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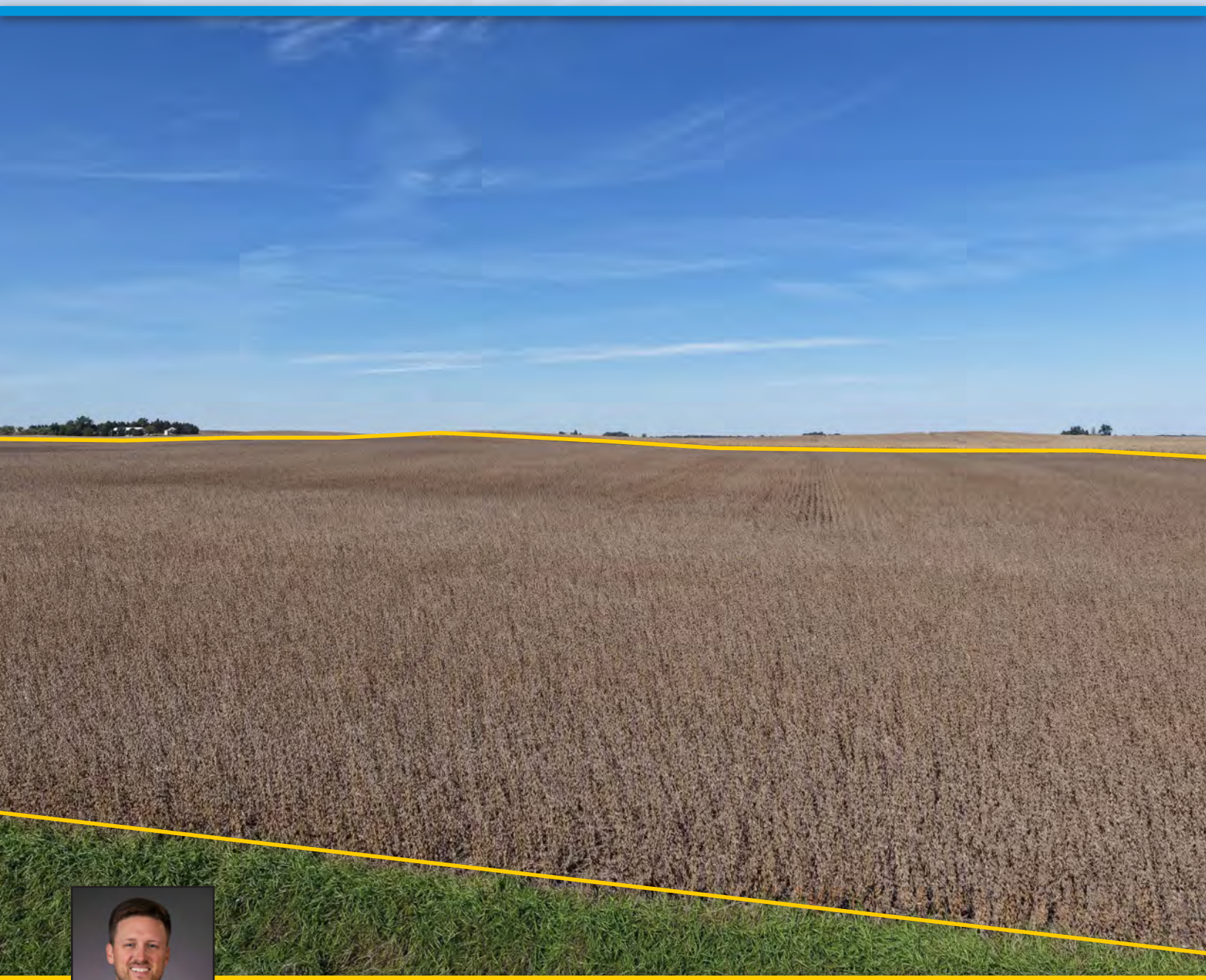
LAND FOR SALE

