

Land For Sale

ACREAGE:

155.81 Acres, m/l

LOCATION:

Poweshiek County, IA

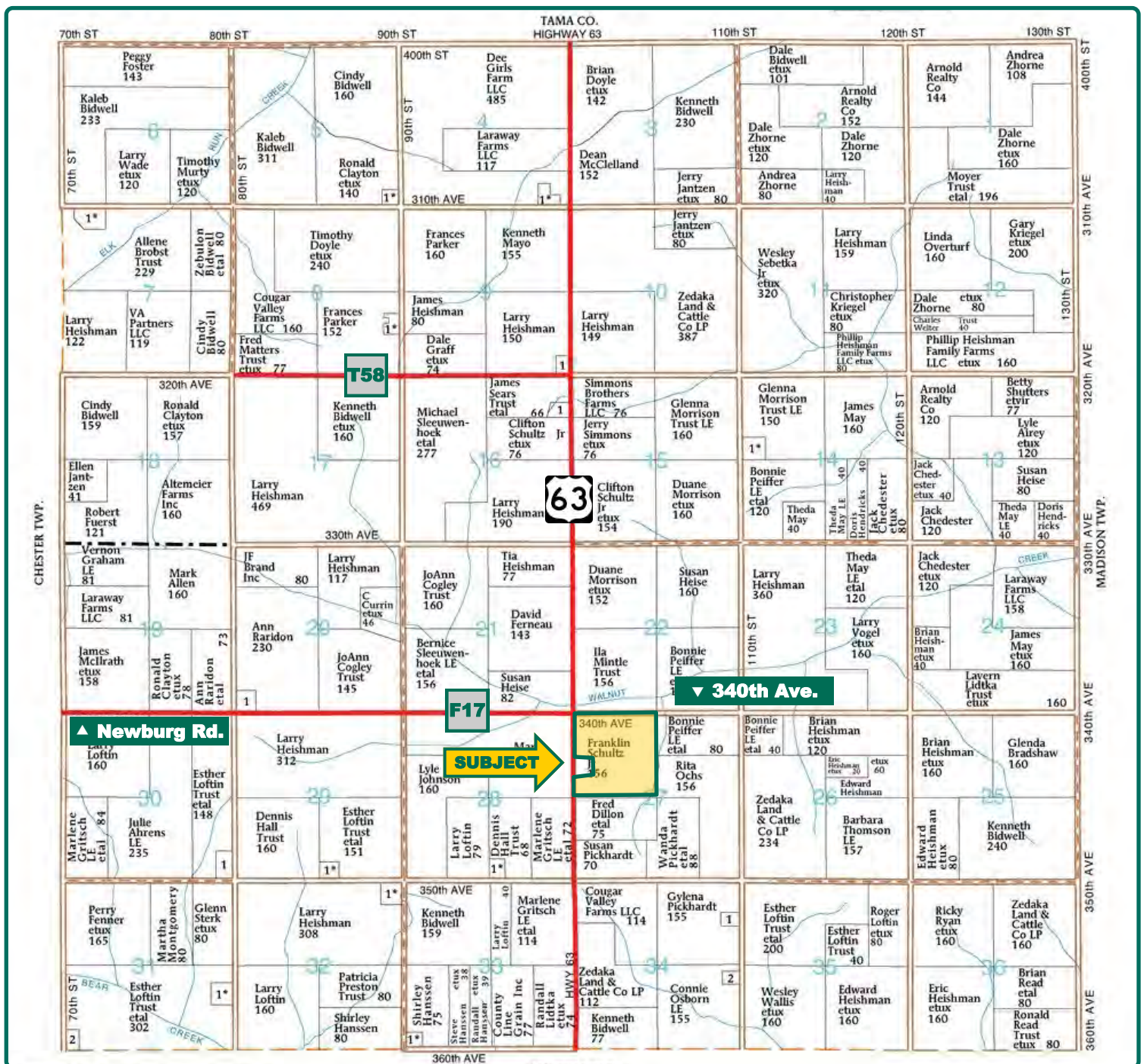


Property Key Features

- **Productive Cropland on Hard Surface Road**
- **148.85 Crop Acres with a CSR2 of 63**
- **10 Miles Northeast of Grinnell**

