Hertz Real Estate Services

LAND FOR SALE

Small Farm Near Kalona, IA



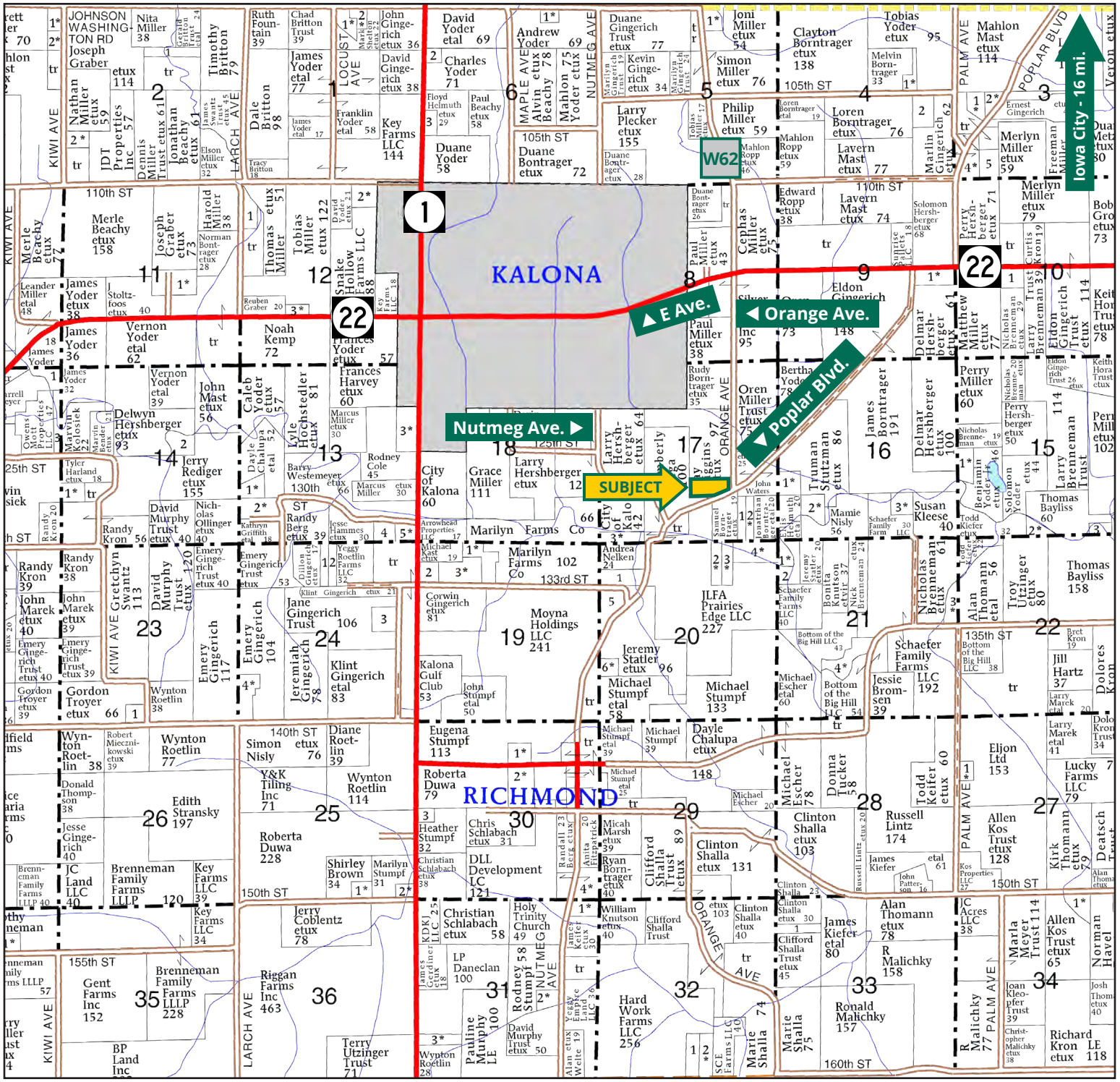
RACHELLE HELLER, ALC
Licensed Salesperson in IA & MO
319.800.9316
RachelleH@Hertz.ag

