Hertz Real Estate Services

LAND FOR SALE

High-Quality Soils - 84.60 CSR2



515.382.1500 | 415 S. 11th St., PO Box 500
Nevada, IA 50201-0500 | **www.Hertz.ag**

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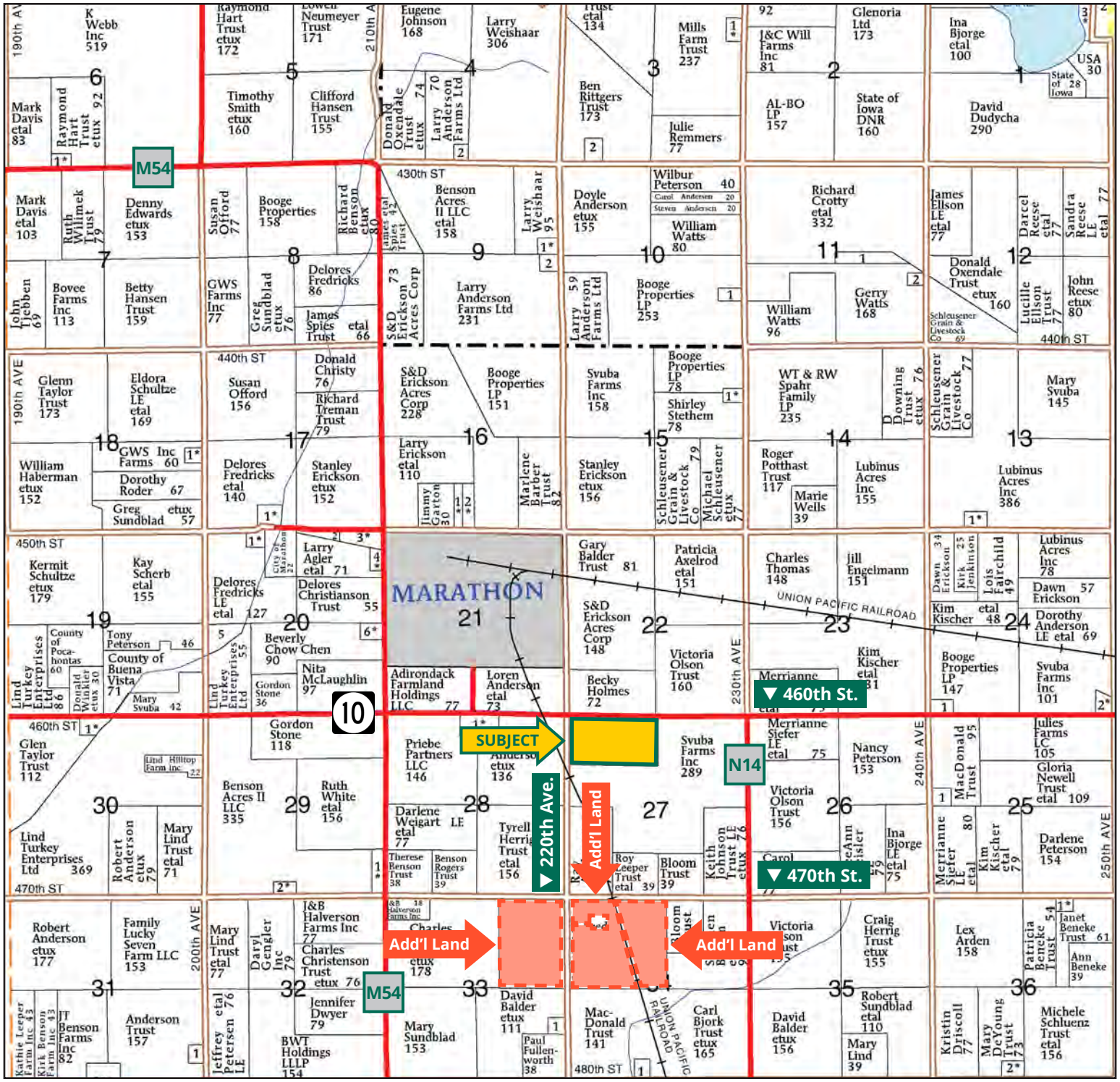
99.38 Acres, m/l
Buena Vista County, IA

