

# Land For Sale

**ACREAGE:**

**120.0 Acres, m/l**

**LOCATION:**

**Pocahontas County, IA**

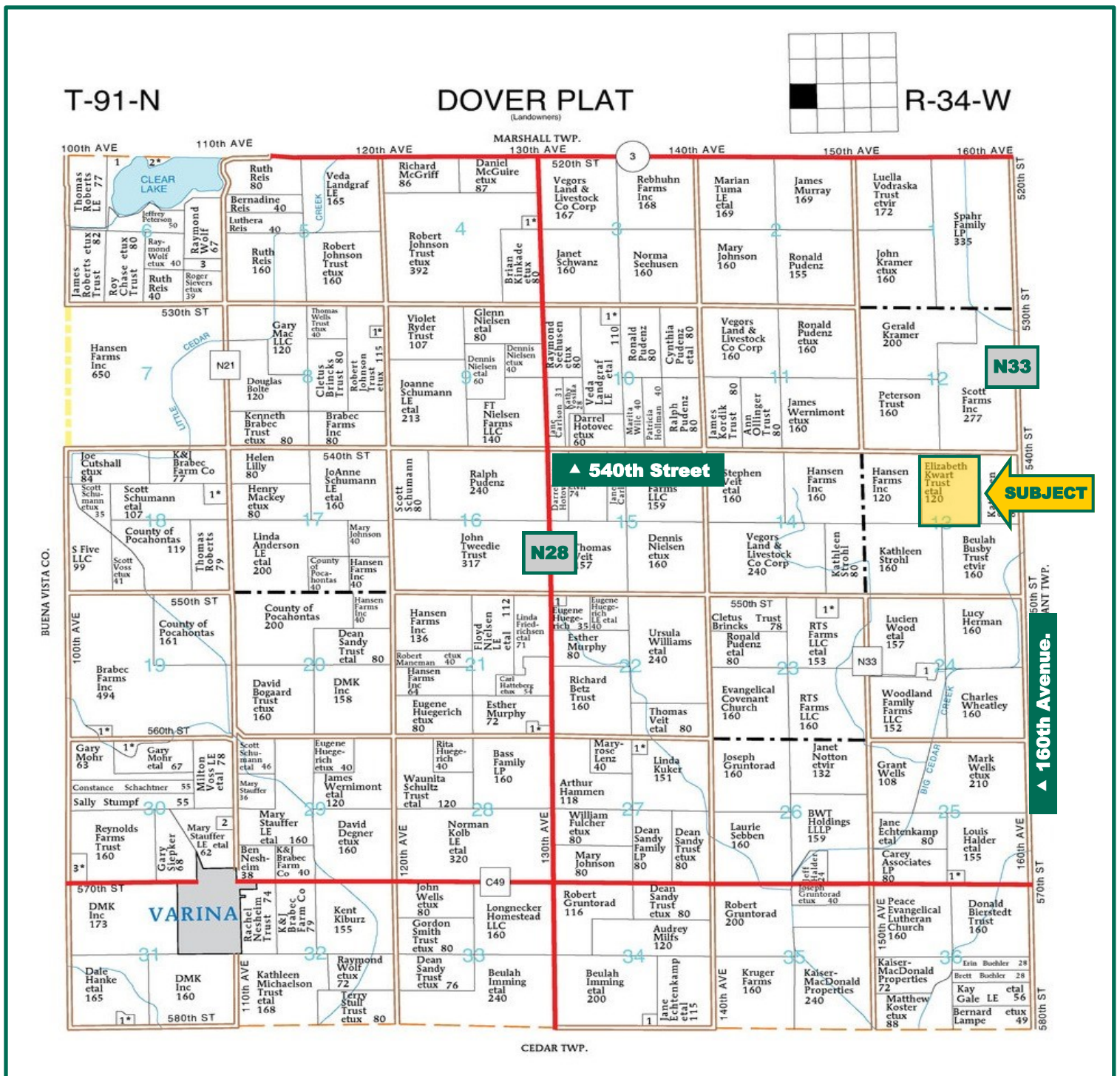


## **Property** *Key Features*

- **Open Lease for 2019**
- **Excellent Production History**
- **83.6 CSR2**

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<b>Total Acres:</b>	<b>120.00</b>
<b>Crop Acres:</b>	<b>116.15</b>
<b>Corn Base:</b>	<b>72.63</b>
<b>Bean Base:</b>	<b>43.52</b>
<b>Soil Productivity:</b>	<b>83.6 CSR2</b>

## Property Information

### 120.0 Acres, m/l

### Location

Farm is located approximately 4.5 miles east and 3 miles north of Varina, IA.