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415 S. 11th St.
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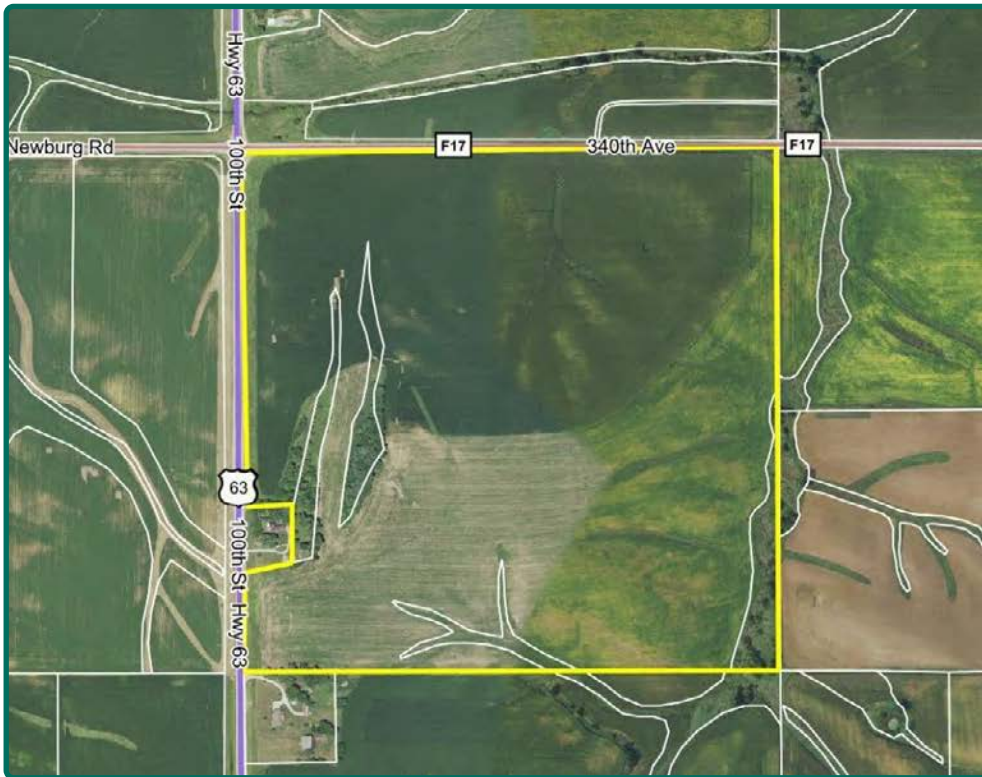


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Total Acres:	155.81
Crop Acres:	148.85
Corn Base Acres:	94.60
Bean Base Acres:	46.50
Soil Productivity:	63.0 CSR2

Property Information

155.81 Acres, m/l

Location

6 miles east of Grinnell on Hwy 6, then 4 miles north on Hwy 63 or 2 miles north from Malcom on Hwy 63, then 2 miles west on Hwy 6, then 4 miles north on Hwy 63.

Legal Description

NW¼, except Lot A, Section 27, Township 81 North, Range 15 West of the 5th P.M. (Sheridan Twp.)

Price & Terms

- \$1,052,000
- \$6,751.81/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to existing lease that expires on March 1, 2019.

Real Estate Tax

Taxes Payable 2018-2019: \$3,636
Net Taxable Acres: 153.47
Tax per Net Taxable Acre: \$23.69

FSA Data

Farm Number 1237, Tract 192
Crop Acres: 148.85
Corn Base Acres: 94.60
Corn PLC Yield: 147 Bu.
Bean Base Acres: 46.5
Bean PLC Yield: 43 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Tama, Shelby, Killduff and Colo-Ely. CSR2 on the FSA crop acres is 63 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Gently rolling to moderately steep.

