

Land For Sale

ACREAGE:

80 Acres, m/l

LOCATION:

Hardin County, IA

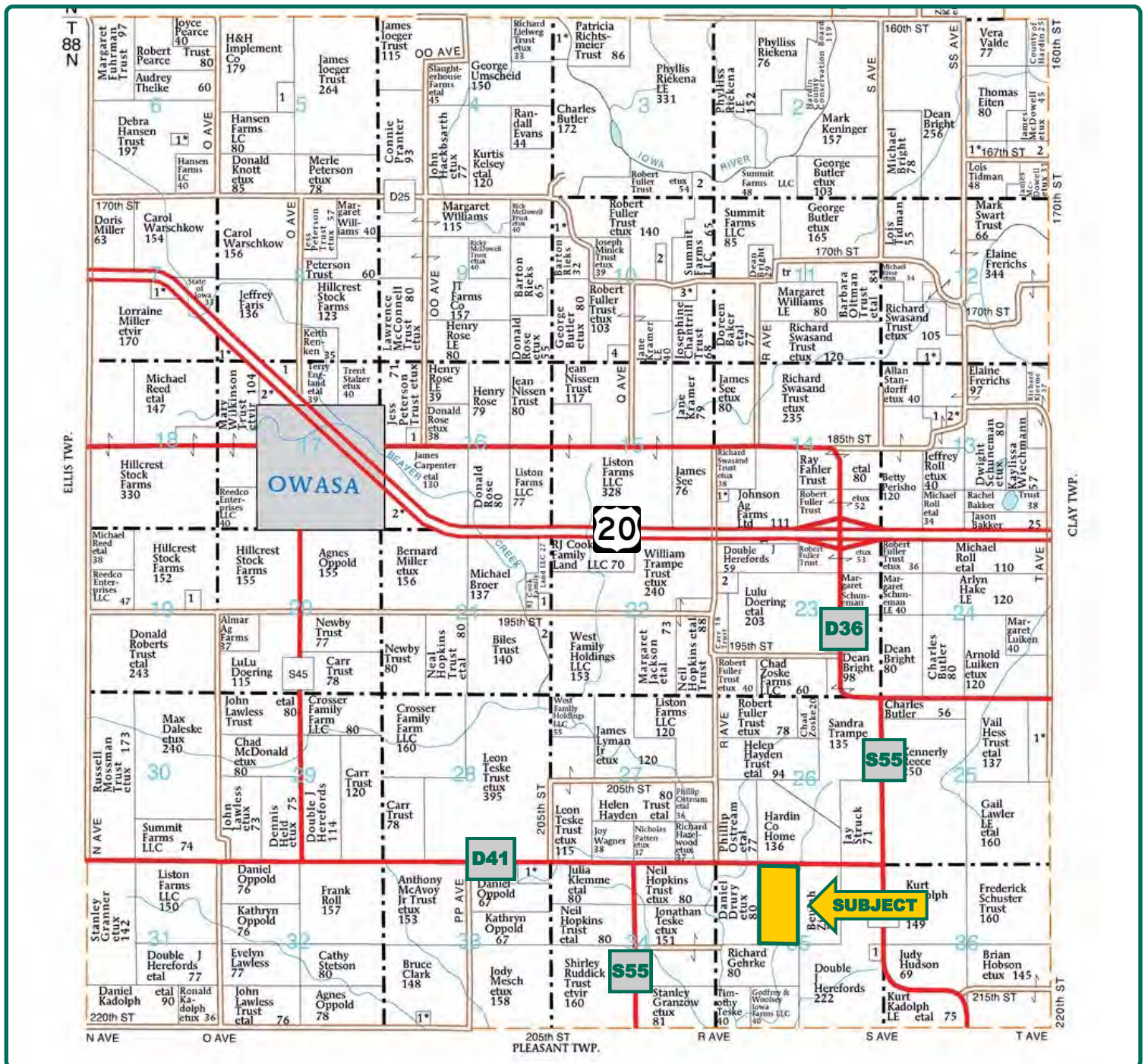


Property Key Features

- 79.80 Crop Acres with a CSR2 of 85.8
- Located 3 Miles North of Eldora
- Powers Estate Farm

