

Land For Sale

ACREAGE:

147.6 Acres, m/l

LOCATION:

Humboldt County, IA

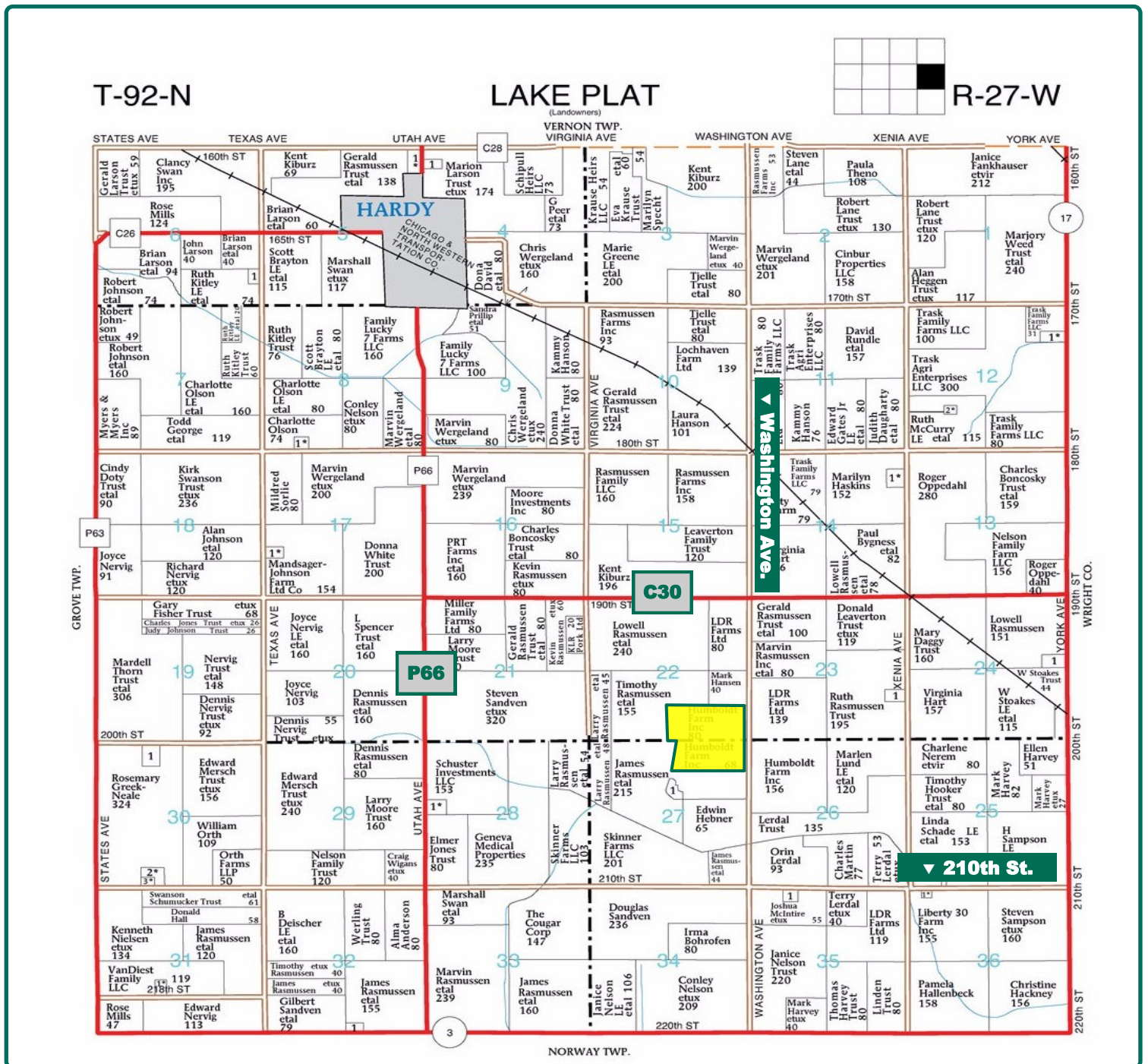


Property *Key Features*

- **Open Lease for 2019**
- **Highly Tillable**
- **Located Southeast of Hardy**

Tom Carlson, AFM
Licensed in IA
TomC@Hertz.ag

515-332-1406
1101 13th St. N. Suite 2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Tom Carlson, AFM
Licensed in IA
TomC@Hertz.ag

515-332-1406
1101 13th St. N. Suite 2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag



Total Acres:	147.60
Crop Acres:	144.48
Corn Base Acres*:	104.44
Bean Base Acres*:	34.81
Soil Productivity:	76.5 CSR2
<i>*Base acres are estimated.</i>	

Property Information

147.6 Acres, m/l

Location

The farm is located 3 miles south and 1.5 miles east of Hardy, Iowa

Legal Description

The South Half of the Southeast Quarter of Section 22; North Half of the Northeast Quarter of Section 27 all in Township Ninety-two (92) North, Range Twenty-seven (27) West of the 5th P.M. Humboldt County, Iowa.

Price & Terms

- \$1,150,000
- \$7,791.33/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 the 2019 crop year.

