Hertz Real Estate Services

LAND FOR SALE

High-Quality Soils - 85.70 CSR2



515.382.1500 | 415 S. 11th St., PO Box 500
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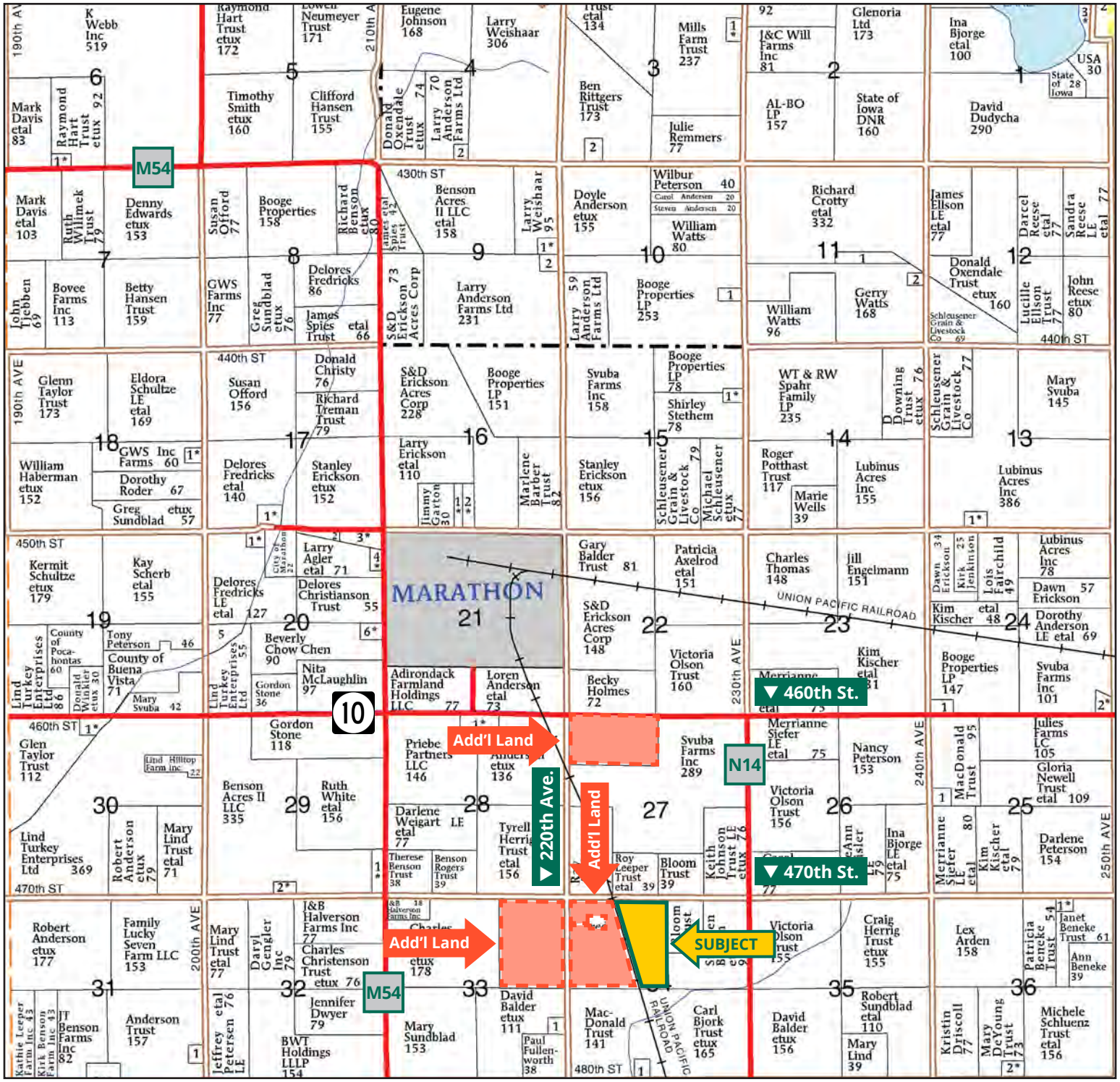
KYLE HANSEN, ALC
Licensed Broker
in IA, AZ, NE & MO
515.370.3446
KyleH@Hertz.ag