Marv Hantrods, ALC
Licensed in IA, NE & SD
MarvH@Hertz.ag

515-382-1500 / 800-593-5263
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag



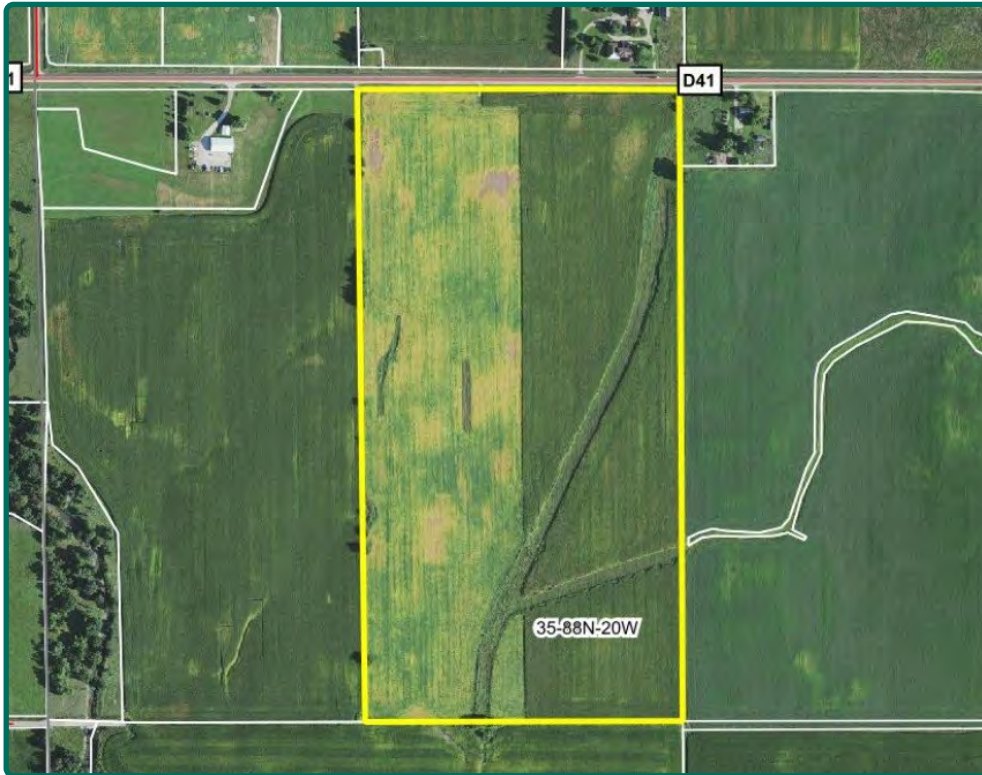
Marv Hantrods, ALC
Licensed in IA, NE & SD
MarvH@Hertz.ag

515-382-1500 / 800-593-5263

415 S. 11th St.

Nevada, IA 50201-0500

www.Hertz.ag



Total Acres:	80.00
Crop Acres:	79.80
CRP Acres:	4.80
Corn Base Acres:	48.60
Bean Base Acres:	26.30
Soil Productivity:	85.8 CSR2

Property Information

80 Acres, m/l

Location

3 miles northwest of Eldora on Co. Hwy. D41. The farm is on the south side of D41.

Legal Description

E½ NW¼, Section 35, Township 88 North, Range 20 West of the 5th P.M. (Jackson Twp.)

Price & Terms

- \$720,000
- \$9,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2018-2019: \$2,254
Net Taxable Acres: 78.54
Tax per Net Taxable Acre: \$28.70

FSA Data

Farm Number 4178, Tract 1829
Crop Acres: 79.80
Corn Base Acres: 48.60
Corn PLC Yield: 150 Bu.
Bean Base Acres: 26.30
Bean PLC Yield: 42 Bu.

CRP Contracts

There are 4.8 acres enrolled in a CRP contract that pays \$1,163 annually and expires on 9/30/21.

