

# Land For Sale

**ACREAGE:**

**312.0 Acres, m/l**

**LOCATION:**

**Woodbury County, IA**



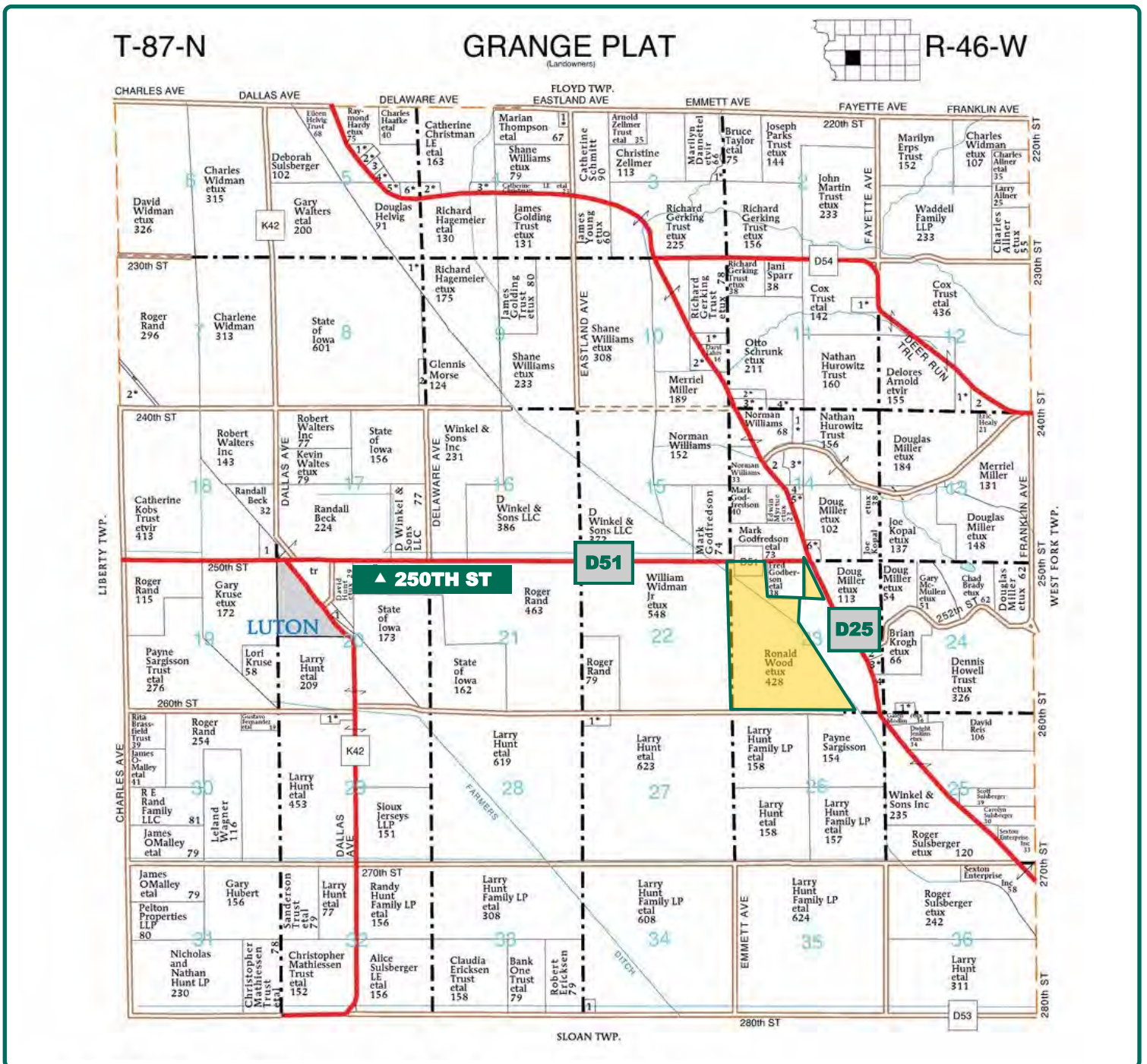
## Property Key Features

- High Income-Producing Farm Generating \$102,010 on Two CRP Contracts
- Property Returns Estimated 5.27% Gross and 4.61% After Property and Drainage Taxes in 2018

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<b>Total Acres:</b>	<b>312.00</b>
<b>*Crop Acres:</b>	<b>304.25</b>
<b>CRP Acres:</b>	<b>304.25</b>
<b>Soil Productivity:</b>	<b>68.0 CSR2</b>

## Parcel 1 Property Information 312.0 Acres, m/l

### Location

From Luton, approximately 3 miles east on 250th Street (D51). Subject tract is on the south side.

### Legal Description

The CRP parcels lying west of the drainage ditch in the NW ¼ SE ¼ and all of the SW ¼ as well as the CRP parcel lying east of the drainage ditch in the NW ¼ NW ¼, the SE ¼ NW ¼, and that portion of the NE ¼ lying South and West of the Country Road, (Formerly Old Highway 141) in Section 23, Township 87 North, Range 46 West of the 5<sup>th</sup> P.M., except 50% of the mineral rights reserved by The Travelers Insurance Company in a

Special Warranty Deed filed December 6, 1988 at Roll 209, Image 1507 (Grange Township)

### Price & Terms

#### Reduced

- \$2,475,000 - \$1,934,400
- \$7,932.69/acre - \$6,200/acre
- 1% Buyer's Fee
- 10% down upon acceptance of offer; balance due in cash at closing

### Survey

Farm will be surveyed prior to closing at Seller's expense to determine final total deeded acres.

### Possession

At closing and subject to CRP contracts.

### Real Estate Tax (Estimated)

- \*Taxes Payable 2018 - 2019: \$9,143.00
- \*Net Taxable Acres: 330.94
- \*Tax per Net Taxable Acre: \$27.63
- \*Acres are estimated pending survey.

### FSA Data

Farm Number 8811, Tract 12318  
\*Crop Acres: 304.25  
\*All crop acres are in CRP. The local FSA office will determine final crop acres.

### CRP Contracts

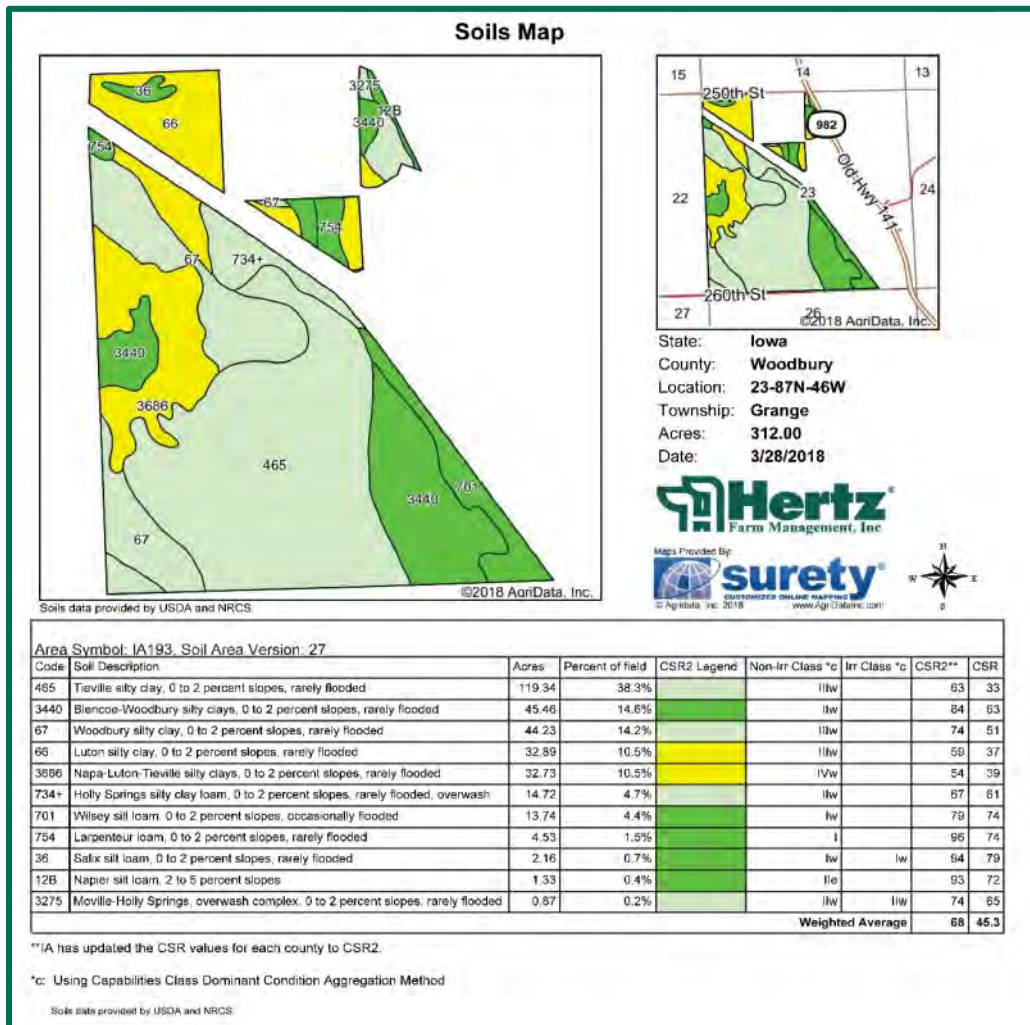
There are 93.34 acres enrolled in a CP23 CRP contract that pays \$34,100 annually and expires 9/30/2025.

There are 210.91 acres enrolled in a CP42 CRP contract that pays \$67,910 annually and expires 9/30/2026.

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## Soil Types/Productivity

Primary soils are the Tieville, Blencoe-Woodbury, Woodbury, Luton and Napa-Luton-Tieville. CSR2 on the FSA crop acres is 68 per 2018 AgriData, Inc. See soil map for detail.

## Land Description

Generally flat.

## Buildings/Improvements

None

## Drainage (Estimated)

Garretson Drainage Project  
2018 Drainage: \$ 3,602.60

## Water & Well Information

Two irrigation wells located in northeast corner of 22 acre parcel and center of CRP field west of drainage ditch.

## Comments

This farm is an investor's dream, checking many boxes including high "income-producing" at \$102,010 per year.

Incredibly high tillable percent estimated at 97.4%. High return on investment priced at 5.27%.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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Well - Center of CRP West of Drainage



Well - NE Corner of 21.83-acre Parcel



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