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

16.00 Acres, m/l
Washington County, IA

PLAT MAP

English River Township, Washington County, IA



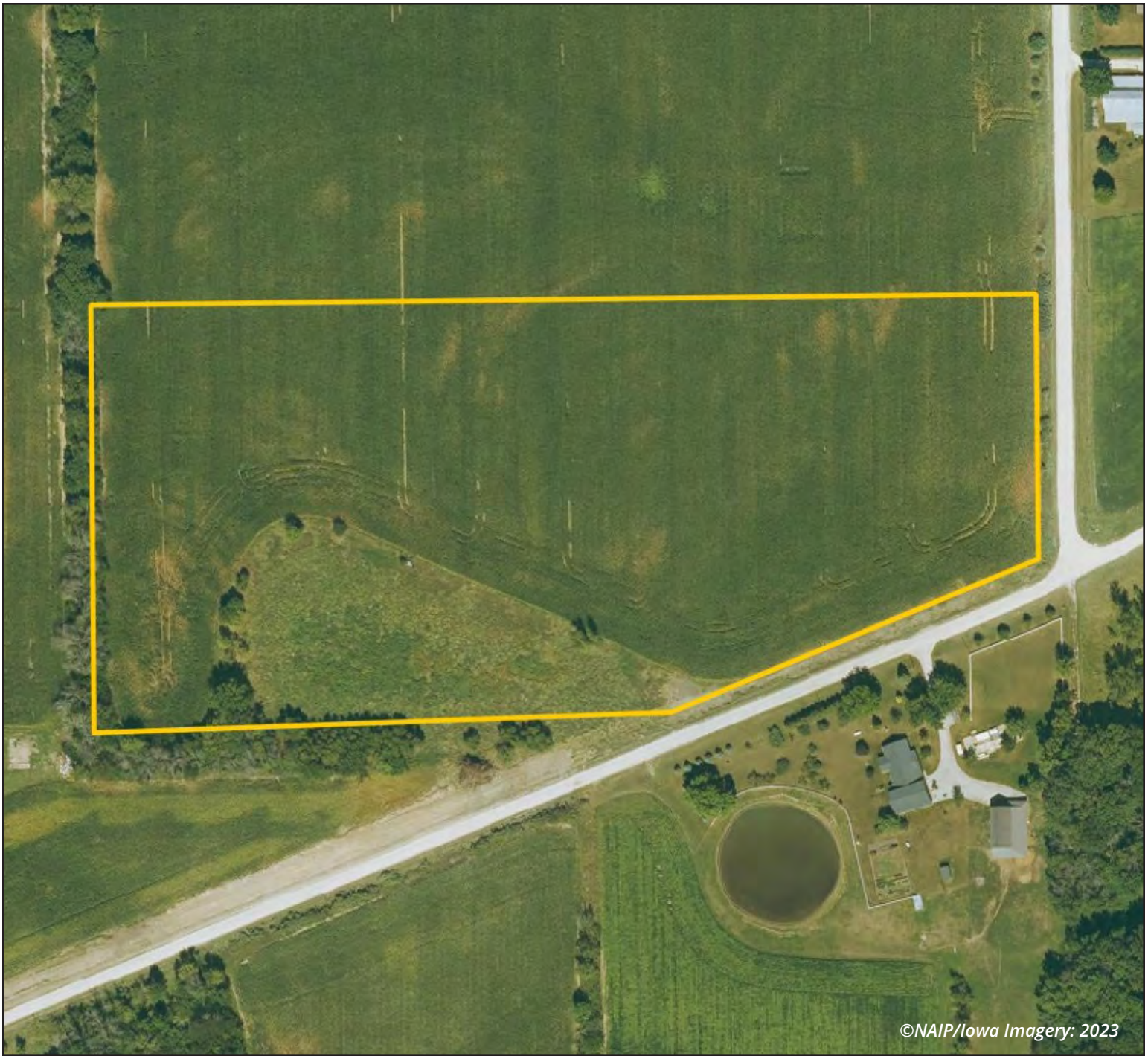
Map reproduced with permission of Farm & Home Publishers, Ltd.

RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

AERIAL PHOTO

16.00 Acres, m/l, Washington County, IA

FSA/Eff. Crop Acres: 12.21 | Soil Productivity: 77.70 CSR2



RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

SOIL MAP

12.21 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Washington**
Location: **17-77N-7W**
Township: **English River**
Acres: **12.21**
Date: **10/23/2026**

Hertz Farm Management, Inc

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc 2025 www.AgriDataInc.com

N W E S

Area Symbol: IA183, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
453	Tuskeego silt loam, 0 to 2 percent slopes	4.83	39.5%		IIIw	81
793B	Bertrand silt loam, 1 to 5 percent slopes	3.56	29.2%		IIe	72
219	Jackson silt loam, 0 to 2 percent slopes	3.16	25.9%		Iw	80
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	0.50	4.1%		IIw	79
175	Dickinson fine sandy loam, terrace, 0 to 2 percent slopes, rarely flooded	0.16	1.3%		IIIs	56
				Weighted Average	**2.15**	**77.7**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

PROPERTY INFORMATION

16.00 Acres, m/l, Washington County, IA

Location
From Kalona: Go east on E Ave. / IA-22 for 1¼ miles and then south on Co. Rd. W62 / Orange Ave. for 1 mile. Property is located on the west side of the road.

Simple Legal
Auditor's Parcel G in the N½ SE¼ of Section 17, Township 77 North, Range 7 West of the 5th P.M., Washington Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
- $230,000
- $14,375/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: $550.84*
Gross Acres: 16.00*
Net Taxable Acres: 15.26*
Tax per Net Taxable Acre: $36.10*
**Taxes estimated due to recent survey and pending tax parcel split of property. Washington County Treasurer/Assessor will determine final tax figures.*

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 7382, Tract 12311
FSA/Eff. Crop Acres: 12.21
Corn Base Acres: 12.21
Corn PLC Yield: 121 Bu.

NRCS Classification
NHEL: Non-Highly Erodible Land.

Soil Types/Productivity
Primary soils are Tuskeego, Bertrand, and Jackson. CSR2 on the FSA/Eff. crop acres is 77.70. 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
Level to gently sloping.

Drainage
Natural.

Buildings/Improvements
None.

Water & Well Information
None.

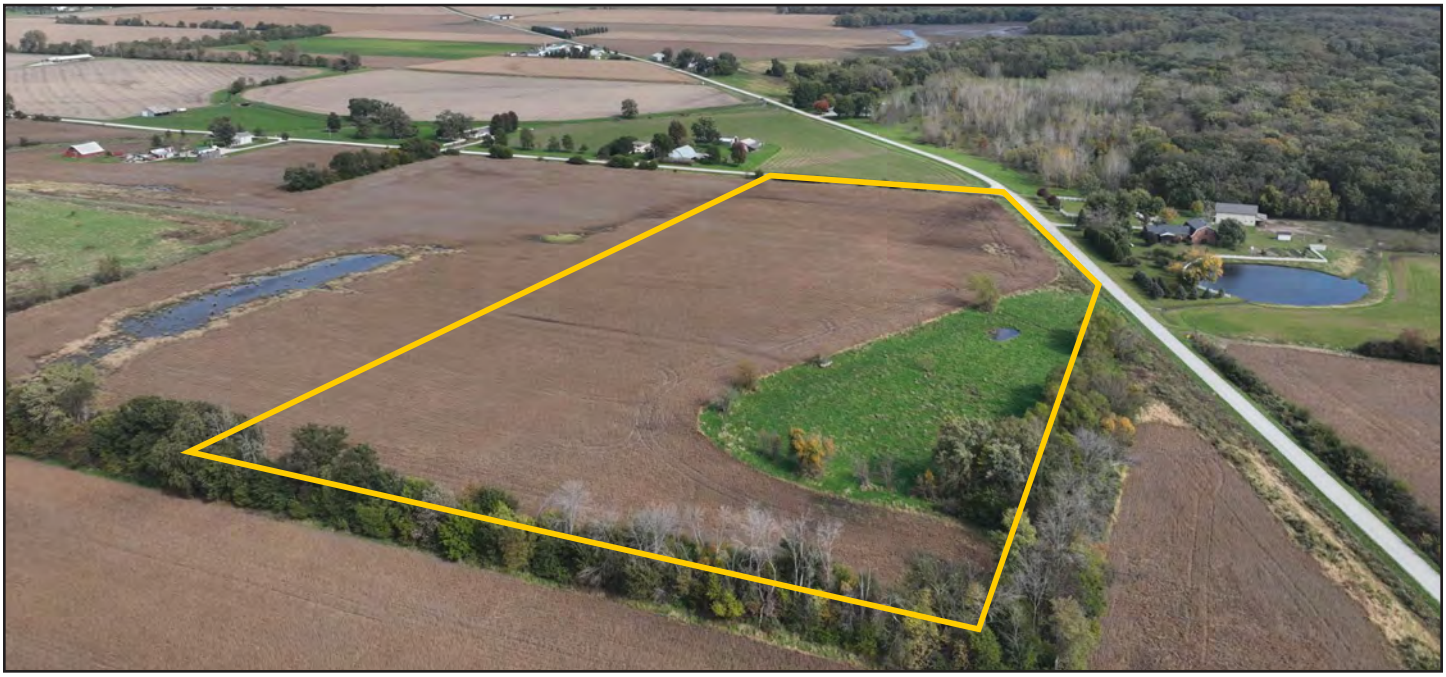
Comments
This smaller parcel, 2¼ miles southeast of Kalona, IA and 16 miles southwest of Iowa City, IA, offers an affordable option for an add-on farm or rural acreage site.