Soil Types/Productivity

Primary soils are Webster, Clarion, Coland and Nicollet. CSR2 on the FSA crop acres is 85.8 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to moderately sloping

Buildings/Improvements

None

Drainage

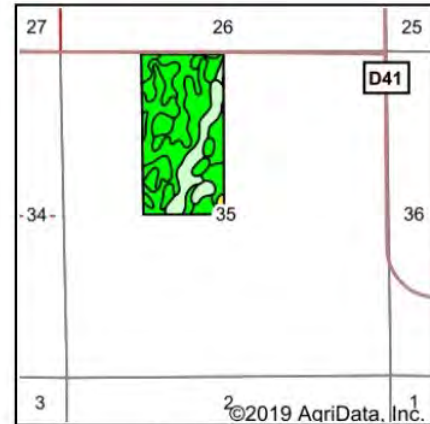
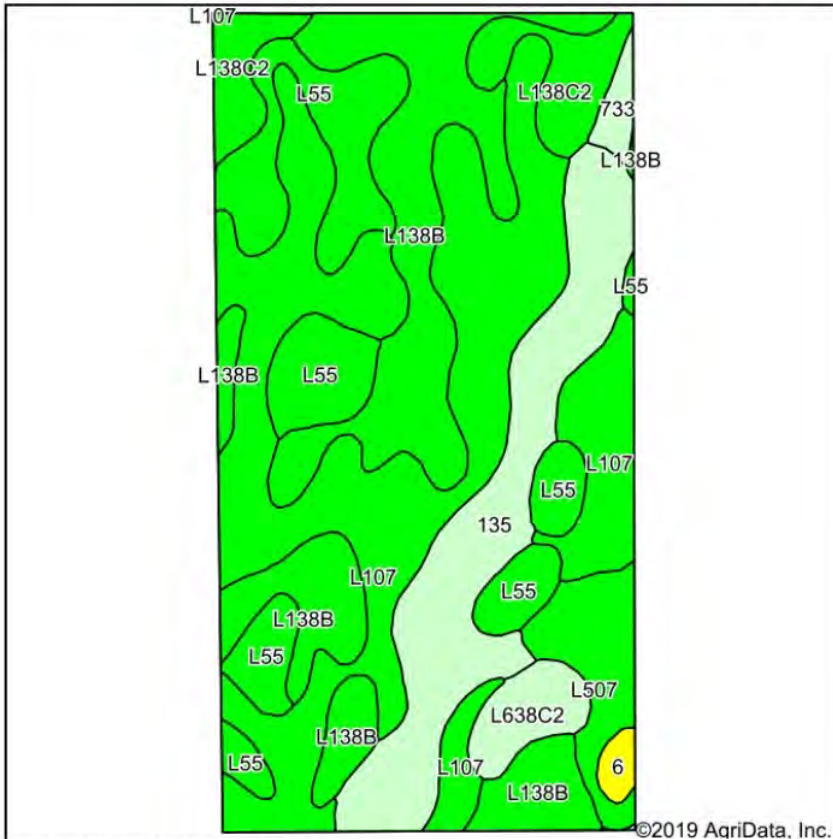
Natural

Water & Well Information

None Known

Comments

Good-quality Hardin County farm.



State: **Iowa**
 County: **Hardin**
 Location: **35-88N-20W**
 Township: **Jackson**
 Acres: **79.8**
 Date: **1/14/2019**



Maps Provided By:







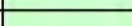


 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

Area Symbol: IA083, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	28.11	35.2%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	17.23	21.6%		Ile	88	
L55	Nicollet loam, 1 to 3 percent slopes	11.72	14.7%		Ie	91	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	11.68	14.6%		IIw	76	80
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.36	5.5%		IIIe	83	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	3.40	4.3%		IIw	87	
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.04	2.6%		IIIe	75	
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.74	0.9%		IIw	78	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.52	0.7%		IIIw	59	59
Weighted Average						85.8	*-

**IA has updated the CSR values for each county to CSR2.

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.

Marv Hantrods, ALC
 Licensed in IA, NE & SD
MarvH@Hertz.ag

515-382-1500 / 800-593-5263
 415 S. 11th St.
 Nevada, IA 50201-0500
www.Hertz.ag

North Looking South



North Looking South



NE Looking SW



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

www.Hertz.ag

Make the Most of Your Farmland Investment

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