



LAND FOR SALE

Quality Central Iowa Farmland

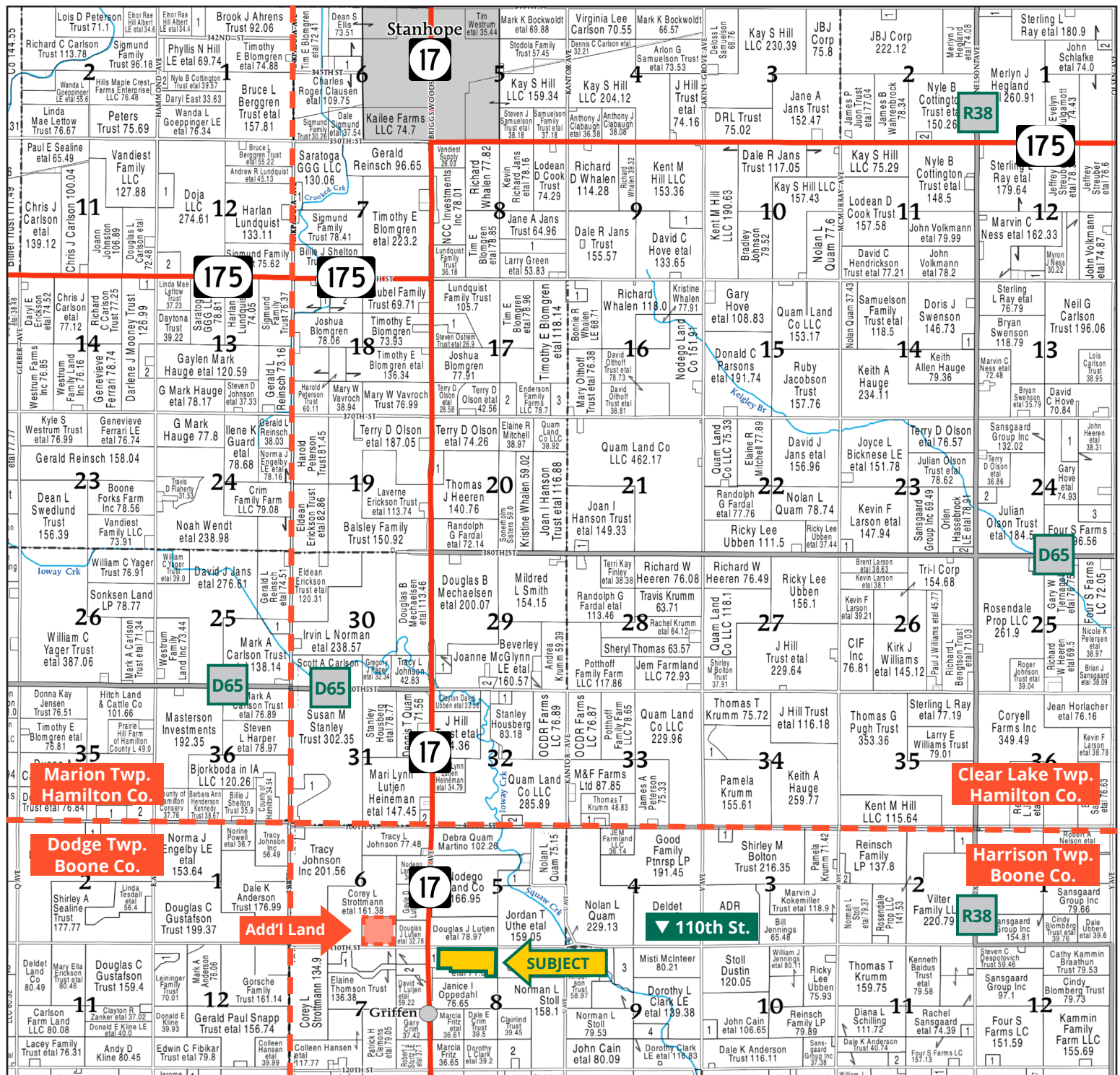


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Nevada, IA 50201-0500 | www.Hertz.ag

