



LAND FOR SALE

Quality Central Iowa Farmland

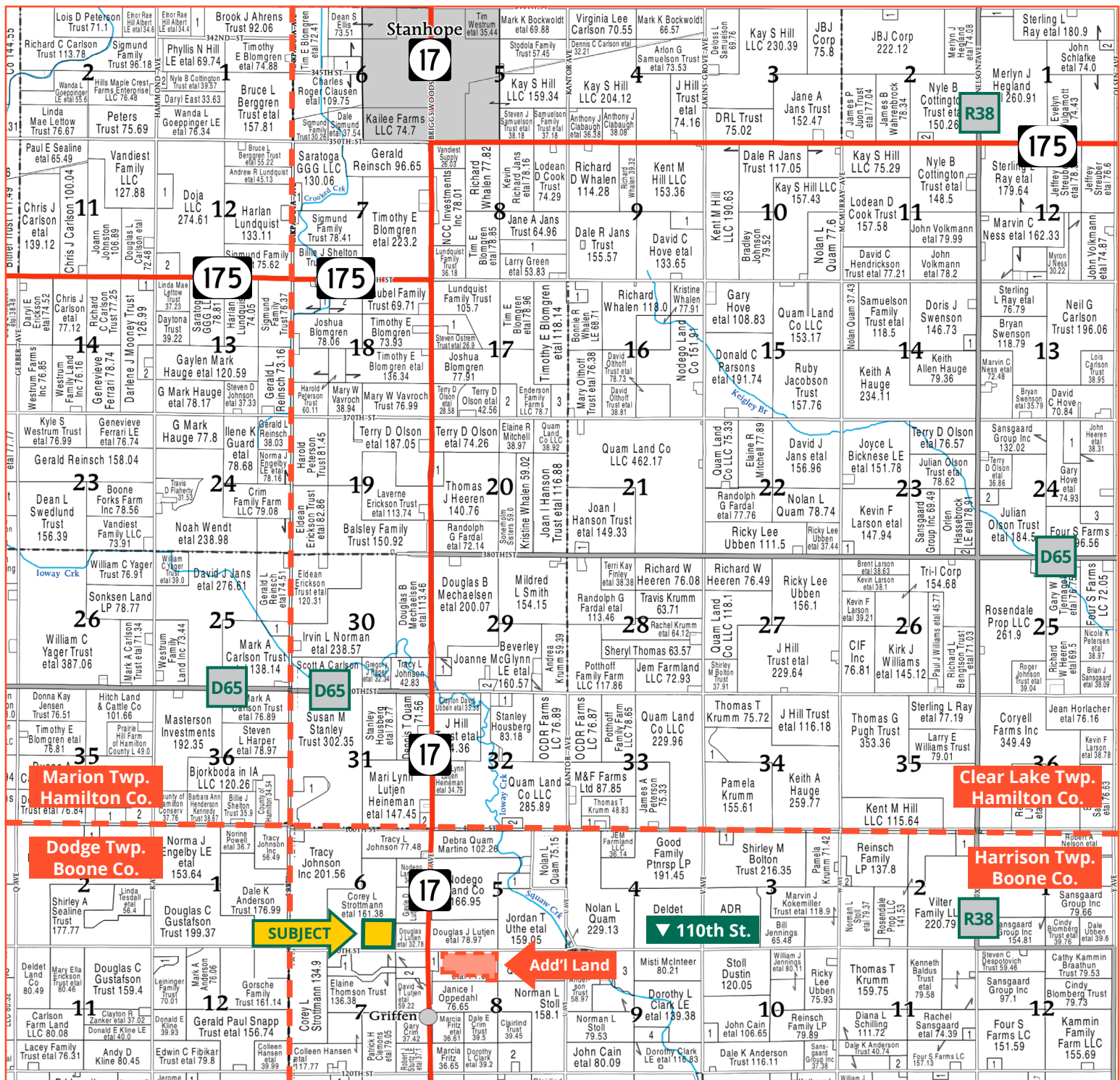


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39.00 Acres, m/I
Boone County, IA

Harrison Township, Boone County, IA



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FSA/Eff. Crop Acres: 38.85 | Soil Productivity: 60.70 CSR2

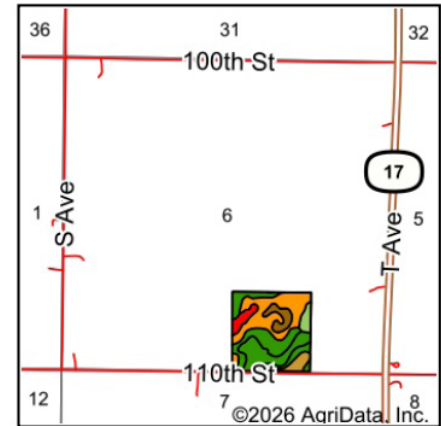


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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Boone**
 Location: **6-85N-25W**
 Township: **Harrison**
 Acres: **38.85**
 Date: **9/11/2026**