Buildings/Improvements

None

Drainage

Natural, plus tile. (Maps available)

Water & Well Information

None

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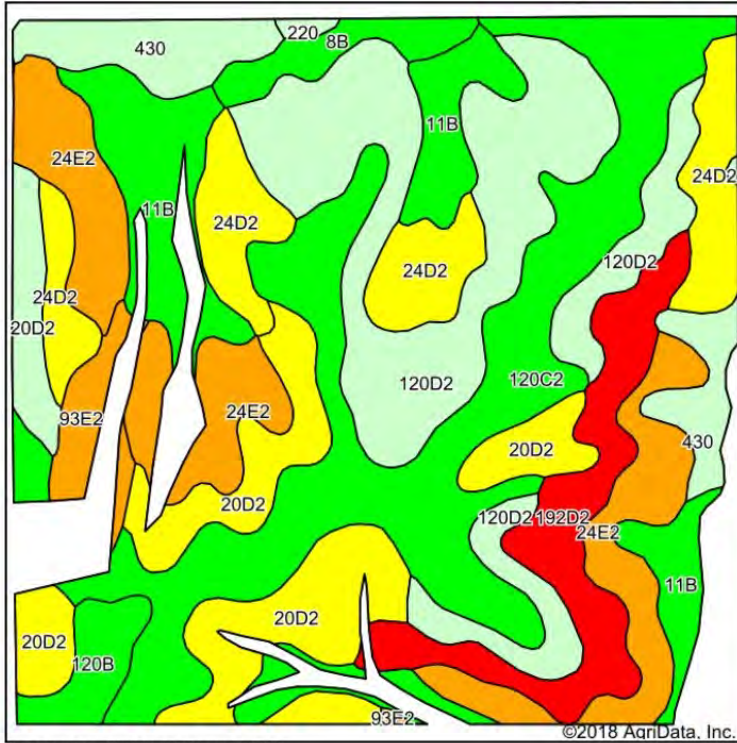
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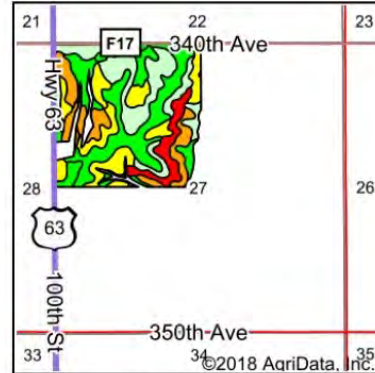
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Poweshiek**
Location: **27-81N-15W**
Township: **Sheridan**
Acres: **148.85**
Date: **12/4/2018**



Area Symbol: IA157, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	30.78	20.7%		IIIe	211.2	61.2	87	76
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	30.46	20.5%		IIIe	182.4	52.9	62	66
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	17.38	11.7%		IVe	144	41.8	36	38
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	16.82	11.3%		IIIe	177.6	51.5	55	65
11B	Colo-Ely complex, 0 to 5 percent slopes	14.50	9.7%		IIw	204.8	59.4	86	68
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	12.96	8.7%		IIIe	168	48.7	51	49
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	10.14	6.8%		IVe	108.8	31.6	16	15
430	Ackmore silt loam, 0 to 2 percent slopes	7.28	4.9%		IIw	203.2	58.9	77	83
8B	Judson silty clay loam, 2 to 5 percent slopes	2.82	1.9%		IIe	230.4	66.8	93	90
120B	Tama silty clay loam, 2 to 5 percent slopes	2.74	1.8%		IIe	232	67.3	95	93
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately eroded	2.65	1.8%		VIe	97.6	28.3	30	10
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.32	0.2%		IIw	211.2	61.2	77	85
Weighted Average						180.6	52.4	63	60.8

Comments

Nice Poweshiek County farm with productive cropland located on a hard surface road.

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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SE Looking NW



SW Looking NE



NW Looking SE



NW Looking SE



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