DAVID KRIER, AFM
Licensed Salesperson
in IA, NE & SD
970.397.4452
DavidK@Hertz.ag

74.50 Acres, m/l
Buena Vista County, IA

PLAT MAP

Poland Township, Buena Vista County, IA



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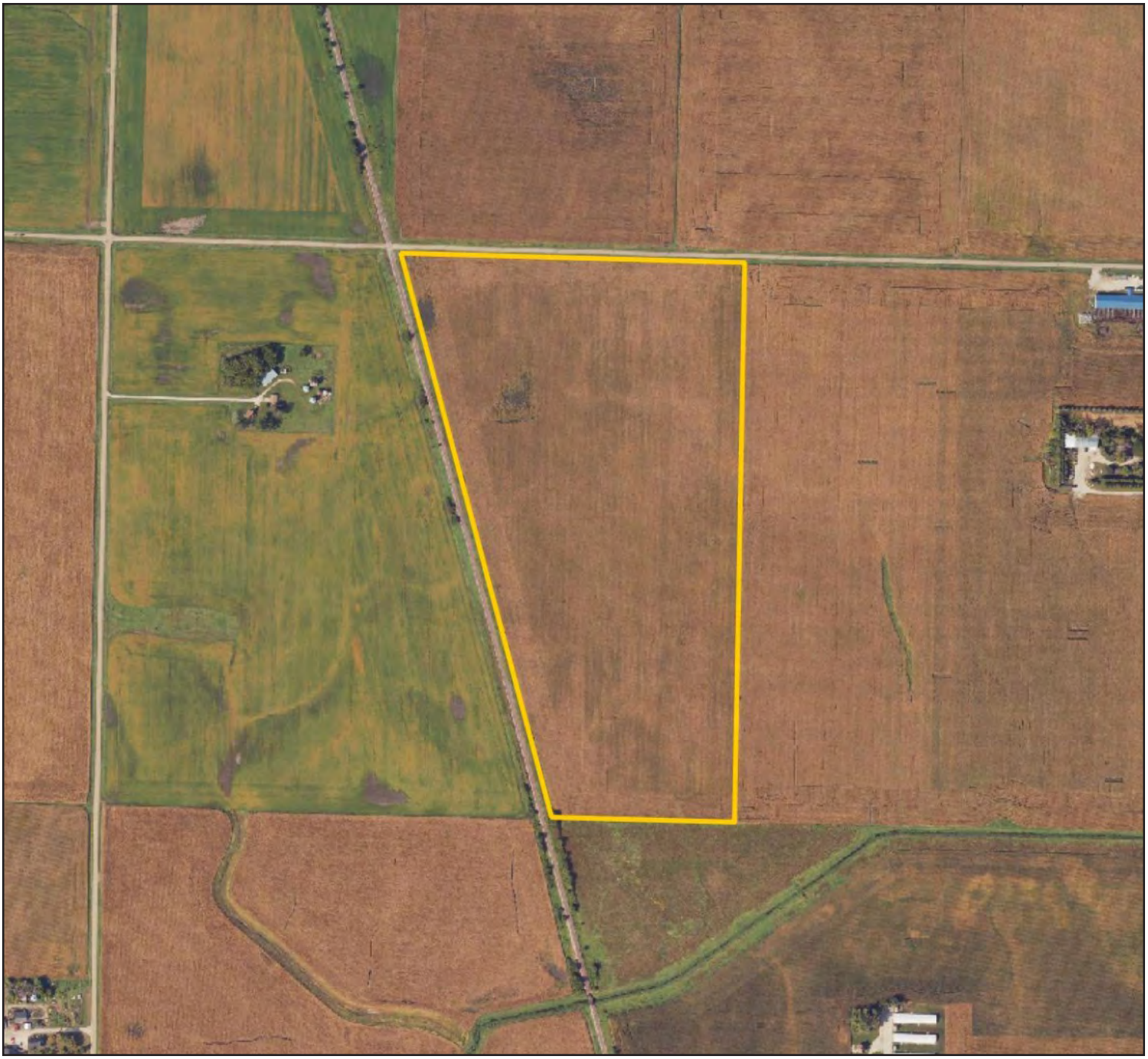
KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DAVID KRIER, AFM
970.397.4452
DavidK@Hertz.ag