PLAT MAP

Poland Township, Buena Vista County, IA



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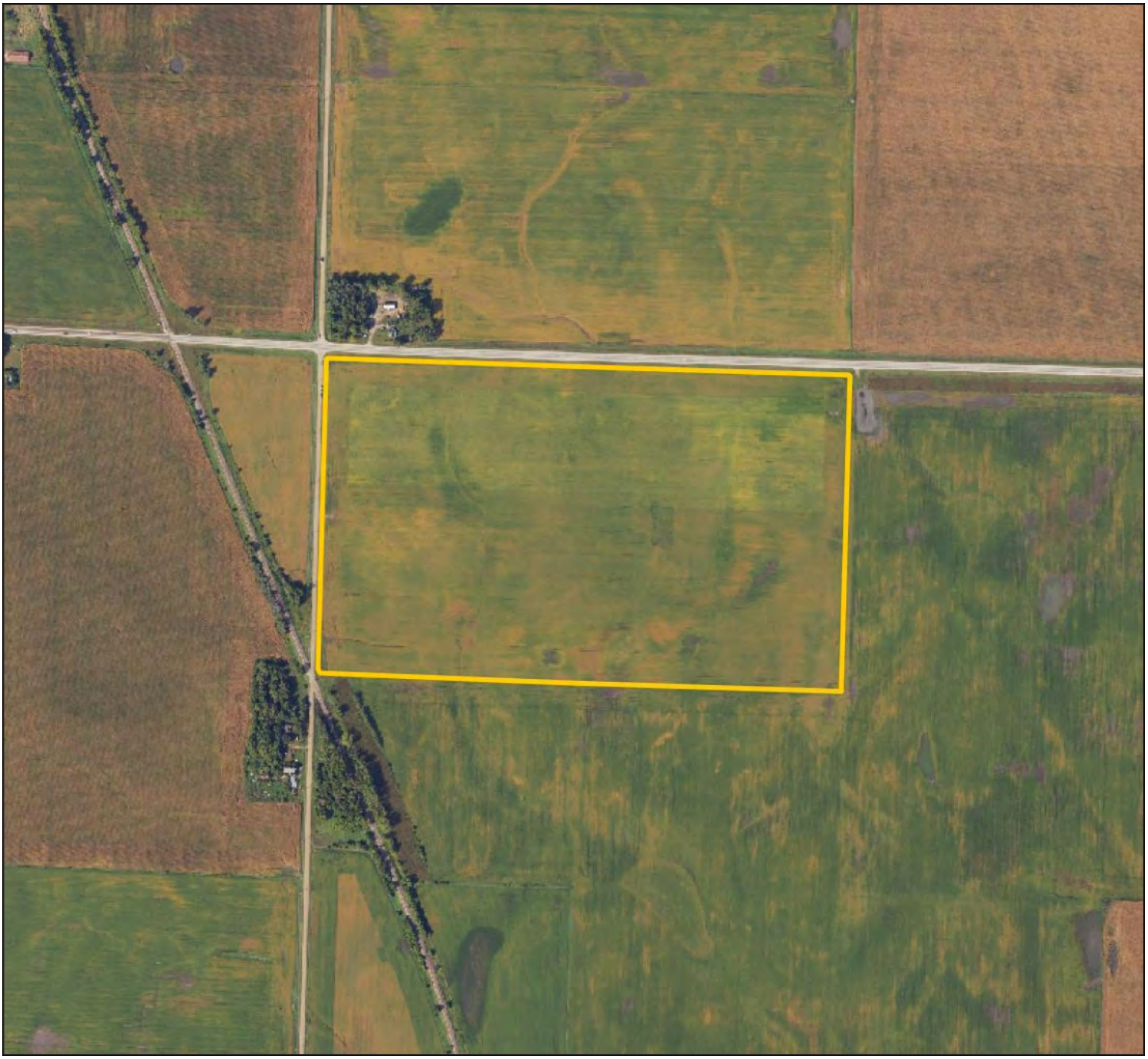
AERIAL PHOTO

99.38 Acres, m/l, Buena Vista County, IA

FSA/Eff. Crop Acres: 94.30 | Soil Productivity: 84.60 CSR2



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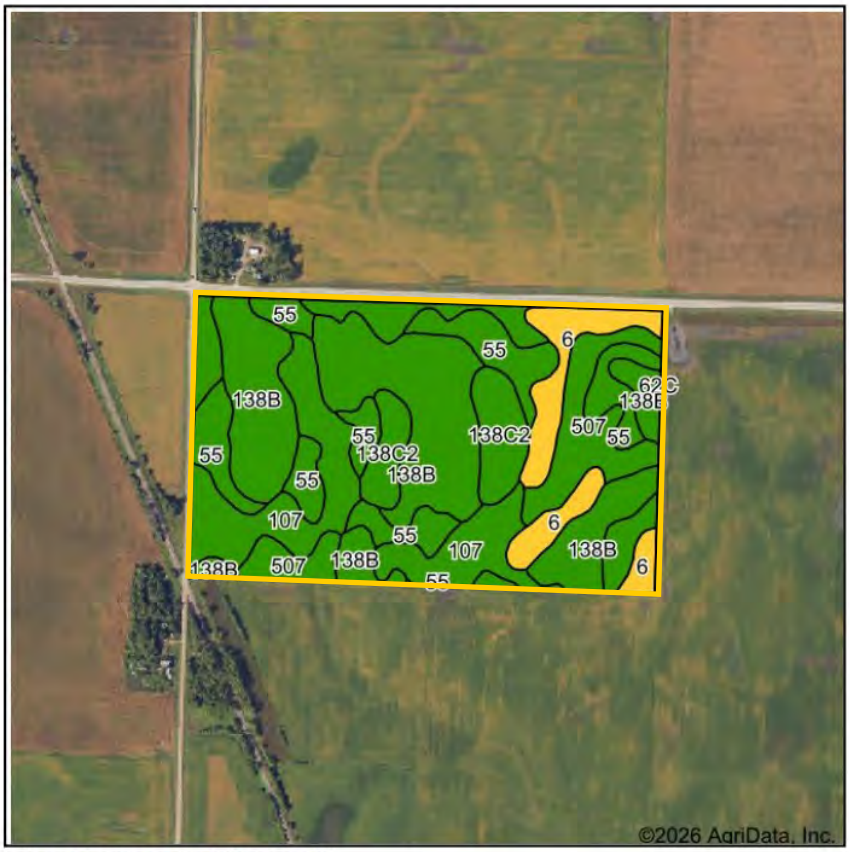
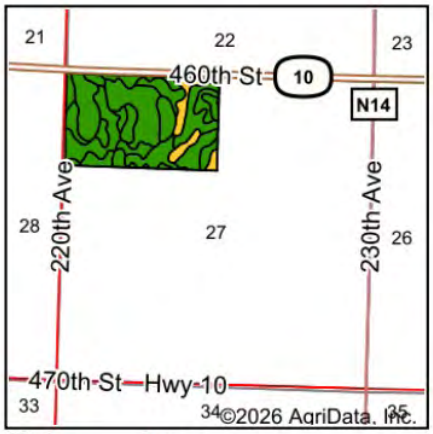
SOIL MAP

94.30 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Buena Vista**
Location: **27-93N-35W**
Township: **Poland**
Acres: **94.3**
Date: **10/30/2026**

Maps Provided By surety® CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA021, Soil Area Version: 31						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	31.96	33.8%		IIe	89
107	Webster clay loam, 0 to 2 percent slopes	17.18	18.2%		IIw	86
55	Nicollet clay loam, 1 to 3 percent slopes	15.66	16.6%		Iw	89
507	Canisteo clay loam, 0 to 2 percent slopes	14.29	15.2%		IIw	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.44	9.0%		IIIw	59
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.77	7.2%		IIIe	83
				Weighted Average	**2.00**	**84.6**

**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

99.38 Acres, m/l, Buena Vista County, IA

Location
From Marathon: Head east on IA-Hwy. 10 /460th St. for ½ mile. The property is on the south side of the road.

Simple Legal
North 1640.84 ft. of NW¼ of Section 27, Township 93 North, Range 35 West of 5th P.M, Buena Vista, Co., IA. *Final abstract/ title documents to govern legal description.*

Price & Terms
- $1,269,579.50
- $12,775/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $3,380.00
Gross Acres: 99.38
Net Taxable Acres: 94.50
Tax per Net Taxable Acre: $35.77

Lease Status
Open lease for 2027 crop year.

FSA Data
Farm Number 1674, Tract 1426
FSA/Eff. Crop Acres: 94.30
Corn Base Acres: 46.05
Corn PLC Yield: 170 Bu.
Bean Base Acres:46.02
Bean PLC Yield: 47 Bu.

NRCS Classification
NHEL: Non-Highly Erodible Land.

Soil Types/Productivity
Primary soils are Clarion loam, Webster clay loam, and Nicollet clay loam. CSR2 on the FSA/Eff. crop acres is 84.60. 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
Nearly level to moderately sloping.

Drainage
- Natural with some tile. No tile maps available.
- Drainage District #50 and #168.

Buildings/Improvements
None.

Water & Well Information
None.

Comments
Great laying farm on a paved county road with good soils.

Additional Land for Sale
Seller has 3 additional tracts 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.

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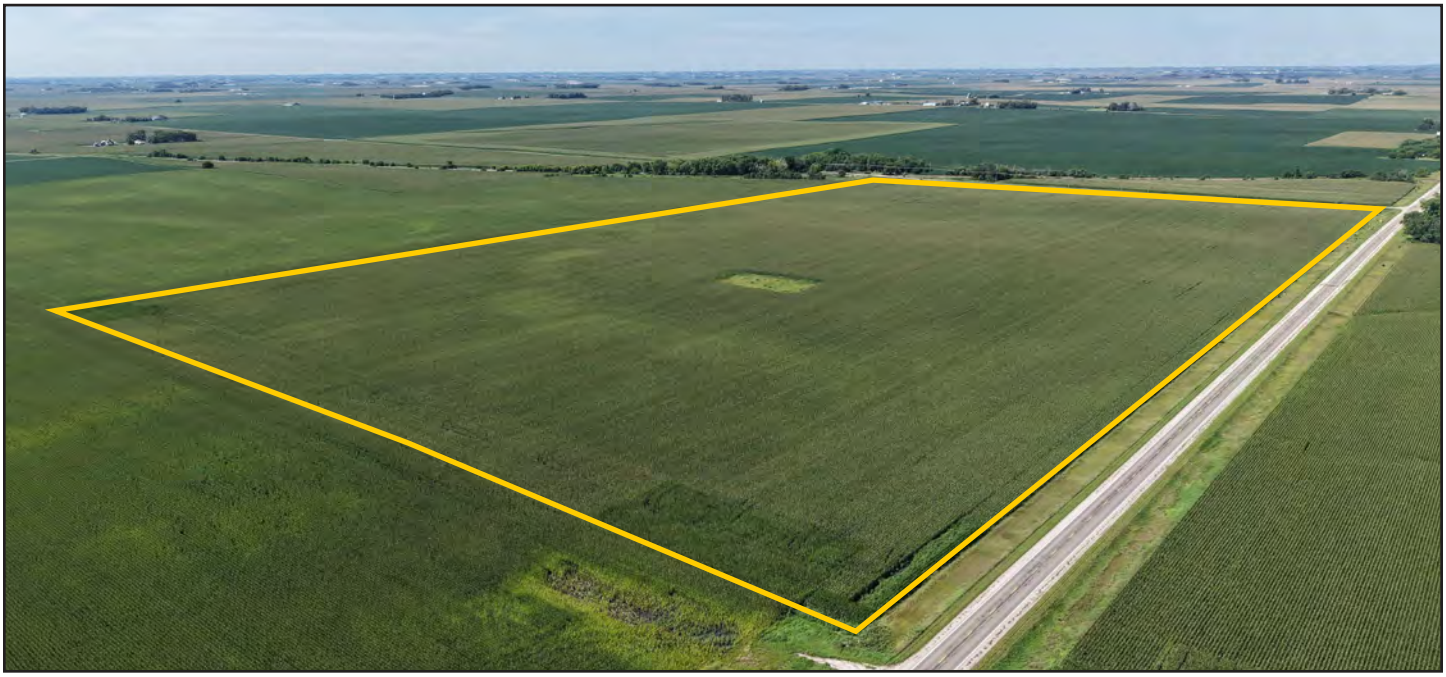
Northeast looking Southwest



