

# Land For Sale

**ACREAGE:**

**75 Acres, m/l**

**LOCATION:**

**Marshall County, IA**



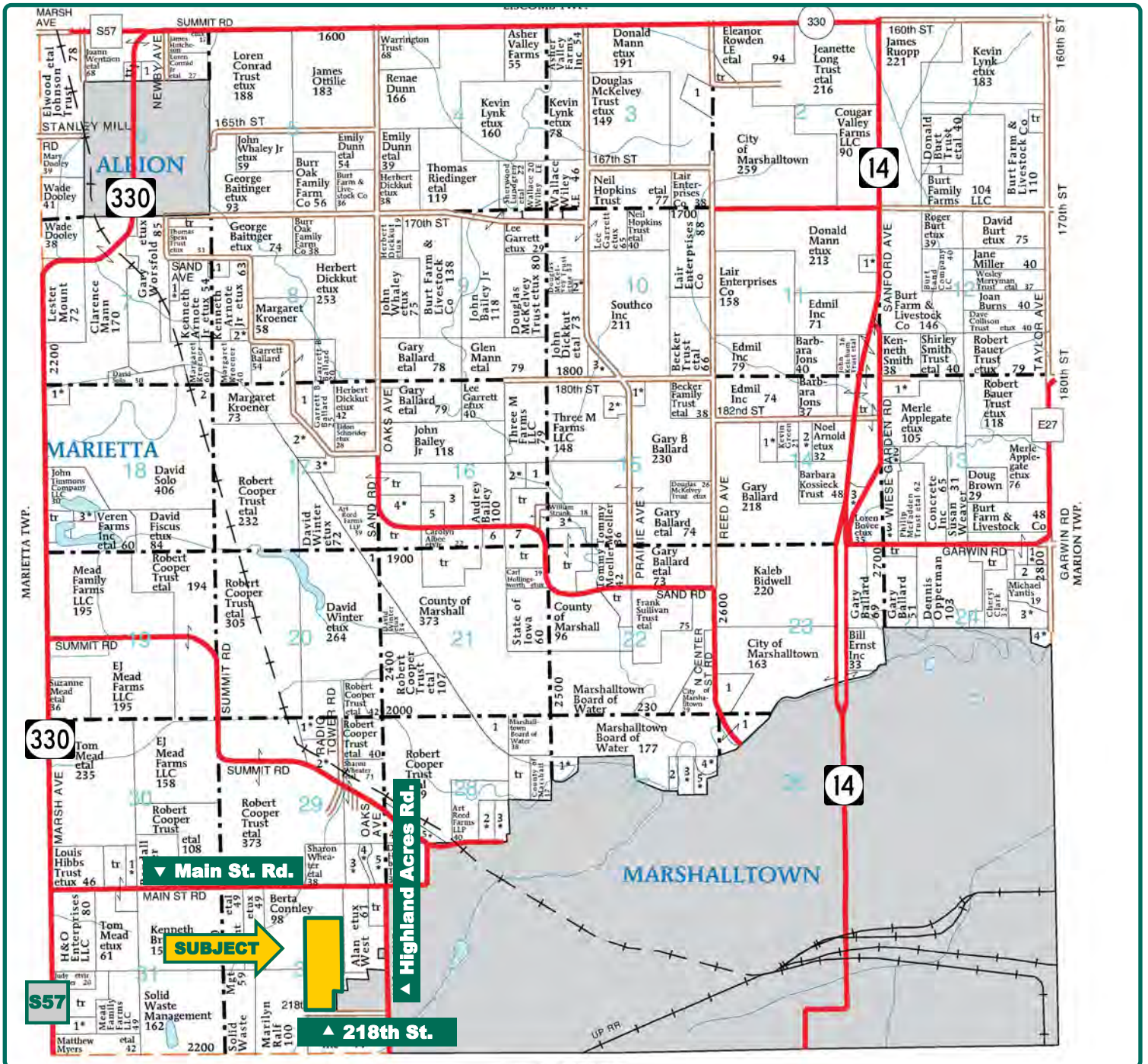
## **Property Key Features**

- Located on the Western Edge of Marshalltown
- 64.20 HEL Estimated Crop Acres
- Roger E. Harrison Trust Farm

**Marv Huntrods, 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>75.00</b>
<b>Crop Acres*:</b>	<b>64.20</b>
<b>Corn Base Acres*:</b>	<b>60.20</b>
<b>Soil Productivity:</b>	<b>52.0 CSR2</b>
<i>*Acres and bases are estimated</i>	

## Property Information

### 75 Acres, m/l

### Location

½ mile north of W. Lincoln Way or ½ mile south of Main St. on Highland Acres Rd., then ¼ mile west on 218th St. The farm is on the north side of 218th St.

### Legal Description

SW¼ NE¼ and NW¼ SE¼ except south 26' and except E½ SE NW SE, all in Section 32, Township 84 North, Range 18 West of the 5<sup>th</sup> P.M.