### Legal Description

The West Half of the Northeast Quarter (W 1/2 NE 1/4) and the East Half of the East Half of the Northwest Quarter (E 1/2 E 1/2 NW 1/4) Section 13, Township 91 North, Range 34 West of the 5th P.M., Pocahontas County, IA

### Price & Terms

- \$1,020,000
- \$8,500/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: \$3,460  
Net Taxable Acres: 118.5  
Tax per Net Taxable Acre: \$29.20

### FSA Data

Farm Number: 673  
Crop Acres: 116.15  
Corn Base Acres: 72.63  
Corn PLC Yield: 182 Bu.  
Bean Base Acres: 43.52  
Bean PLC Yield: 46 Bu.

### Improvements

Two older grain bins: one 30' drying bin and one 18' government bin.

### Soil Types/Productivity

Primary soils are Canisteo, Webster & Nicollet. CSR2 on the FSA crop acres is 83.6 per AgriData, Inc. See soil map for details.

### Yield History (Bu./Ac.)

Year	Corn	Soybeans
2014	198	55
2015	208	72
2016	214	65
2017	215	63

Yield information is reported by grain inventory/receipts.

### Drainage

Natural plus some tile.

### Comments

Great-producing Pocahontas County farm.

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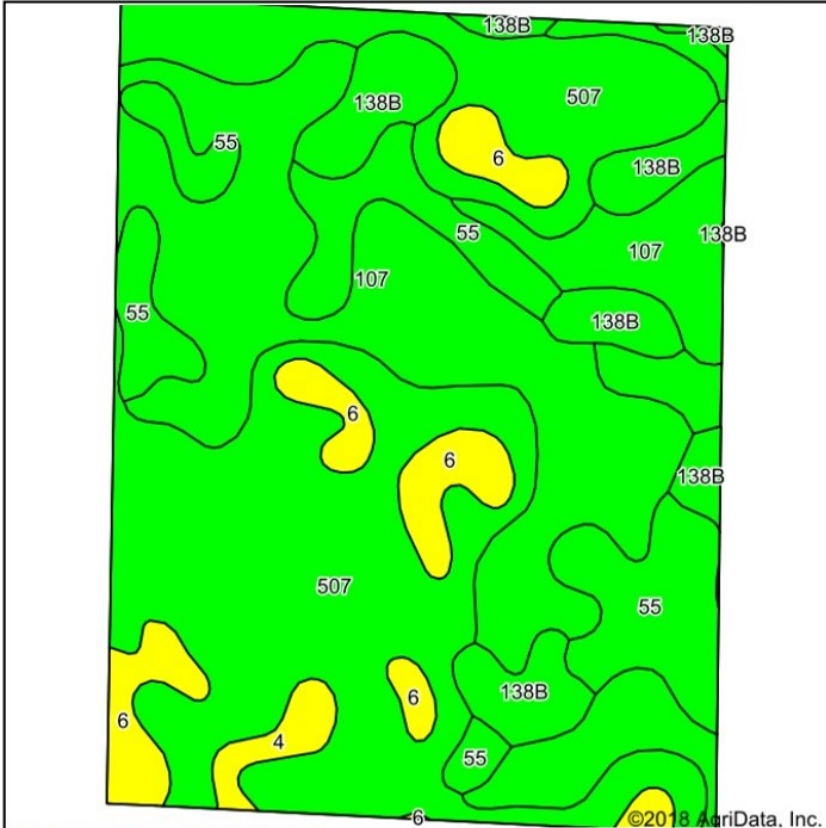
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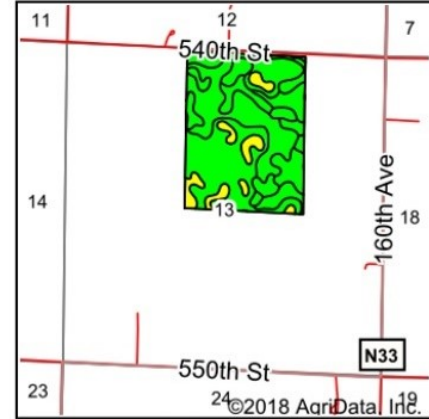
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Soils data provided by USDA and NRCS.



State: Iowa  
 County: Pocahontas  
 Location: 13-91N-34W  
 Township: Dover  
 Acres: 116.15  
 Date: 9/5/2018



Area Symbol: IA151, Soil Area Version: 24

Cod e	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	44.27	38.1%		llw	84	76	79
107	Webster clay loam, 0 to 2 percent slopes	36.05	31.0%		llw	86	81	80
55	Nicollet clay loam, 1 to 3 percent slopes	15.76	13.6%		lw	89	86	78
138B	Clarion loam, 2 to 6 percent slopes	10.17	8.8%		lle	89	78	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.41	7.2%		lllw	59	55	77
4	Knokke silty clay loam, 0 to 1 percent slopes	1.49	1.3%		lllw	56	51	75
<b>Weighted Average</b>						<b>83.6</b>	<b>77.2</b>	<b>79.3</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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