

Land For Sale

ACREAGE:

312.00 Acres, m/l

LOCATION:

Fremont County, IA

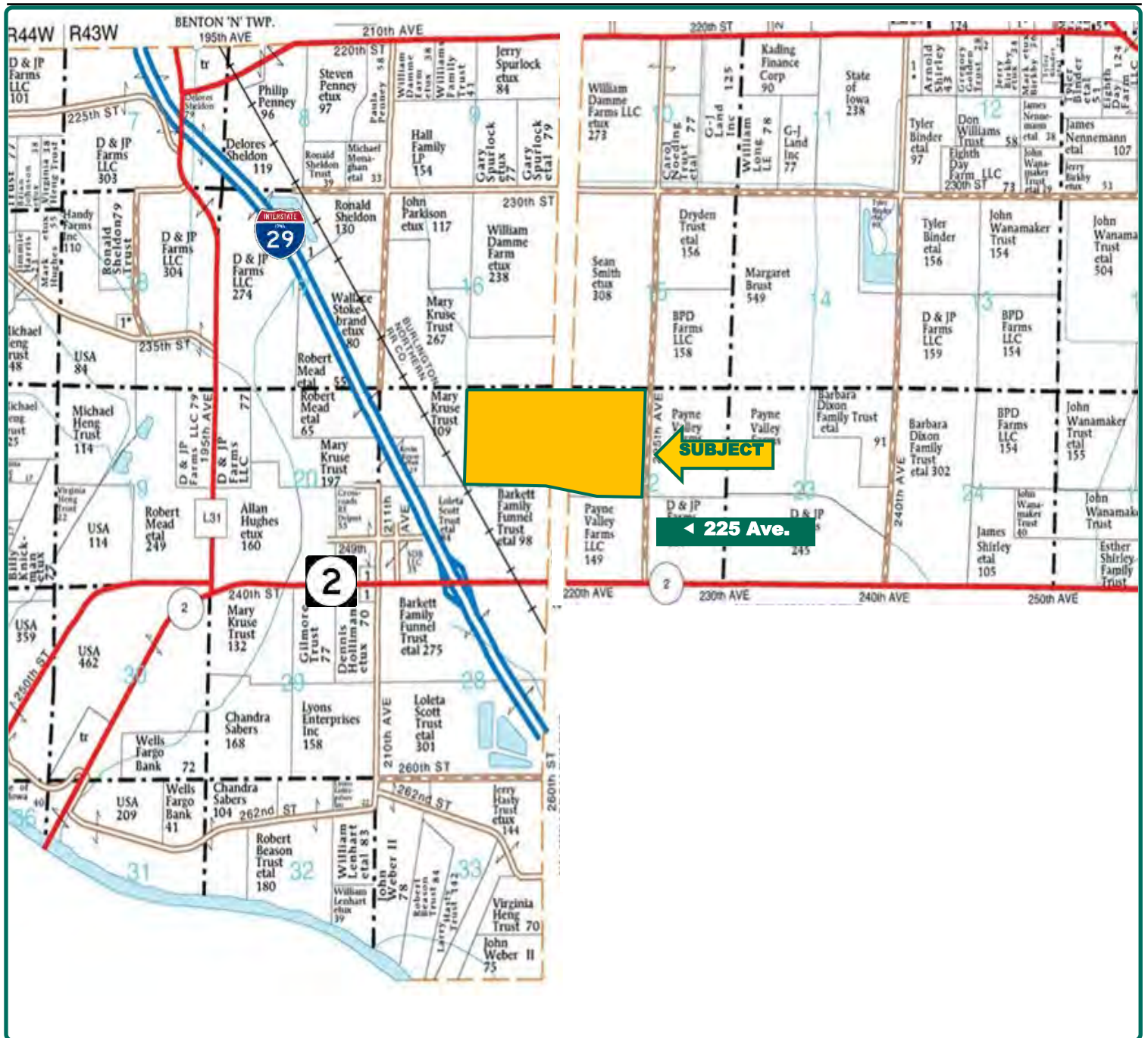


Property *Key Features*

- **Nearly 100% tillable**
- **Located near premium elevators in St. Joseph, MO and Council Bluffs, IA**
- **Easy access to Hwy 2 and Interstate 29**

Scott Henrichsen, AFM
Licensed in IA and NE
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag



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Total Acres:	312.00
Crop Acres:	313.78
Corn Base Acres:	154.90
Bean Base Acres:	154.90
Soil Productivity:	64.1 CSR2

Property Information

312.00 Acres, m/l

Location

From Interstate 29, Exit 10/Highway 2, go approximately 1 mile east to 225th Avenue, go north .5 mile. Subject tract is on west side of 225th Ave.

Legal Description

Northeast Quarter (NE 1/4) of Section 21 and the Northwest Quarter (NW 1/4) of Section 22, all in Township 68 North, Range 43 West of the 5th P.M. (Benton 'S' and Sidney 'W' Townships)

Price & Terms

- \$1,450,800.00
- \$4,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to the 2018 Lease.

Lease

Farm is under lease for 2018. Buyer will receive Seller's share of crop as per terms of lease, less crop inputs, if closed before November 1, 2018.

Real Estate Tax

Taxes Payable 2018 - 2019: \$5,592.00
Net Taxable Acres: 312.00
Tax per Net Taxable Acre: \$17.92

FSA Data

Farm Number 28, Tract 31
Crop Acres: 313.78
Corn Base Acres: 154.9
Corn PLC Yield: 114 Bu.
Bean Base Acres: 154.9
Bean PLC Yield: 35 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are the Luton silty clay and Salix silty clay loam. CSR2 on the FSA crop acres is 64.1 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Generally level.

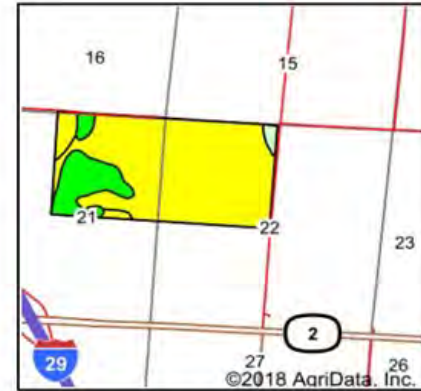
Buildings/Improvements

Valley 6000 7-tower pivot, Randolph pump and General Motors propane motor with Winco generator.

Drainage

Cresops Lateral Number 7 runs along the southern boundary of the subject tract.
2018 Assessments: \$1,721.04

Soils Map



State: **Iowa**
 County: **Fremont**
 Location: **22-68N-43W**
 Township: **Sidney**
 Acres: **313.78**
 Date: **5/22/2018**



Area Symbol: IA071, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Soil Drainage	CSR2**	CSR
66	Luton silty clay	248.04	79.0%		Poorly drained	58	40
36	Salix silty clay loam	45.00	14.3%		Moderately well drained	98	90
466	Solomon clay	10.58	3.4%		Poorly drained	57	35
244	Blend silty clay	4.34	1.4%		Poorly drained	75	55
366	Luton silty clay loam	3.16	1.0%		Poorly drained	52	70
436	Lakeport silty clay loam	2.66	0.8%		Somewhat poorly drained	86	80
Weighted Average						64.1	47.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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Beacon Assessor's Map

312.00 Acres, m/l, Fremont County, IA



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