

# Land For Sale

**ACREAGE:**

**152.53 Acres, m/l**

**LOCATION:**

**Woodbury County, IA**

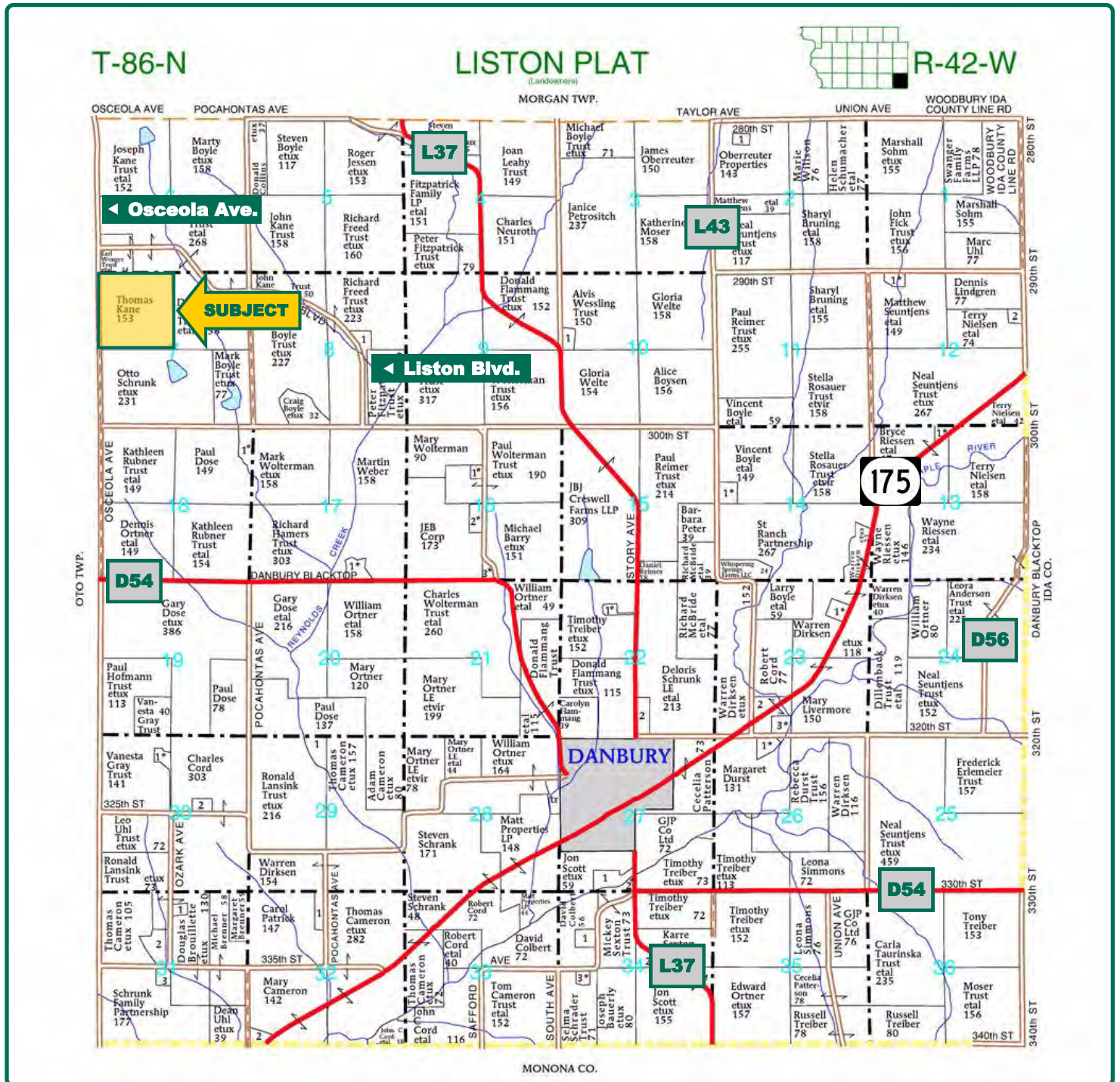


## **Property Key Features**

- **Open Lease for 2019**
- **Excellent Production History**
- **Located Northwest of Danbury**

**Brian P. Olson, AFM**  
Licensed in IA, MN, SD  
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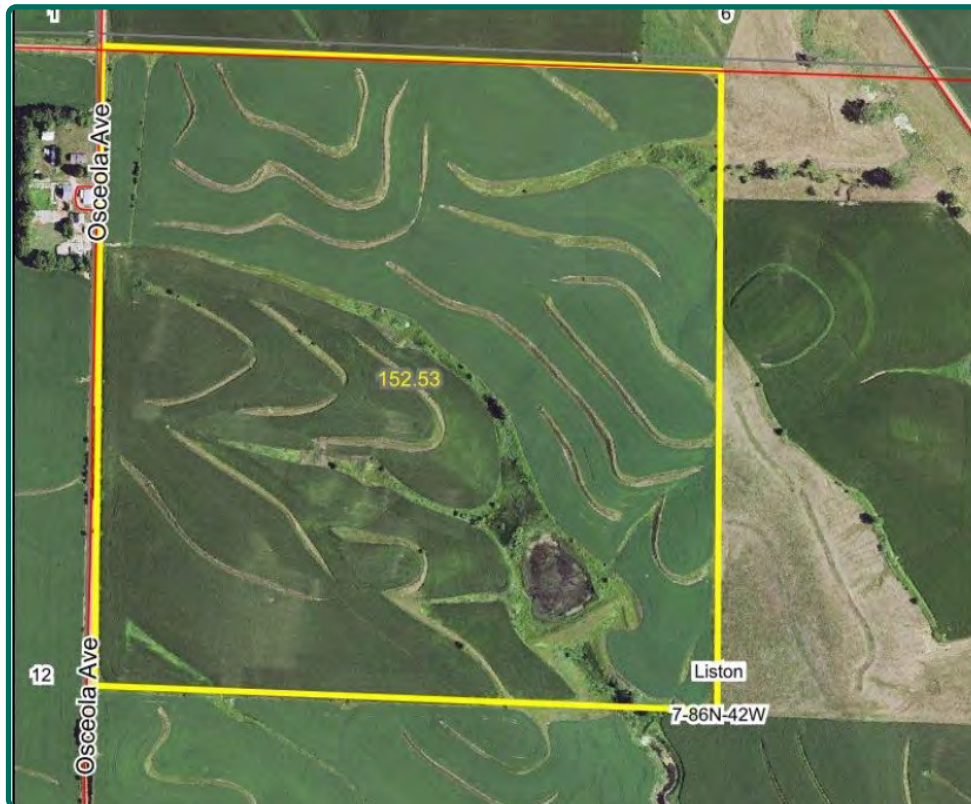
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<b>Total Acres:</b>	<b>152.53</b>
<b>Crop Acres:</b>	<b>148.34*</b>
<b>Corn Base:</b>	<b>74.0</b>
<b>Bean Base:</b>	<b>29.2</b>
<b>Soil Productivity:</b>	<b>48.1 CSR2</b>

## Property Information

**152.53 Acres, m/l**

### Location

Farm is located approximately 3 miles north and 3 miles west of Danbury, Iowa.

### Legal Description

The Northwest Quarter (NW ¼) of Section Seven (7), Township Eighty-six (86) North, Range Forty-two (42) West of the 5<sup>th</sup> P.M., Woodbury County, Iowa

### Price & Terms

- \$875,000
- \$5,736.58/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

At closing. Subject to existing 2018 lease. Lease is open for 2019 crop year.

### Real Estate Tax

Taxes Payable 2018-2019: \$3,130.00  
Net Taxable Acres: 152.53  
Tax per Net Taxable Acre: \$20.52

### FSA Data

Farm Number 8426, Tract 2772  
Crop Acres: 148.34\*  
Corn Base Acres: 74.0  
Corn PLC Yield: 168.0 Bu.  
Bean Base Acres: 29.2  
Bean PLC Yield: 44 Bu.

