

# Land For Sale

**ACREAGE:**

**152.49 Acres, m/l**

**LOCATION:**

**Hamilton County, IA**

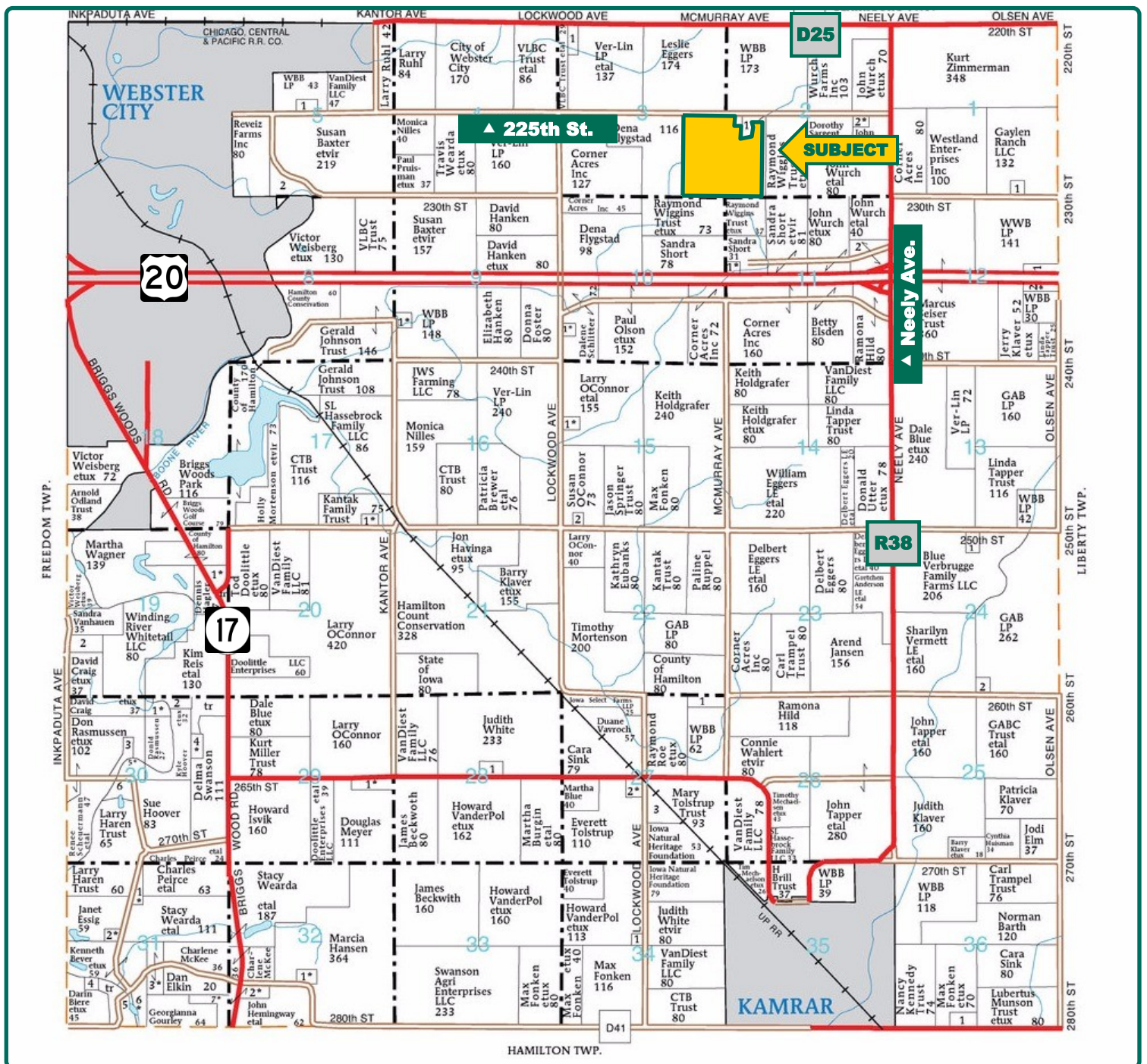


## Property Key Features

- 146.22 Crop Acres with a CSR2 of 87.5
- 16.49 Acres Enrolled in CRP
- Good-Quality Hamilton County Farm

**Marv Hantrods, ALC**  
Licensed in IA, NE & SD  
**MarvH@Hertz.ag**

**515-382-1500 / 800-593-5263**  
415 S. 11th St.  
Nevada, IA 50201-0500  
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<b>Total Acres:</b>	<b>152.49</b>
<b>Crop Acres*:</b>	<b>146.22</b>
<b>Corn Base Acres:</b>	<b>127.10</b>
<b>CRP Acres:</b>	<b>16.49</b>
<b>Soil Productivity:</b>	<b>87.5 CSR2</b>
<i>*Includes CRP Acres</i>	

## Property Information

**152.49 Acres, m/l**

### Location

4 miles east of Webster City on US Hwy 20 to R38, then north on R38 (Neely Ave.) to 225th St., then 1 mile west on 225th St. The farm is on the south side of 225th St.

### Legal Description

E½ SE¼ of Section 3 and W½ SW¼, except Parcel A of A and Parcel B of A, in Section 2, all in Township 88 North, Range 25 West of the 5th P.M. (Independence Twp.)

### Price & Terms

- \$1,400,000
- \$9,180.93/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Real Estate Tax

Taxes Payable 2018-2019: \$5,022  
Net Taxable Acres: 150.08  
Tax per Net Taxable Acre: \$33.46

### FSA Data

Farm Number 904, Tract 2613  
Crop Acres\*: 146.22 NHEL  
Corn Base Acres: 127.10  
Corn PLC Yield: 136 Bu.  
*\*Includes CRP acres*

### CRP Contracts

There are 16.49 acres enrolled in a CRP contract which pays \$6,750 annually and expires on 9/30/26.