### Price & Terms

- \$337,500
- \$4,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2018-2019: \$1,640  
Net Taxable Acres: 74.41  
Tax per Net Taxable Acre: \$22.04

### FSA Data

Part of Farm Number 2316, Tract 313  
Crop Acres\*: 64.20 HEL  
Corn Base Acres\*: 60.20  
Corn PLC Yield: 180 Bu.  
*\*Final crop acres and bases will be determined by the FSA office after parcel is reconstituted.*

### CRP Contracts

CRP contract ended in 2017; fallow in 2018. May be cropped in 2019 under no-till practice.

### Soil Types/Productivity

Primary soils are Kilduff, Tama, and Shelby. CSR2 on the estimated FSA crop acres is 52.0 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

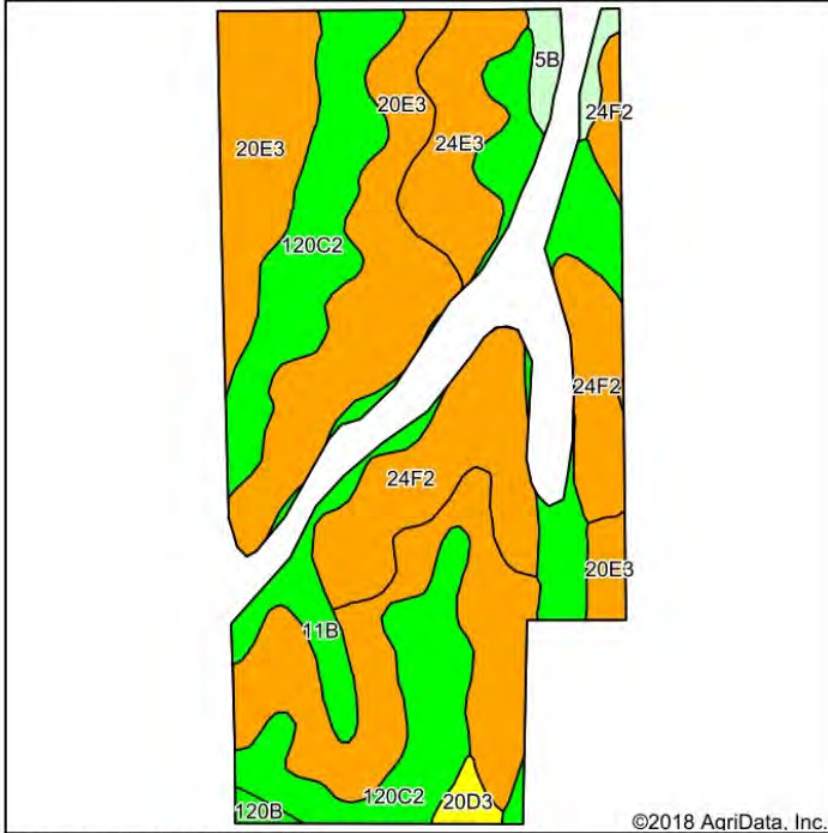
Gently sloping to moderately steep

### Buildings/Improvements

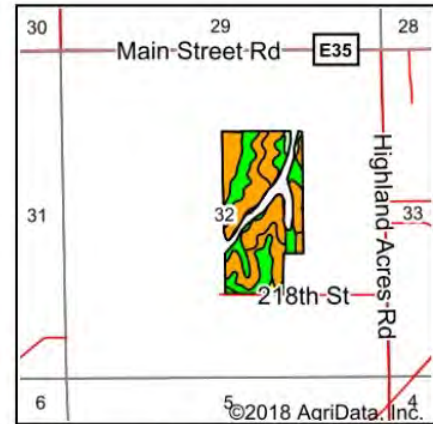
None

### Drainage

Natural, no tile maps.











Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Marshall**  
 Location: **32-84N-18W**  
 Township: **Taylor**  
 Acres: **64.2**  
 Date: **12/19/2018**



Area Symbol: IA127, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	25.73	40.1%		Vle	142.4	41.3	39	50
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.86	20.0%		Ille	211.2	61.2	87	78
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	10.75	16.7%		Vle	120	34.8	21	18
11B	Colo-Ely complex, 0 to 5 percent slopes	8.05	12.5%		Ilw	204.8	59.4	86	68
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	4.57	7.1%		Vle	132.8	38.5	30	35
5B	Ackmore-Colo complex, 2 to 5 percent slopes	1.31	2.0%		Ilw	200	58	77	70
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	0.61	1.0%		IVe	166.4	48.3	51	60
120B	Tama silty clay loam, 2 to 5 percent slopes	0.32	0.5%		Ile	232	67.3	95	95
<b>Weighted Average</b>						<b>161.4</b>	<b>46.8</b>	<b>52</b>	<b>52.2</b>

## Water & Well Information

None

*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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South Looking North



North looking South



Northwest Looking Southeast



North Looking South



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