

# Land For Sale

**ACREAGE:**

**155.82 Acres, m/l**

**LOCATION:**

**Humboldt County, IA**



## **Property** *Key Features*

- **Open Lease for 2019**
- **153.04 FSA Cropland Acres**
- **Located Southeast of Hardy**

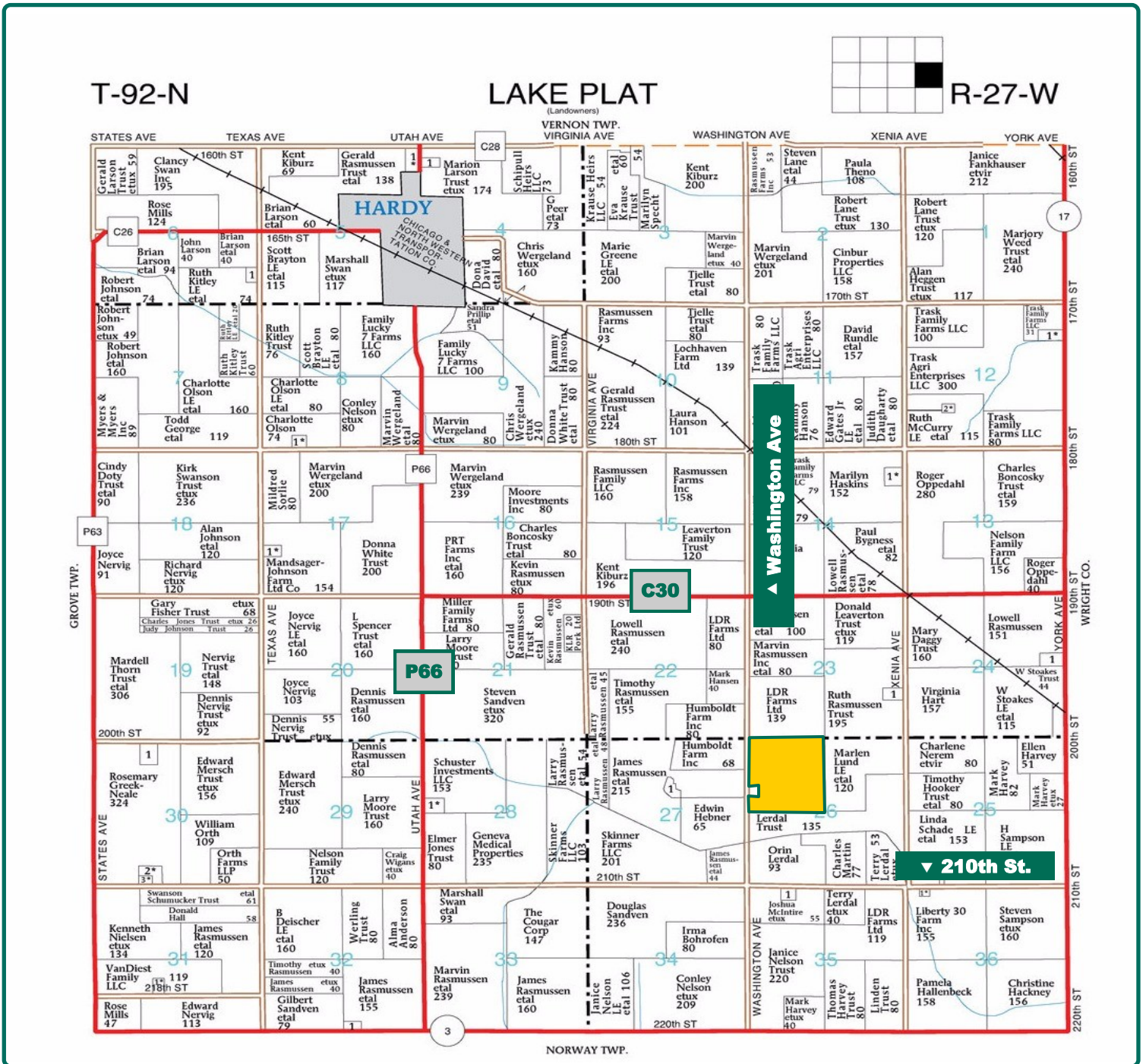
**Tom Carlson, AFM**  
Licensed in IA  
**TomC@Hertz.ag**

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

T-92-N

**LAKE PLAT**  
(Landowners)

R-27-W



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](http://www.Hertz.ag)



<b>Total Acres:</b>	<b>155.82</b>
<b>Crop Acres:</b>	<b>153.04</b>
<b>Corn Base Acres*:</b>	<b>116.81</b>
<b>Bean Base Acres*:</b>	<b>38.94</b>
<b>Soil Productivity:</b>	<b>77.7 CSR2</b>

*\*Base acres are estimated*

## Property Information

**155.82 Acres, m/l**

### Location

The farm is located 3 miles south and 2 miles east of Hardy, Iowa.