### Lease

Open for 2019.

### Soil Types/Productivity

Primary soils are Kossuth, Bode and Ottosen. CSR2 on the FSA crop acres is 87.5 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level to moderately sloping

### Buildings/Improvements

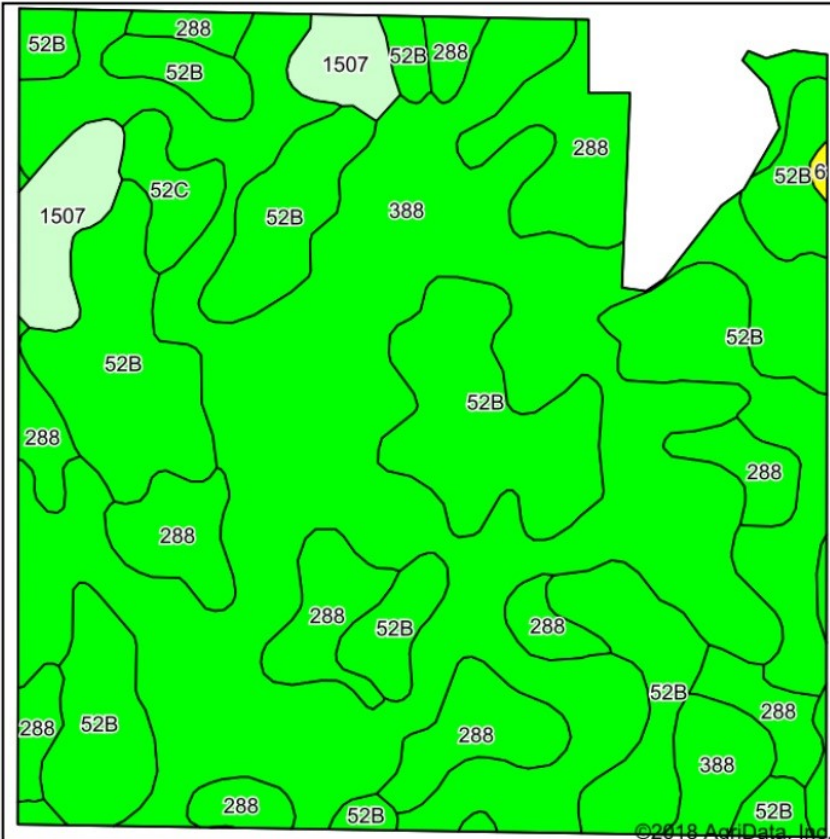
None

### Drainage

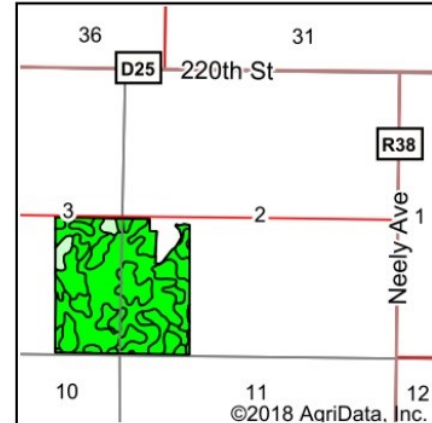
Natural, plus tile

### Water & Well Information

None






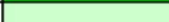


Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Hamilton**  
 Location: **2-88N-25W**  
 Township: **Independence**  
 Acres: **146.22**  
 Date: **10/9/2018**



Area Symbol: IA079, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
388	Kossuth silty clay loam, 0 to 2 percent slopes	70.01	47.9%		IIw	86	79
52B	Bode clay loam, 2 to 6 percent slopes	45.70	31.3%		Ile	91	80
288	Ottosen clay loam, 1 to 3 percent slopes	22.96	15.7%		Iw	91	86
1507	Brownton silty clay loam, 0 to 2 percent slopes	5.24	3.6%		IIw	62	75
52C	Bode clay loam, 5 to 9 percent slopes	2.14	1.5%		IIIe	86	65
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.17	0.1%		IIIw	59	58
<b>Weighted Average</b>						<b>87.5</b>	<b>80</b>

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

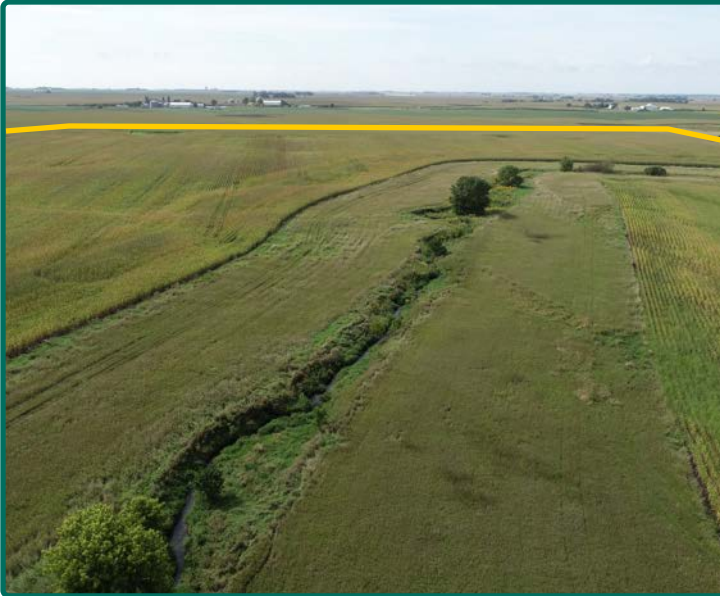
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

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CRP looking to the south



Southwest looking Northeast



Southeast looking Northwest



Ditch Crossing



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