*\*Includes 15.3 acres in terraces and waterways certified as grass.*

### Soil Types/Productivity

Primary soils are Ida, Napier and Monona. CSR2 on the FSA crop acres is 48.1 per AgriData, Inc. 2018. See soil map for detail.

### Land Description

Land would be considered rolling with terraces throughout.

### CRP Contracts

None.

### Buildings/Improvements

None.

### Drainage

Natural drainage.

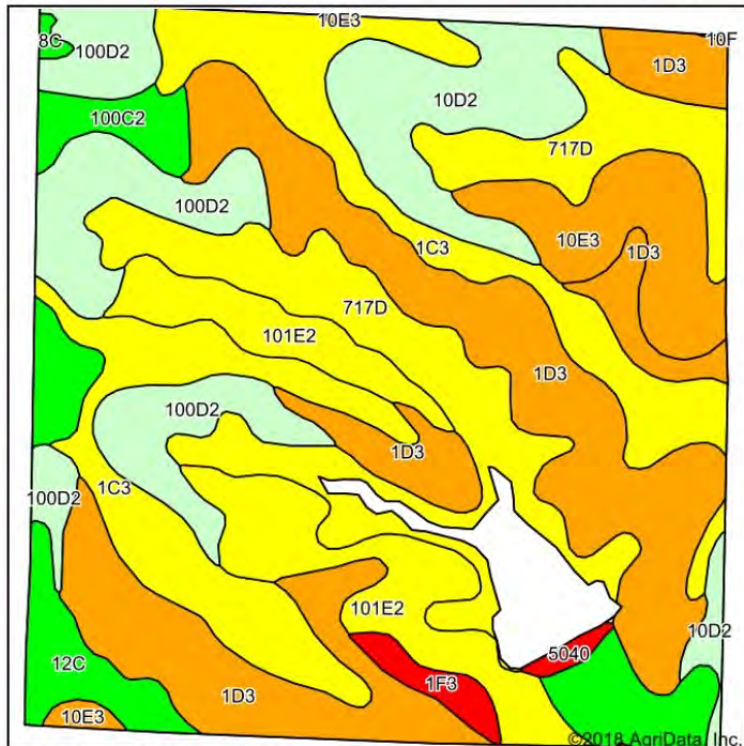
### Water & Well Information

No known well.

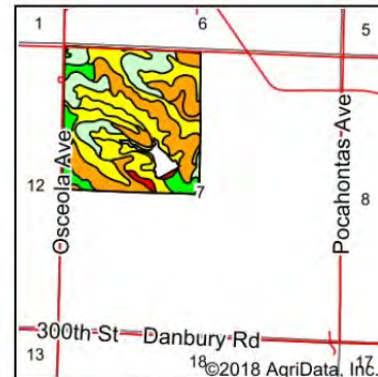
### Comments

A nice Woodbury County farm with good production history. Would make a good addition to existing farming operation or for investment property.

## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Woodbury**  
Location: **7-86N-42W**  
Township: **Liston**  
Acres: **148.39**  
Date: **6/28/2018**



Maps Provided By:



Area Symbol: IA193, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	38.25	25.8%			IIIe	32	37
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	24.10	16.2%			IIIe	58	46
717D	Napier-Gullied land complex, 5 to 14 percent slopes	22.56	15.2%			IIIe IVe	42	5
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	15.43	10.4%			IIIe	60	47
101E2	Monona-Ida silt loams, 14 to 20 percent slopes, eroded	13.82	9.3%			IVe	40	35
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	10.90	7.3%			IIIe	60	47
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	8.67	5.8%			IVe	38	34
12C	Napier silt loam, 5 to 9 percent slopes	7.59	5.1%			IIIe	89	58
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	4.68	3.2%			IIIe	85	57
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	1.56	1.1%			VIe	8	9
5040	Udorthents, loamy	0.55	0.4%				5	5
8C	Judson silty clay loam, 5 to 9 percent slopes	0.28	0.2%			IIIe	86	64
<b>Weighted Average</b>							<b>48.1</b>	<b>36.4</b>

\*\*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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