Real Estate Tax

Taxes Payable 2018 - 2019: \$4,112
Net Taxable Acres: 145.6
Tax per Net Taxable Acre: \$28.24

FSA Data

Part of Farm Number 1326, Tract 1131
Crop Acres: 144.48
Corn Base Acres: 104.44* Bu.
Corn PLC Yield: 160 Bu.
Bean Base Acres: 34.81* Bu.
Bean PLC Yield: 41.0 Bu.
**Base acres are estimated and will be determined by Humboldt County FSA Office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Omsrud-Storden. CSR2 on the FSA crop acres is 76.5 per 2018 AgriData, Inc. See soil map for details.

Land Description

Level with a farmable ridge.

Buildings/Improvements

None

Drainage

Farm is located in Drainage District #9 and is serviced by Lateral B-3.

Comments

Nicely located Humboldt County farm.

Tom Carlson, AFM

Licensed in IA

TomC@Hertz.ag

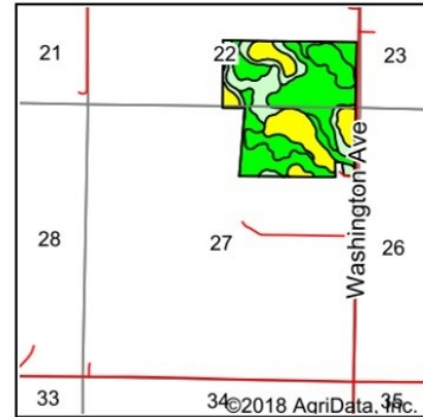
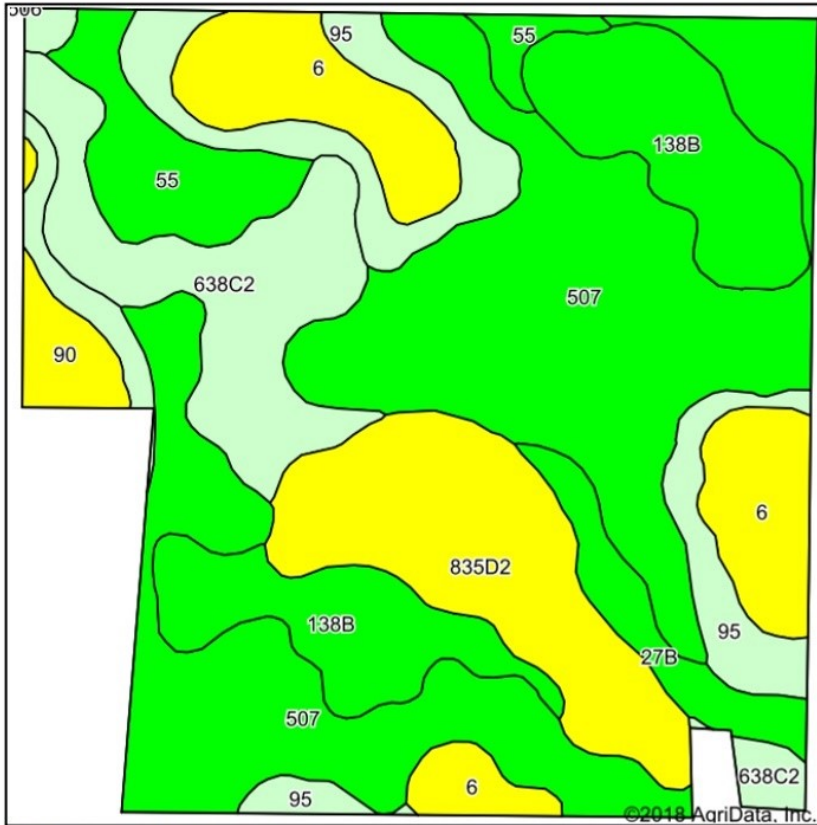
515-332-1406

1101 13th St. N. Suite 2/PO Box 503

Humboldt, IA 50548

www.Hertz.ag

Soils Map



State: Iowa
 County: Humboldt
 Location: 22-92N-27W
 Township: Lake
 Acres: 143.34
 Date: 10/15/2018



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © Agridata, Inc. 2018 www.AgridataInc.com



Area Symbol: IA091, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	52.52	36.6%		llw	84	78	79
138B	Clarion loam, 2 to 6 percent slopes	17.99	12.6%		lle	89	80	83
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	15.86	11.1%		IVe	53	46	61
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	14.27	10.0%		llle	75	58	65
95	Harps clay loam, 0 to 2 percent slopes	14.22	9.9%		llw	72	62	77
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.10	9.8%		lllw	59	57	77
55	Nicollet clay loam, 1 to 3 percent slopes	7.54	5.3%		lw	89	88	78
27B	Terril loam, 2 to 6 percent slopes	4.22	2.9%		lle	87	85	81
90	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	2.62	1.8%		lllw	56	59	74
Weighted Average						76.5	69.5	75.6

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.

Tom Carlson, AFM
 Licensed in IA
TomC@Hertz.ag

515-332-1406
 1101 13th St. N. Suite 2/PO Box 503
 Humboldt, IA 50548
www.Hertz.ag



Tom Carlson, AFM
Licensed in IA
TomC@Hertz.ag

515-332-1406
1101 13th St. N. Suite 2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals