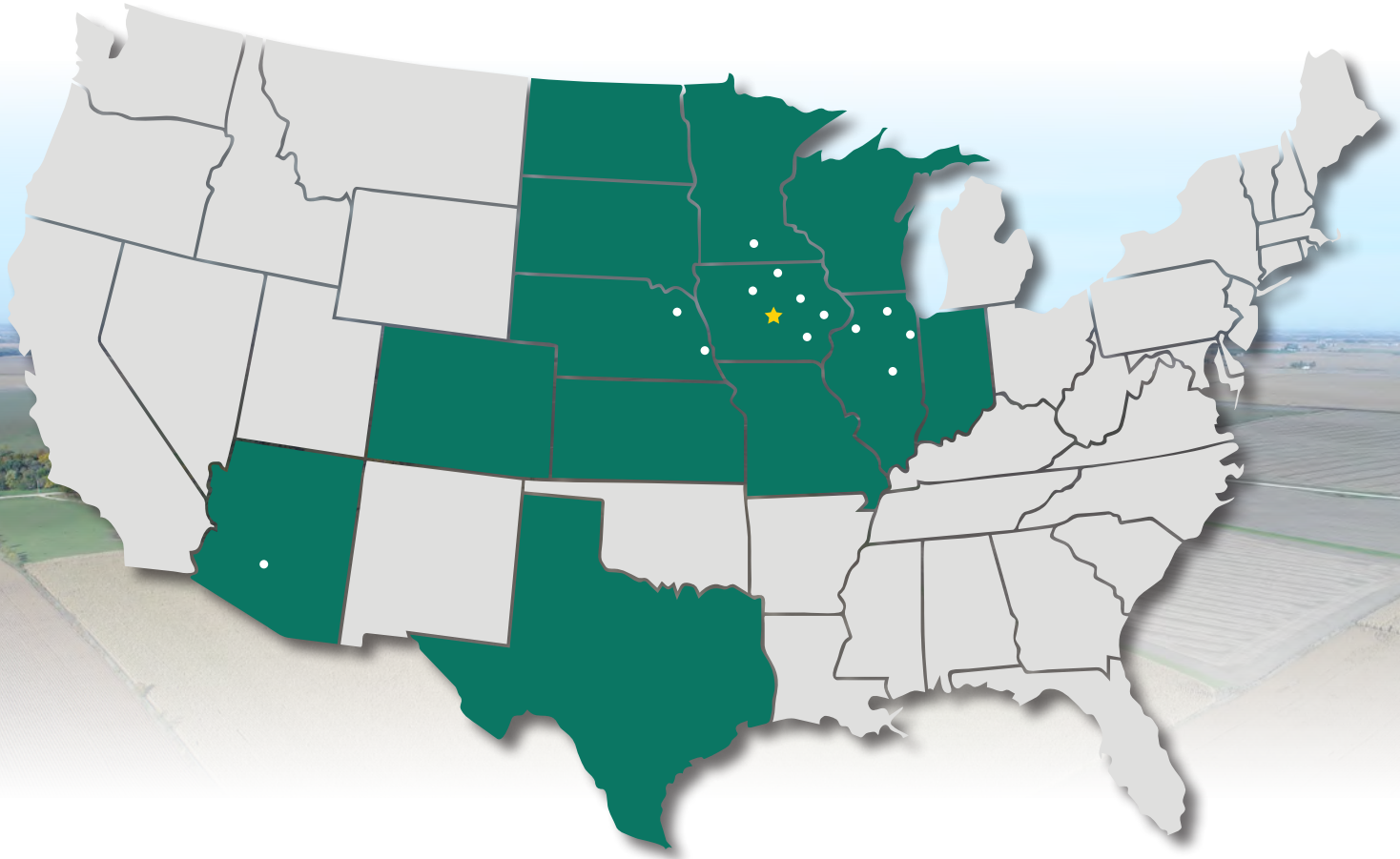
©NAIP/Iowa Imagery: 2023

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

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