50.99 Acres, m/l
Boone County, IA

Harrison Township, Boone County, IA

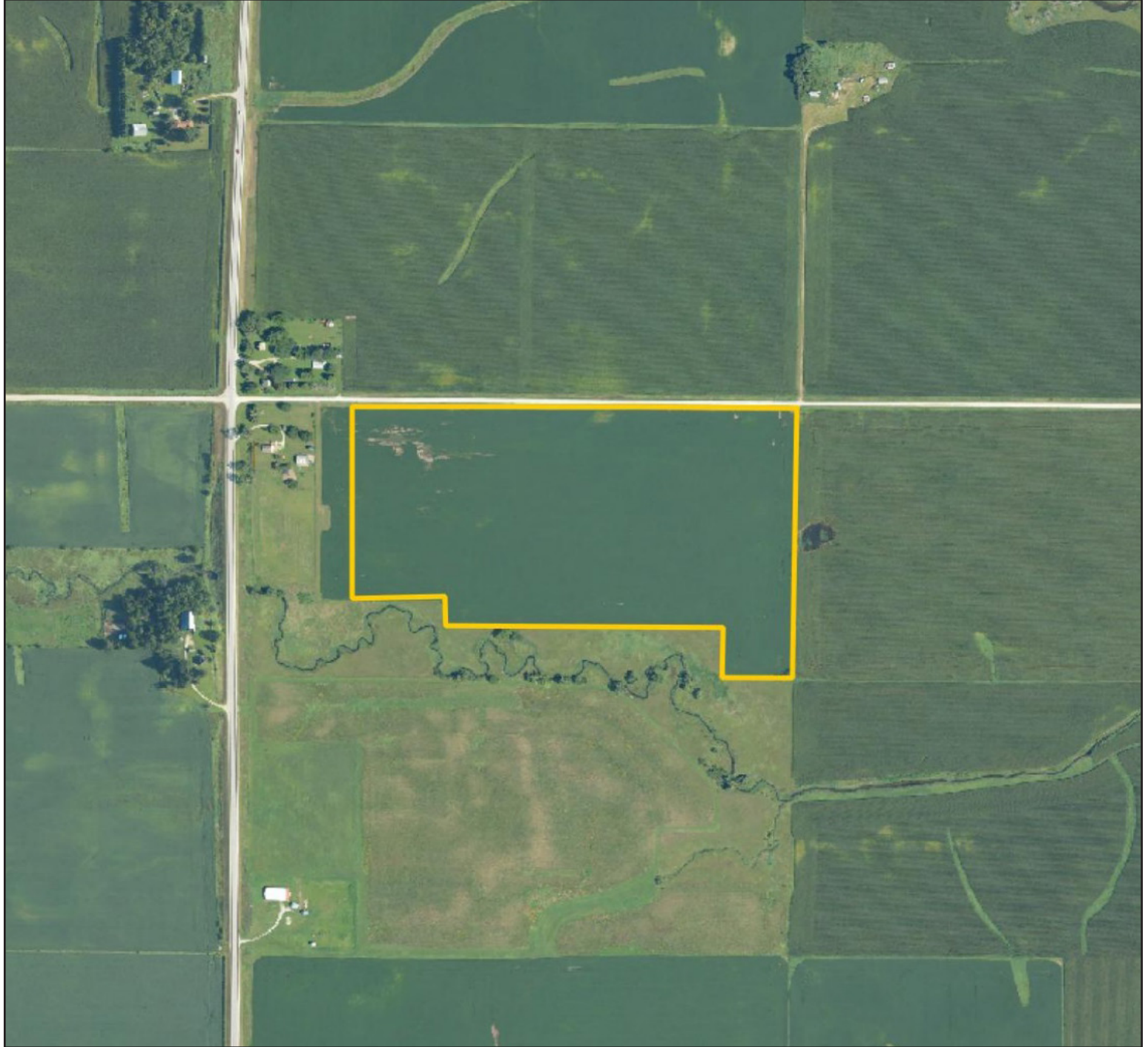


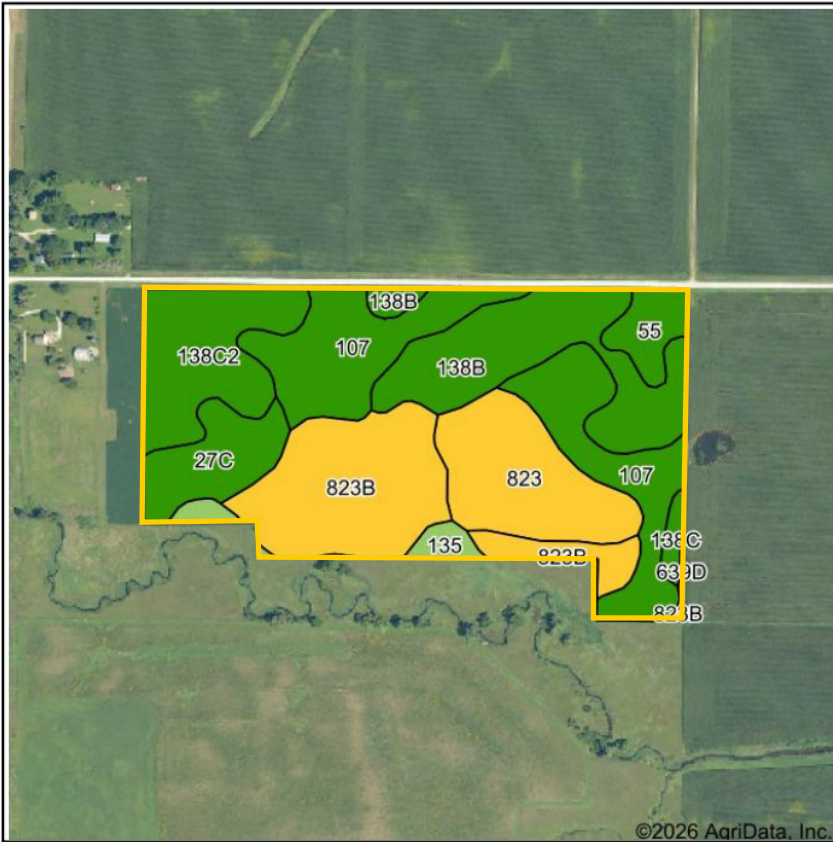
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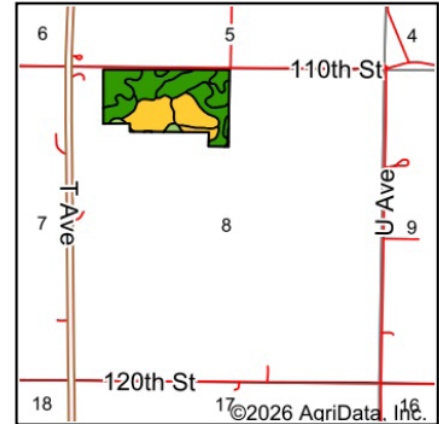
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Est. FSA/Eff. Crop Acres: 50.99 | Soil Productivity: 74.80 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Boone**
Location: **8-85N-25W**
Township: **Harrison**
Acres: **50.99**
Date: **9/11/2026**



Maps Provided By:
 **surety**
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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**
107	Webster clay loam, 0 to 2 percent slopes	11.67	22.9%		IIw	86
823B	Ridgeport sandy loam, 2 to 5 percent slopes	10.15	19.9%		IIIe	51
138B	Clarion loam, 2 to 6 percent slopes	8.86	17.4%		Ile	89
823	Ridgeport sandy loam, 0 to 2 percent slopes	6.89	13.5%		IIIs	56
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.33	12.4%		IIIe	83
27C	Terril loam, 5 to 9 percent slopes	3.61	7.1%		IIIe	85
55	Nicollet clay loam, 1 to 3 percent slopes	1.74	3.4%		Iw	89
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.14	2.2%		IIw	76
138C	Clarion loam, 6 to 10 percent slopes	0.52	1.0%		IIIe	84
639D	Storden-Salida complex, 9 to 14 percent slopes	0.08	0.2%		IVe	29
Weighted Average					2.51	74.8

**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 east on 110th St. for 0.25 miles. The property will be on the south side of the road.

Simple Legal

N½ NW¼ except Parcel A and west 20 Ac. of Section 8, Township 85 North, Range 25 West of 5th P.M., Boone County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$573,637.50
- \$11,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,763.00*
Net Taxable Acres: 50.99*

Tax per Net Taxable Acre: \$34.58*

**Taxes estimated pending survey of property. Boone County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 5543, Tract 6072

Est. FSA/Eff. Crop Acres: 50.99*

Corn Base Acres: 26.53*

Corn PLC Yield: 143 Bu.