Maps Provided By:

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Area Symbol: IA015, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	12.32	31.7%		IVe	41
507	Canisteo clay loam, 0 to 2 percent slopes	7.10	18.3%		IIw	84
27C	Terril loam, 5 to 9 percent slopes	6.22	16.0%		IIIe	85
138B	Clarion loam, 2 to 6 percent slopes	2.72	7.0%		Ile	89
138C	Clarion loam, 6 to 10 percent slopes	2.39	6.2%		IIIe	84
639D	Storden-Salida complex, 9 to 14 percent slopes	2.39	6.2%		IVe	29
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	2.18	5.6%		IVe	32
639E	Storden-Salida complex, 14 to 25 percent slopes	1.88	4.8%		VIe	14
95	Harps clay loam, 0 to 2 percent slopes	1.65	4.2%		IIw	72
Weighted Average					3.28	60.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Stanhope: Head south on IA-Hwy. 17 for 6.5 miles, then west on 110th St. for 0.5 miles. The property will be on the north side of the road.

Simple Legal

SW¼ SE¼ of Section 6, Township 85 North, Range 25 West of 5th P.M., Boone County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$419,250
- \$10,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,130.00
Net Taxable Acres: 39.00
Tax per Net Taxable Acre: \$28.97

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 5543, Tract 2310
FSA/Eff. Crop Acres: 38.85
Corn Base Acres: 20.08
Corn PLC Yield: 143 Bu.
Bean Base Acres: 17.41
Bean PLC Yield: 43 Bu.
Oats Base Acres: 1.12
Oats PLC Yield: 66 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Storden loam, Canisteo clay loam, and Terril loam. CSR2 on the FSA/Eff. crop acres is 60.70. 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

Strongly sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Good performing Boone County farm.

Additional Land for Sale

Seller has one additional tract of land for sale located southeast 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.

Northwest looking Southeast



Northeast looking Southwest





Boone County, Iowa



Legend
 Non-Cropland CRP Iowa PLSS
 Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

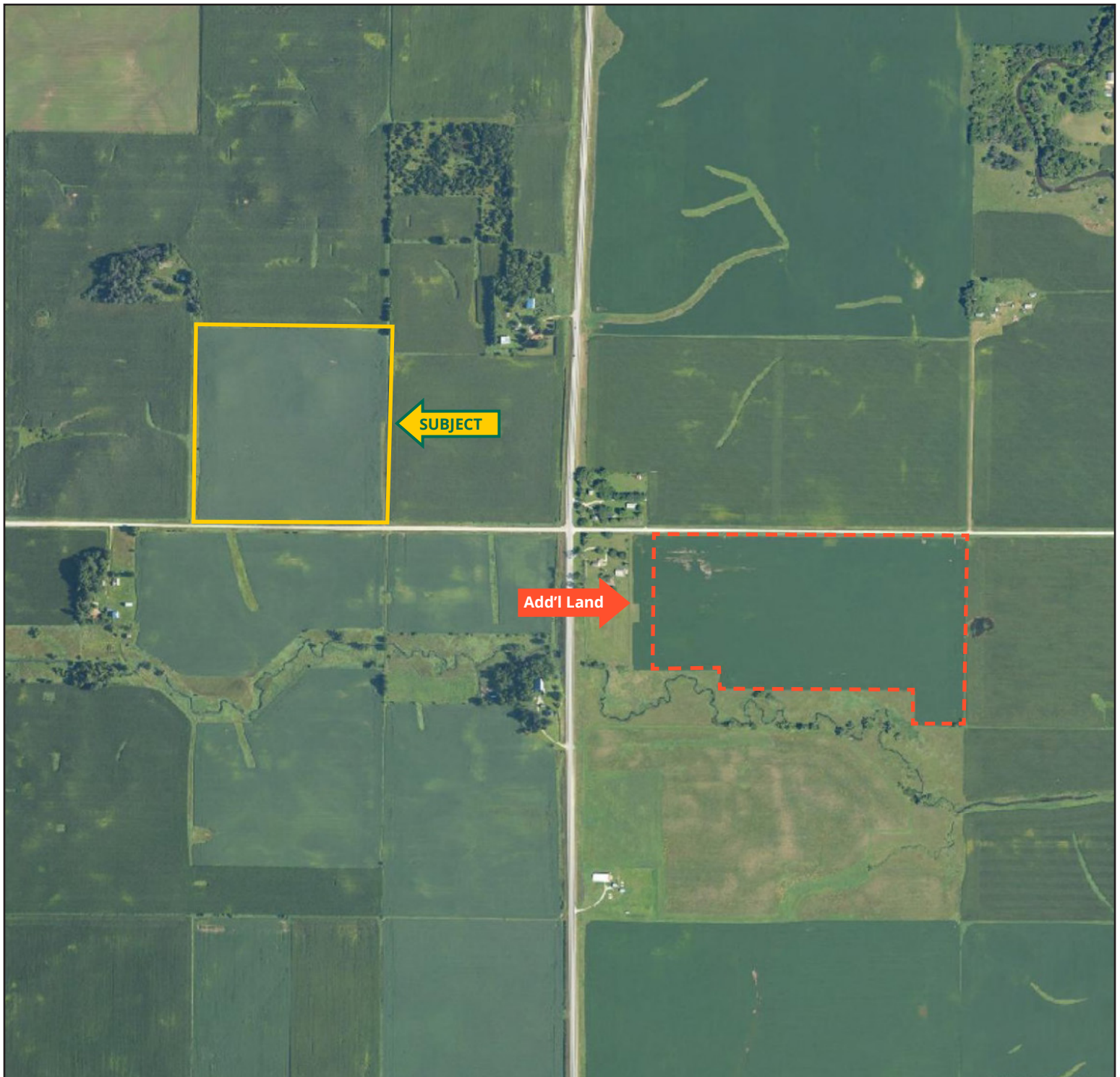
Tract Cropland Total: 38.85 acres

2026 Program Year
 Map Created February 25, 2026

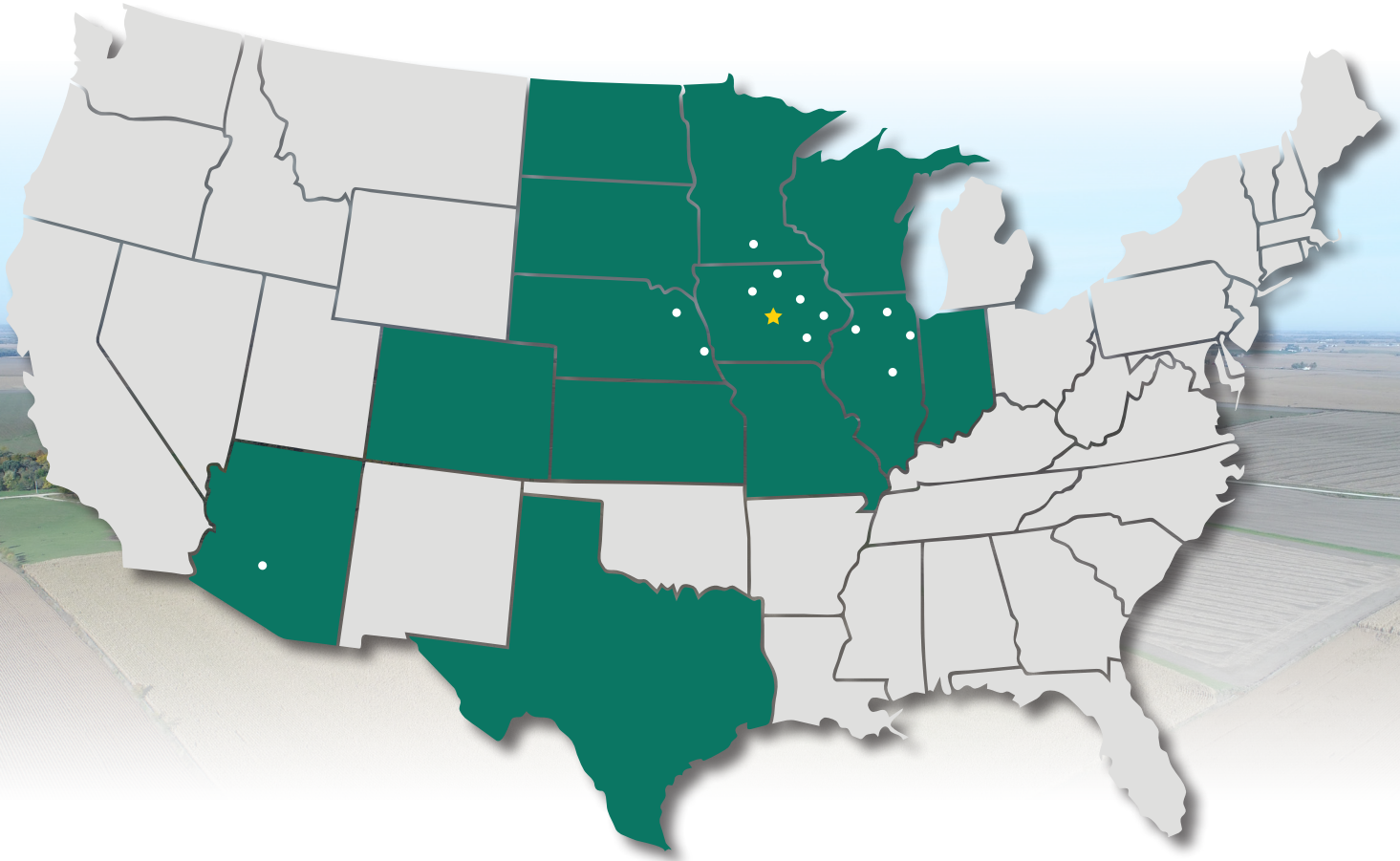
Farm 5543
 Tract 2310

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