L & T Farms



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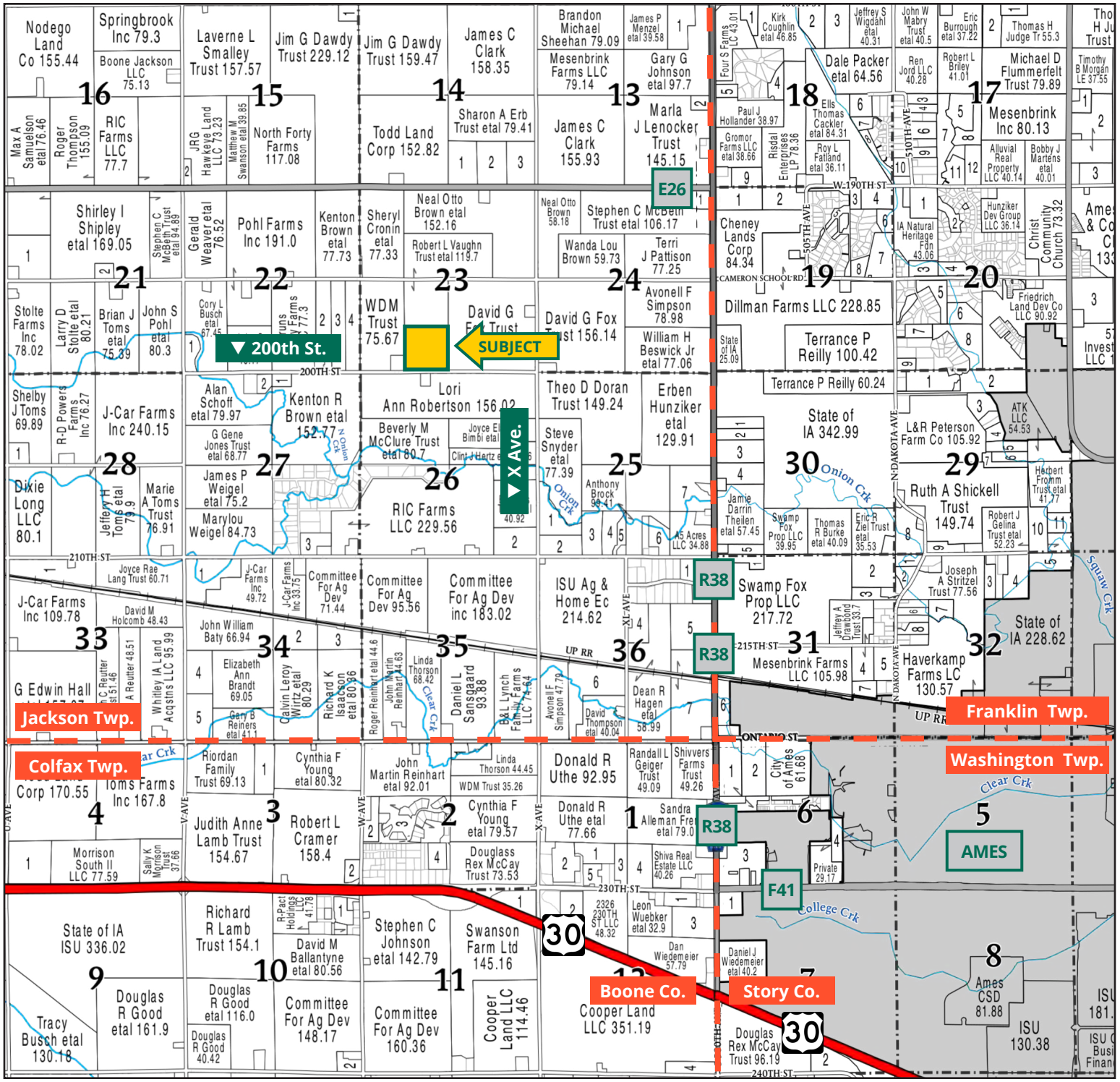
CHAD REIFSCHNEIDER
Licensed Salesperson in IA
515.450.9529
ChadR@Hertz.ag

40.00 Acres, m/l
Boone County, IA

PLAT MAP

Jackson Township, Boone County, IA



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AERIAL PHOTO

40.00 Acres, m/l, Boone County, IA

FSA/Eff. Crop Acres: 38.97 | Soil Productivity: 85.50 CSR2



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SOIL MAP

38.97 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Boone**
Location: **23-84N-25W**
Township: **Jackson**
Acres: **38.97**
Date: **11/4/2026**

Hertz Farm Management, Inc

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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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**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	19.41	49.7%		IIw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.70	17.2%		IIe	88
L55	Nicollet loam, 1 to 3 percent slopes	4.19	10.8%		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.59	9.2%		IIIe	83
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	3.08	7.9%		IIIe	84
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.24	3.2%		IIIw	56
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.45	1.2%		IVe	41
27C	Terril loam, 5 to 9 percent slopes	0.31	0.8%		IIIe	85
				Weighted Average	**2.13**	**85.5**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

40.00 Acres, m/l, Boone County, IA

Location
From Ames: Head west on Highway 30 to Exit 142. Proceed north on X Avenue for 3 miles, then turn west onto 200th Street and continue for 0.5 miles. The farm is located on the north side of the road.

Simple Legal
SE¼ SW¼ of Section 23, Township 84 North, Range 25 West of the 5th P,M., Boone Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
- $600,000
- $15,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $1,252.00
Net Gross Acres: 40.00
Net Taxable Acres: 39.00
Tax per Net Taxable Acre: $32.10

Lease Status
Open lease for 2027 crop year.