Bean Base Acres: 22.84*

Bean PLC Yield: 43 Bu.

Oats Base Acres: 1.42*

Oats PLC Yield: 66 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Webster clay loam, Ridgeport sandy loam, and Clarion loam. CSR2 on the estimated FSA/Eff. crop acres is 74.80. 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

Level to mildly sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Productive Boone County farm.

Additional Land for Sale

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

Southeast looking Northwest



Northeast looking Southwest





United States
Department of
Agriculture

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: 54.51 acres

2026 Program Year

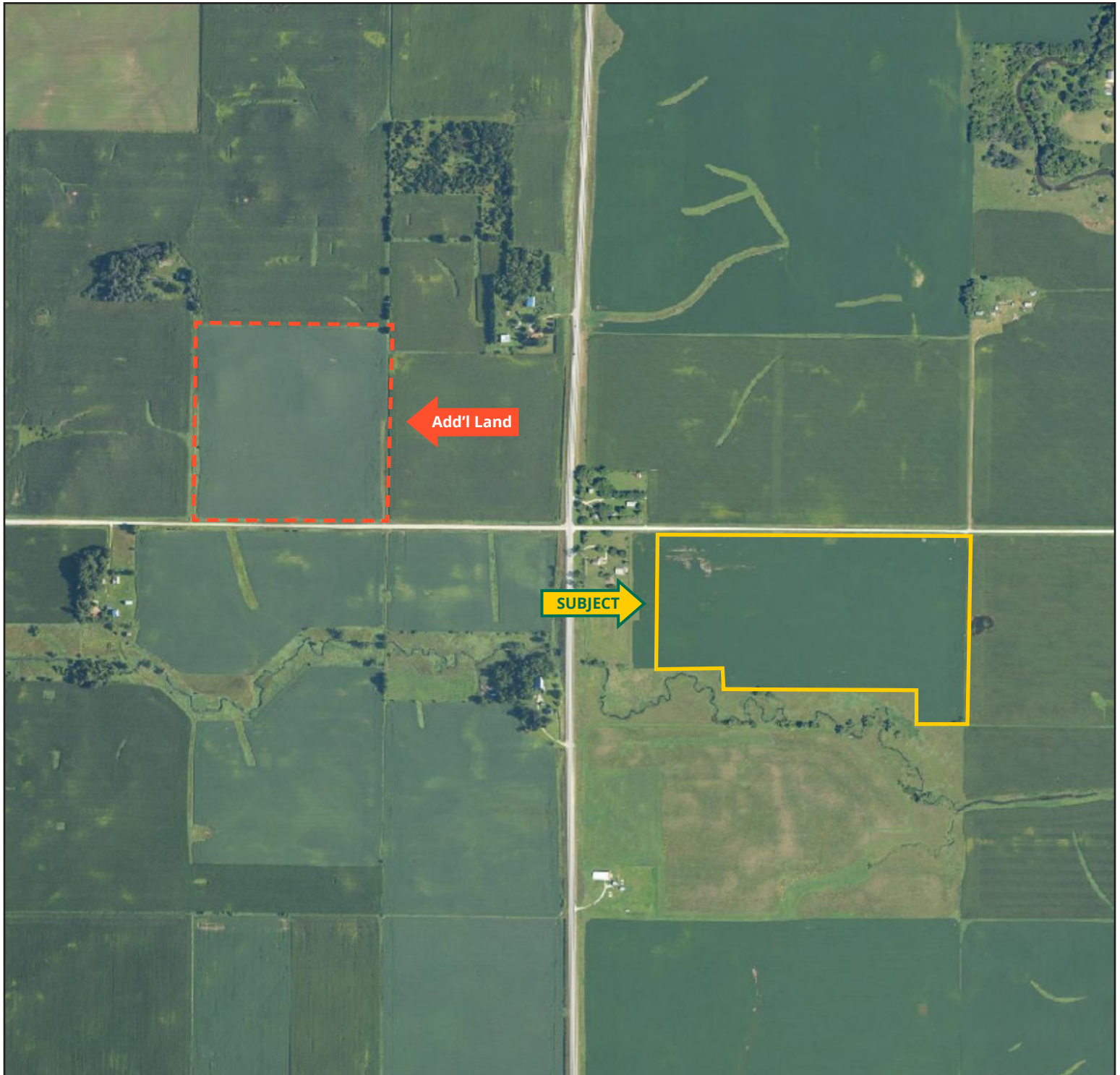
Map Created February 25, 2026

Farm 5543

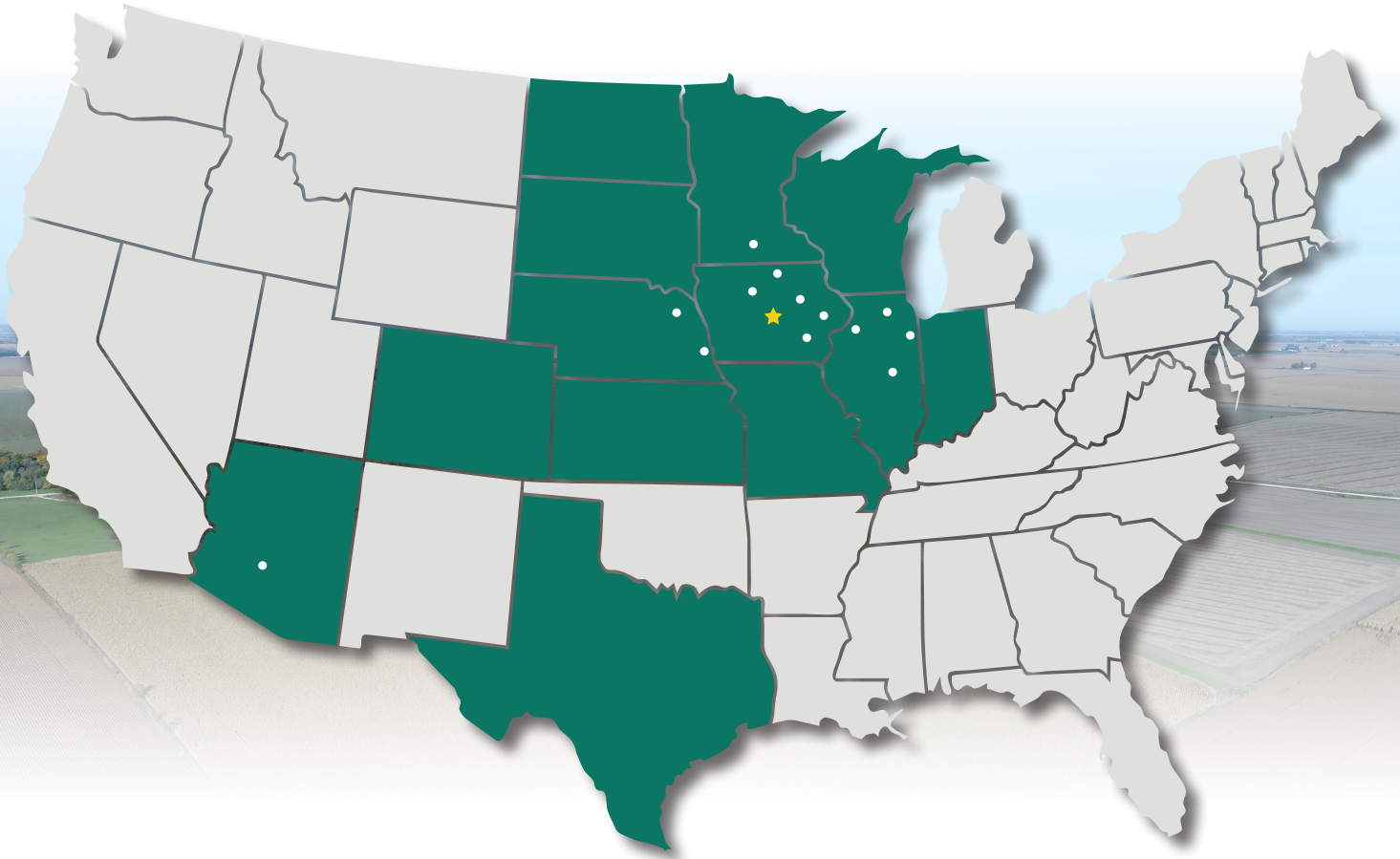
Tract 6072

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