### Legal Description

The Northwest Quarter (NW 1/4) Section Twenty-six (26), Township Ninety-two (92) North, Range Twenty-seven (27) West of the 5th P.M. Humboldt County, Iowa. Except a parcel of land in the SW 1/4 of the NW 1/4 of Section 26

### Price & Terms

- \$1,250,000
- \$8,022.08/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: \$4,422  
Net Taxable Acres: 154.19  
Tax per Net Taxable Acre: \$28.68

### FSA Data

Part of Farm Number 1326, T1131  
Crop Acres: 153.04  
Corn Base Acres: 116.81\*  
Corn PLC Yield: 160 Bu.  
Bean Base Acres: 38.94\*  
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, Nicollet and Clarion. CSR2 on the FSA crop acres is 77.7 per 2018 AgriData, Inc. See soil map for detail.

### Buildings/Improvements

None

### Drainage

Farm is located in Drainage District #9. Branch A crosses the northeast corner of the farm.

### Comments

A nice Humboldt County farm with good soils.

**Tom Carlson, AFM**

Licensed in IA

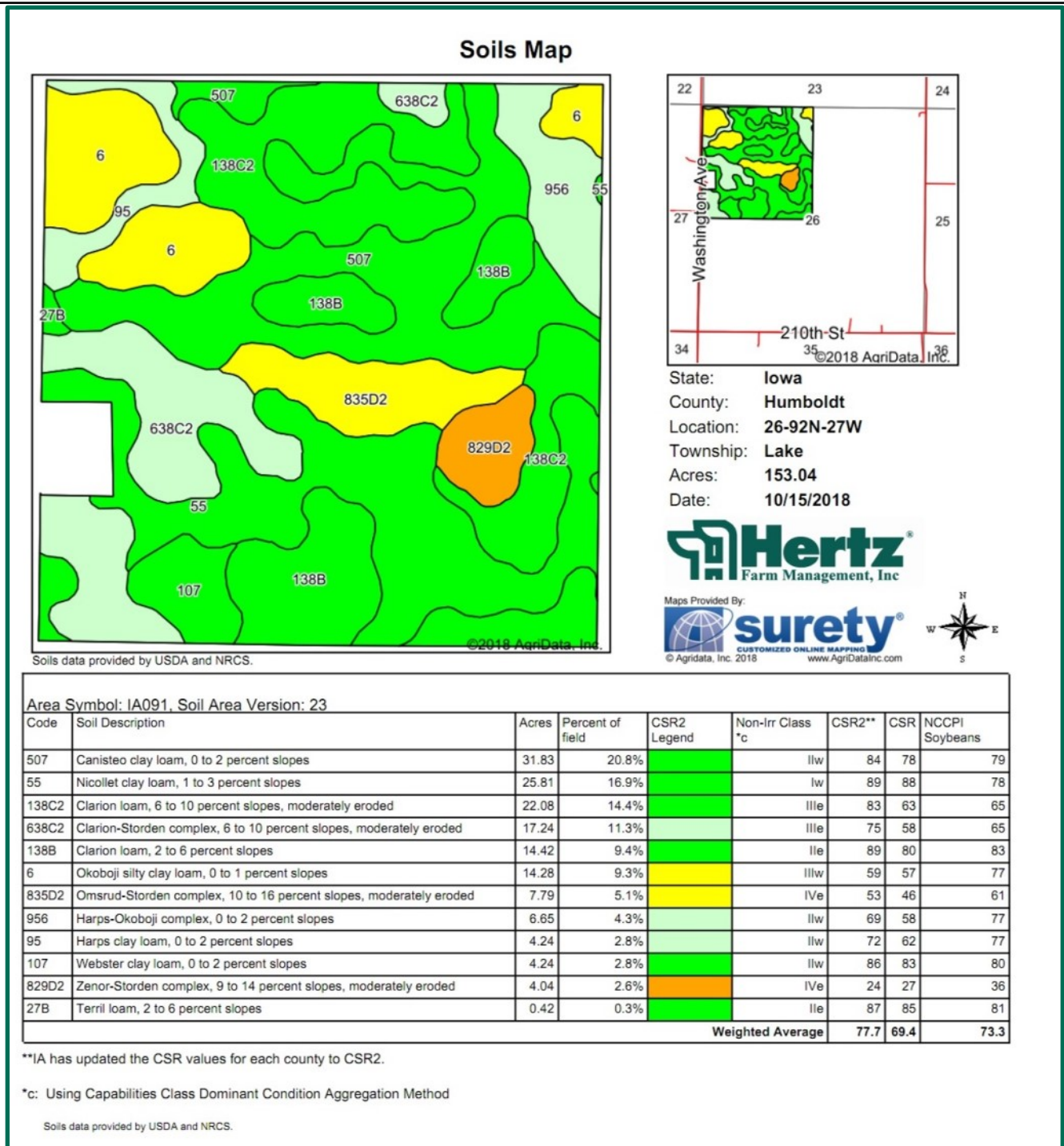
**TomC@Hertz.ag**

**515-332-1406**

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

Humboldt, IA 50548

**www.Hertz.ag**



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**



## **Make the Most of Your Farmland Investment**

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