AERIAL PHOTO

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

FSA/Eff. Crop Acres: 73.20 | Soil Productivity: 85.70 CSR2



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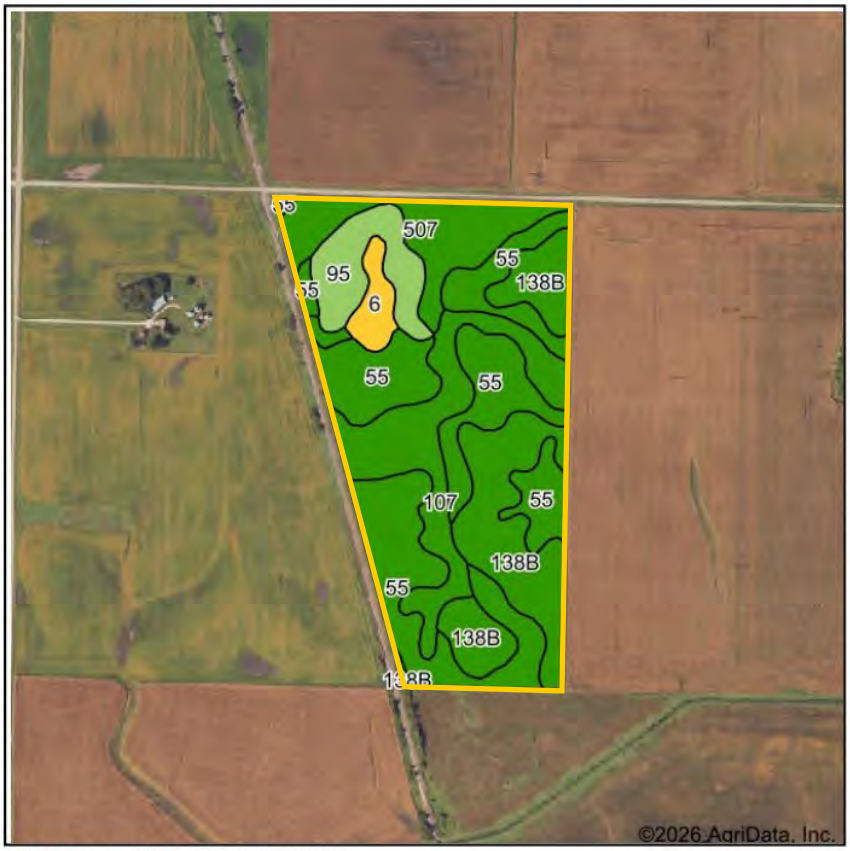
SOIL MAP

73.20 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Buena Vista**
Location: **34-93N-35W**
Township: **Poland**
Acres: **73.2**
Date: **10/30/2026**

Hertz Farm Management, Inc

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IA021, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	28.20	38.5%		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	16.65	22.7%		IIe	89
107	Webster clay loam, 0 to 2 percent slopes	11.66	15.9%		IIw	86
507	Canisteo clay loam, 0 to 2 percent slopes	8.53	11.7%		IIw	84
95	Harps clay loam, 0 to 2 percent slopes	5.99	8.2%		IIw	72
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.17	3.0%		IIIw	59
				Weighted Average	**1.64**	**85.7**

**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

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

Location
From Marathon: Head east ½ mile on IA-Hwy. 10/460th St. to 220th Ave. and turn south. Then go 1 mile to 470th Street and turn east. In ¼ mile the property is on the south side of the road.

Simple Legal
West 20 acres of W½ NE¼, AND NW¼ lying East of RR ROW, all in Section 34, Township 93 North, Range 35 West of the 5th P.M., Buena Vista Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
- $936,838
- $12,575/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $2,748.00*
Gross Acres: 74.50*
Net Taxable Acres: 73.35*
Tax per Net Taxable Acre: $37.47*
**Taxes estimated due to the split of tax parcels. Buena Vista County Treasurer/ Assessor will determine final tax figures.*

Lease Status
Open lease for 2027 crop year.

FSA Data
Farm Number 1288, Tract 1414
FSA/Eff. Crop Acres: 73.20
Corn Base Acres: 36.53*
Corn PLC Yield: 167 Bu.
Bean Base Acres: 36.46*
Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Buena Vista County FSA office.*

NRCS Classification
NHEL: Non-Highly Erodible Land.

Mineral Rights
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Soil Types/Productivity
Primary soils are Nicollet clay loam, Clarion loam, and Webster clay loam. CSR2 on the FSA/Eff. crop acres is 85.70. See soil map for detail.

Land Description
Nearly level to gently sloping.

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

Buildings/Improvements
None.

Water & Well Information
None.

Comments
A pipeline crosses the extreme southwest corner of the farm.

Great soils on this northeast Buena Vista County farm.

Additional Land for Sale
Seller has 3 additional tracts of land for sale located north and west 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



Southwest looking Northeast



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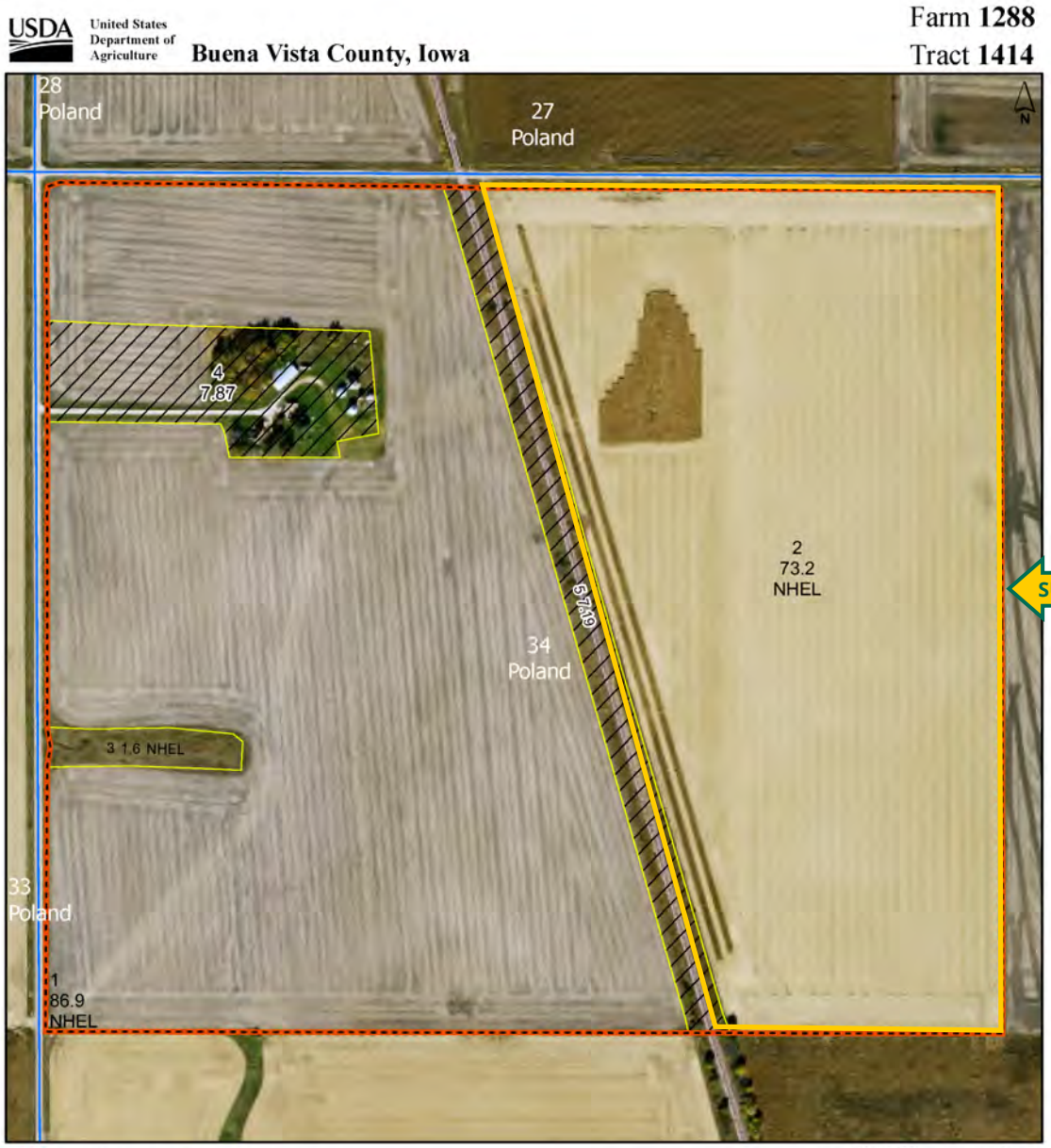
FSA MAP