Northwest looking Southeast



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FSA MAP

94.30 FSA/Eff. Crop Acres



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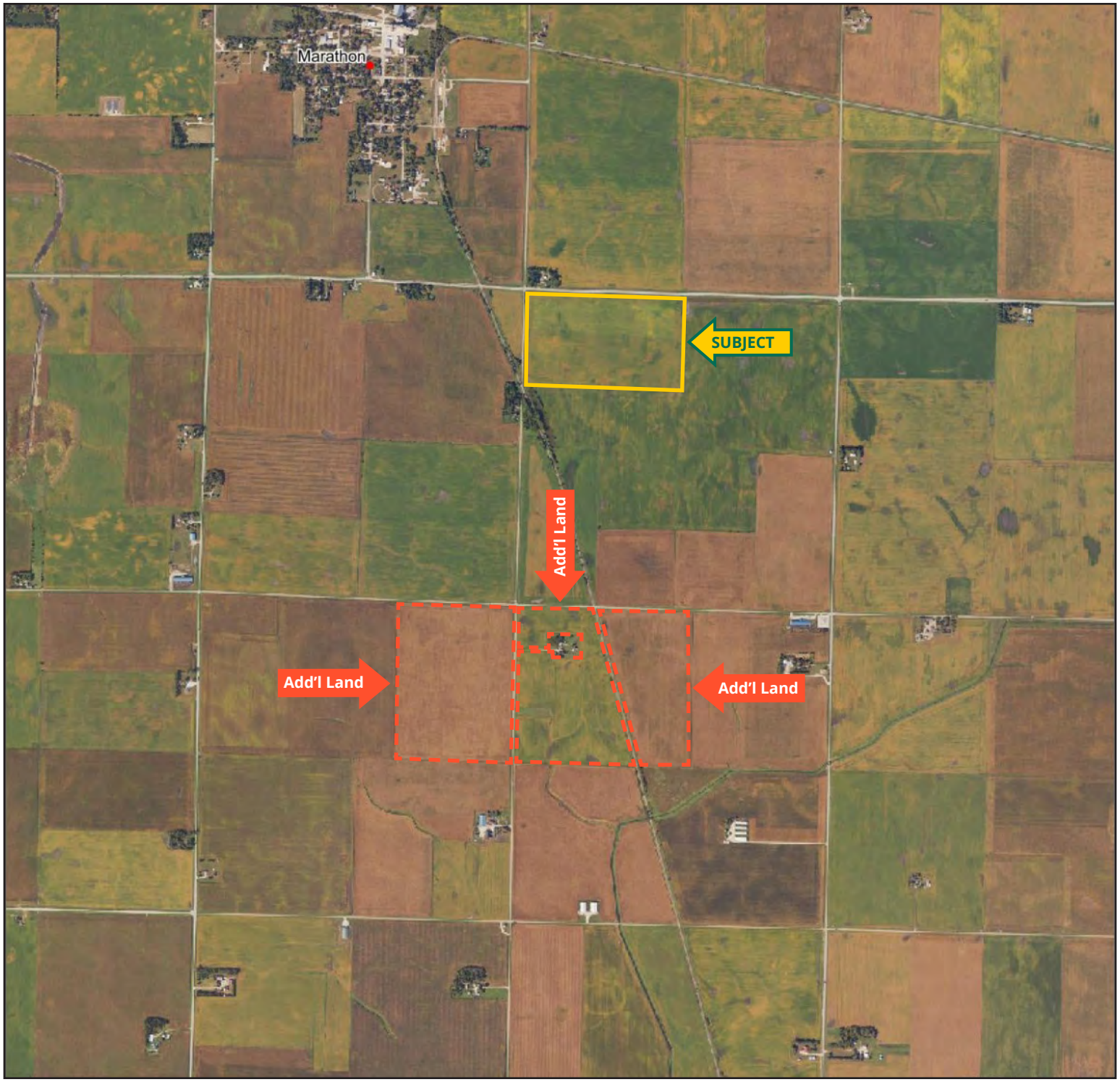
ADDITIONAL LAND