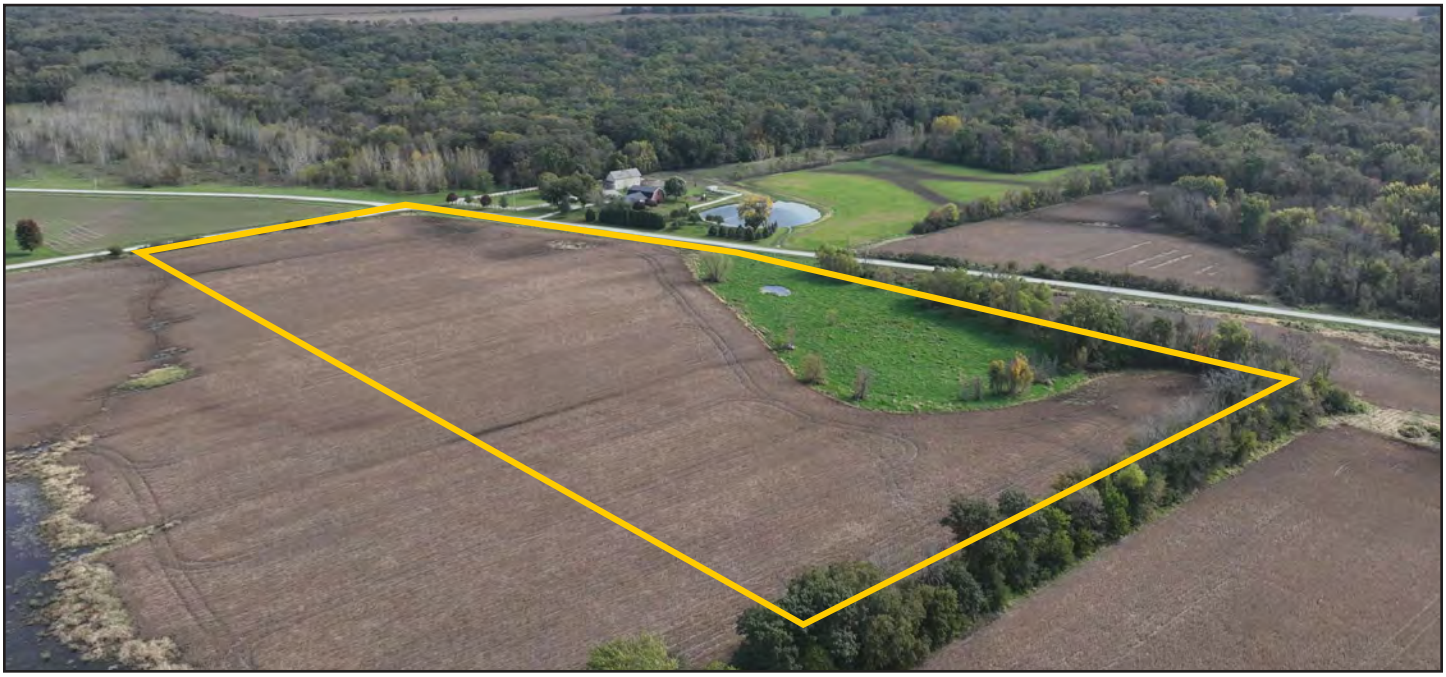
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