73.20 FSA/Eff. Crop Acres



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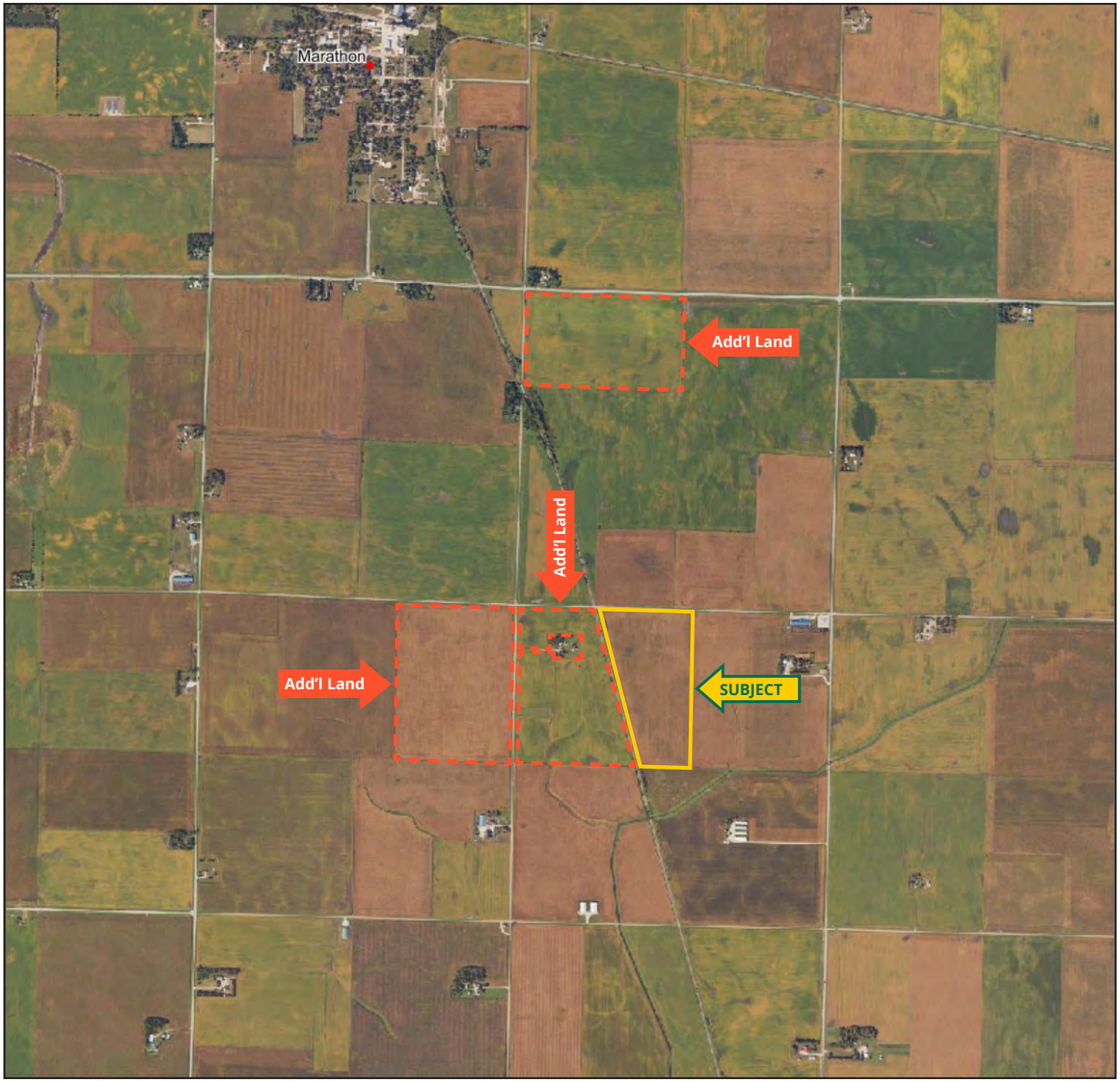
ADDITIONAL LAND