FSA Data
Farm Number 8035, Tract 8093
FSA/Eff. Crop Acres: 38.97
Corn Base Acres: 19.62
Corn PLC Yield: 157 Bu.
Bean Base Acres: 19.34
Bean PLC Yield: 46 Bu.

NRCS Classification
NHEL: Non-Highly Erodible Land.

Soil Types/Productivity
Primary soils are Canisteo clay loam, Clarion loam, and Nicollet loam. CSR2 on the FSA/Eff. crop acres is 85.50. 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
Gently to moderately sloping.

Drainage
- Natural with some tile.
- Drainage Districts: 168 & 006

Buildings/Improvements
None.

Water & Well Information
None.

Comments
Great quality soils on this Boone County farm.



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.

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Northeast looking Southwest



Southeast looking Northwest



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FSA MAP

38.97 FSA/Eff. Crop Acres



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: 38.97 acres

Map Created February 25, 2026

Farm **8035**
Tract **8093**

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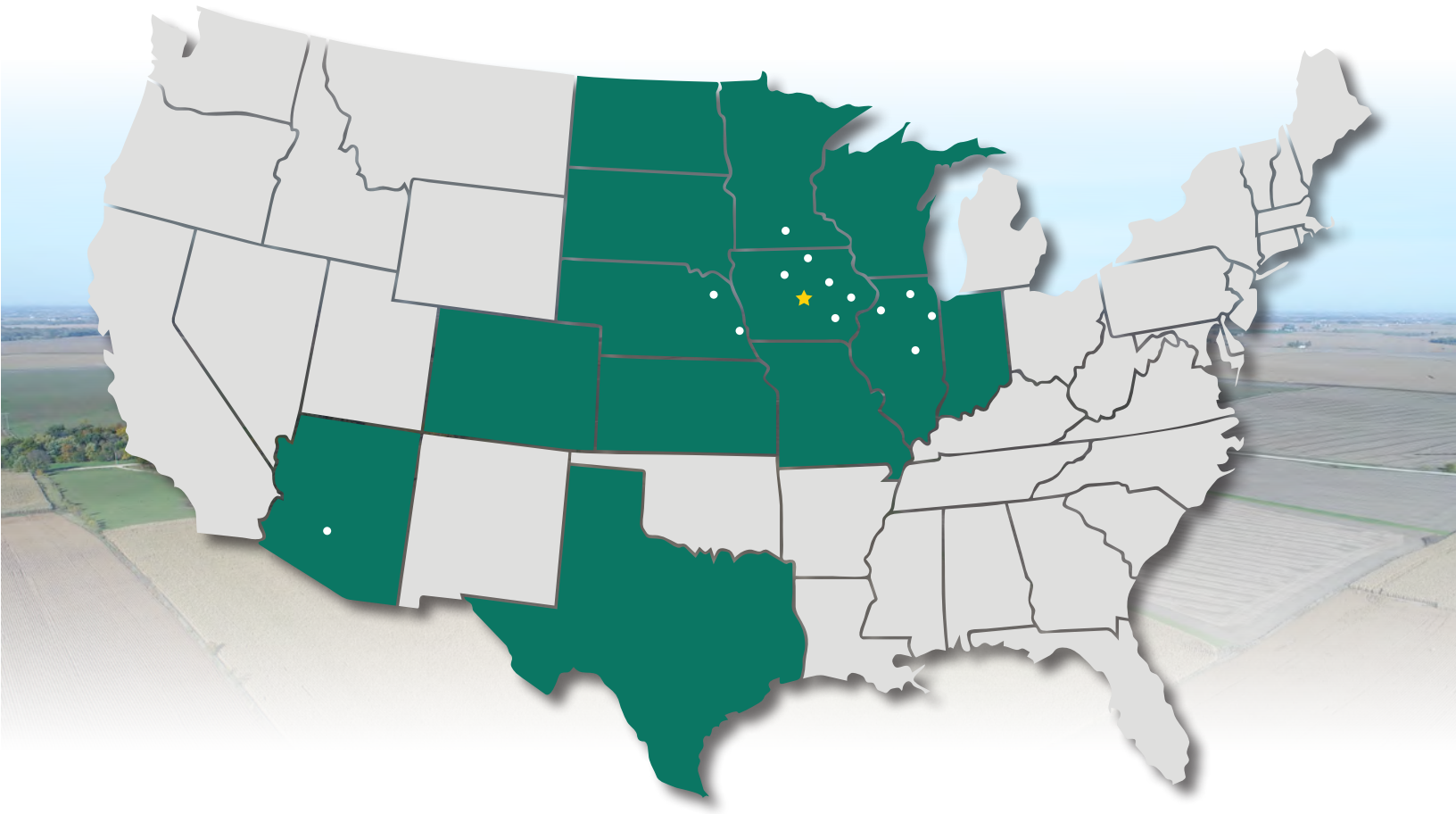

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