Looking Northeast

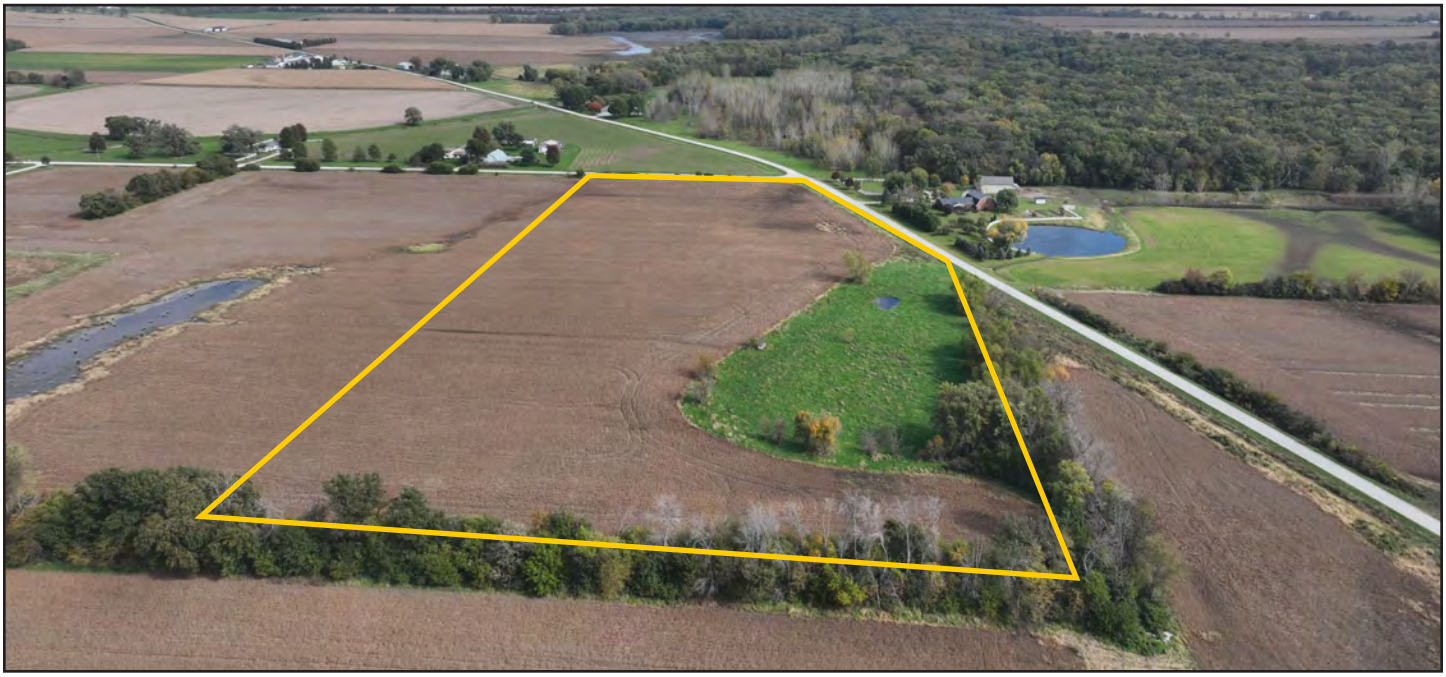


Looking Southeast



RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

Looking East