Aerial Photo



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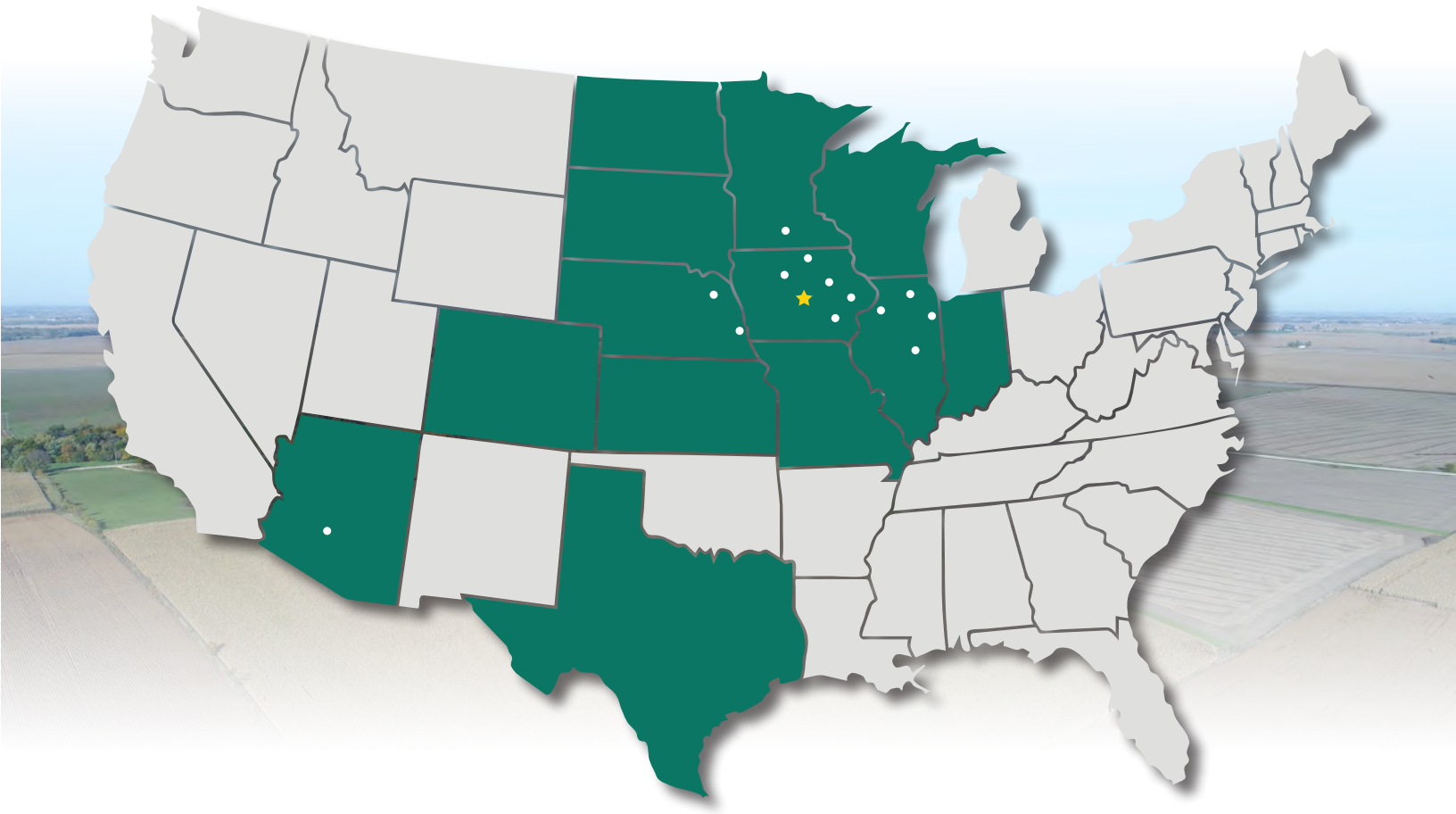

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