Aerial Photo



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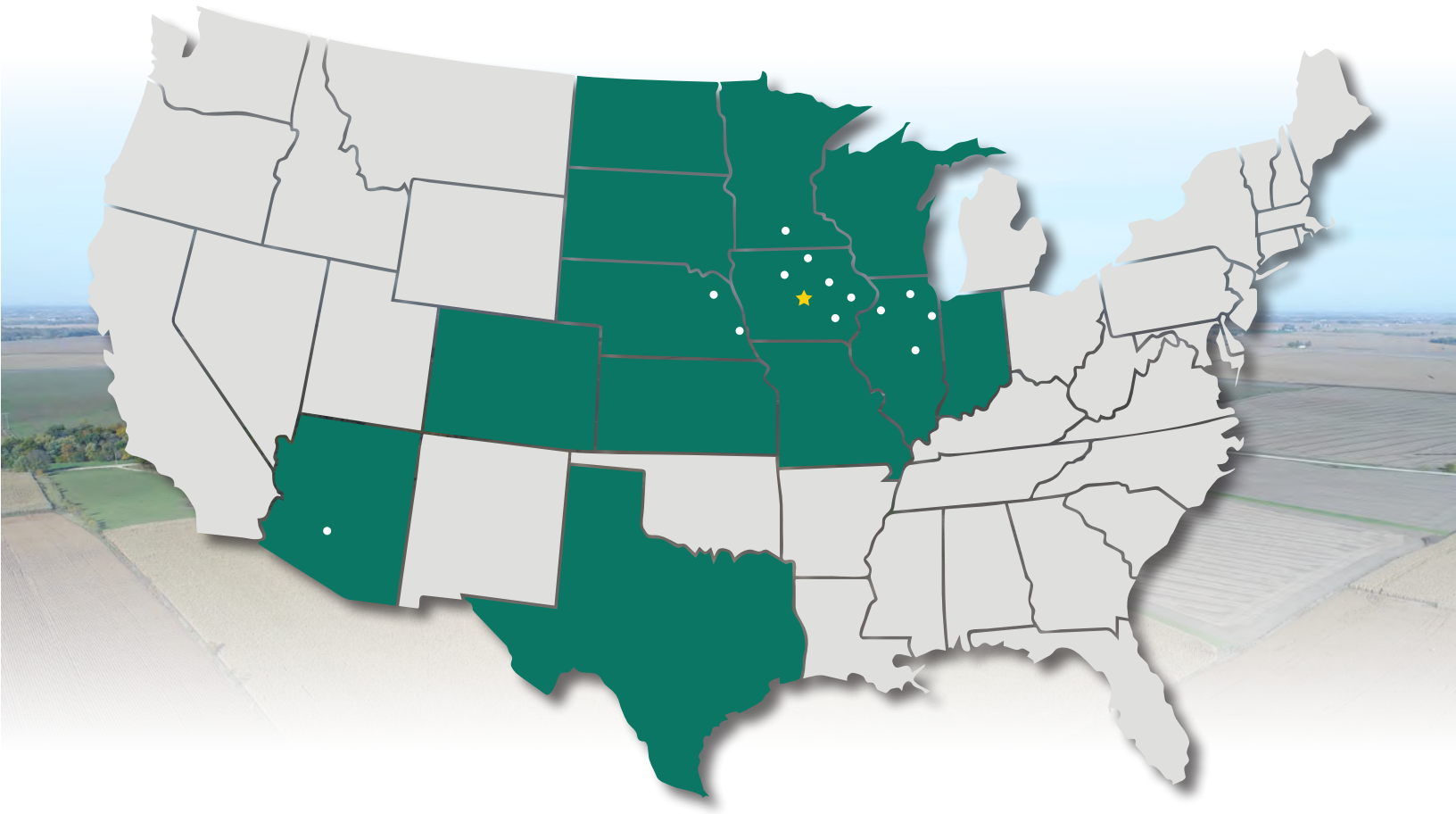
MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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