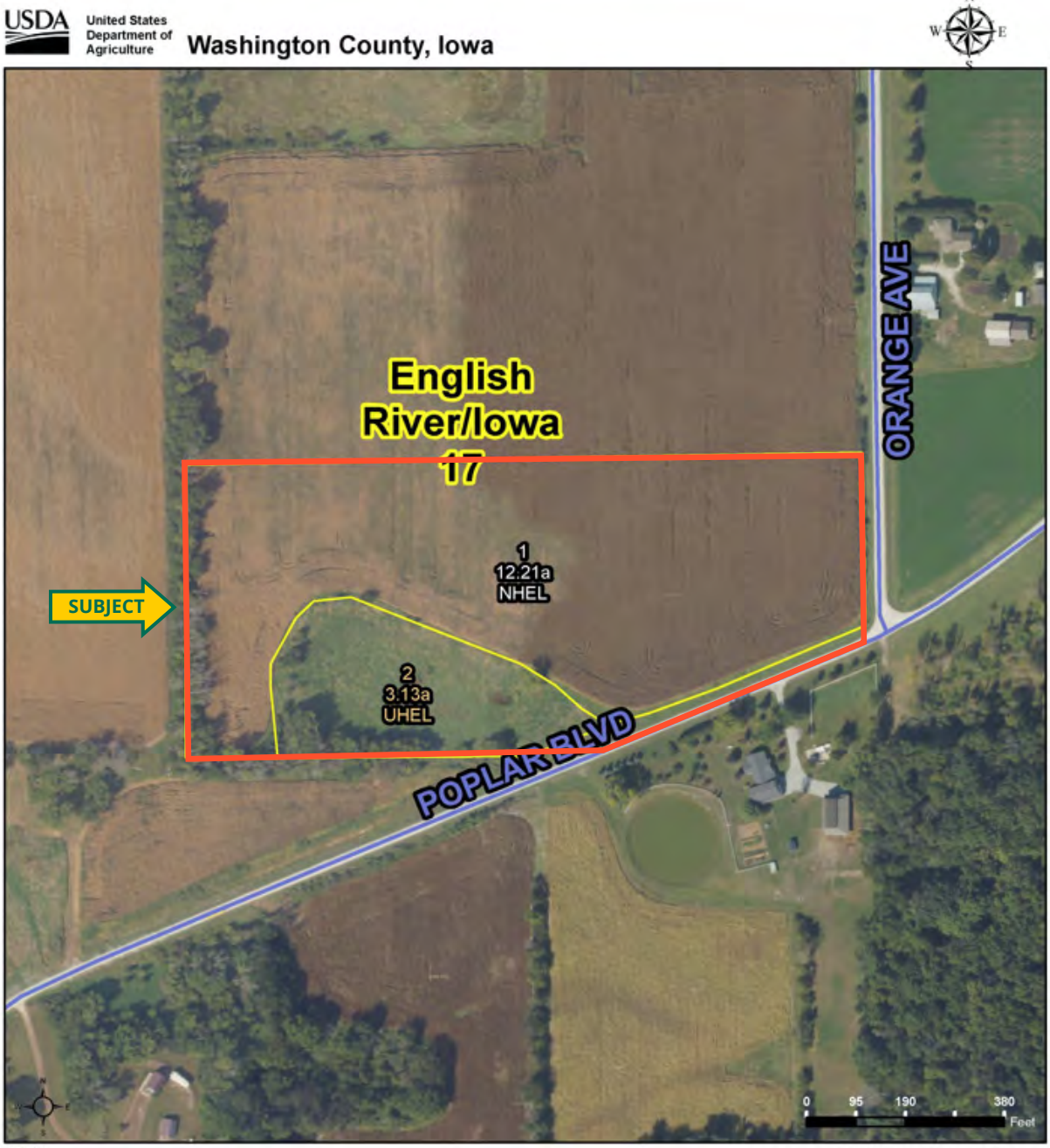
Looking Northwest



RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

FSA MAP

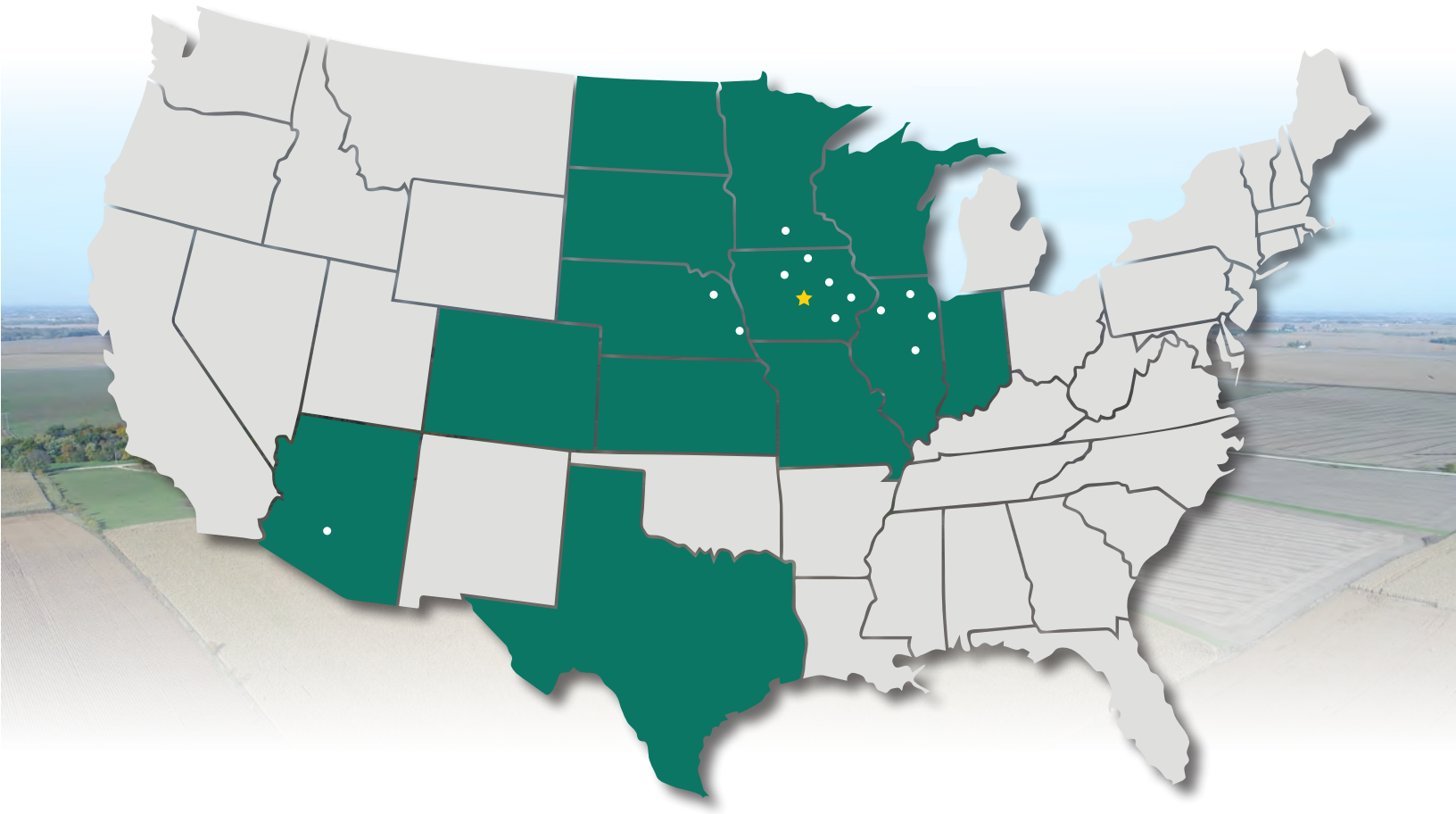
12.21 FSA/Eff. Crop Acres



RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag

Hertz Real Estate Services

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