

Land For Sale

ACREAGE:

40.0 Acres, m/l

LOCATION:

Worth County, IA



Property Key Features

- Highly productive soils with average CSR2 rating of 91.3
- All pattern-tiled in 2017
- CRP contract on 6.54 acres expires in September 2019

Gary Loos

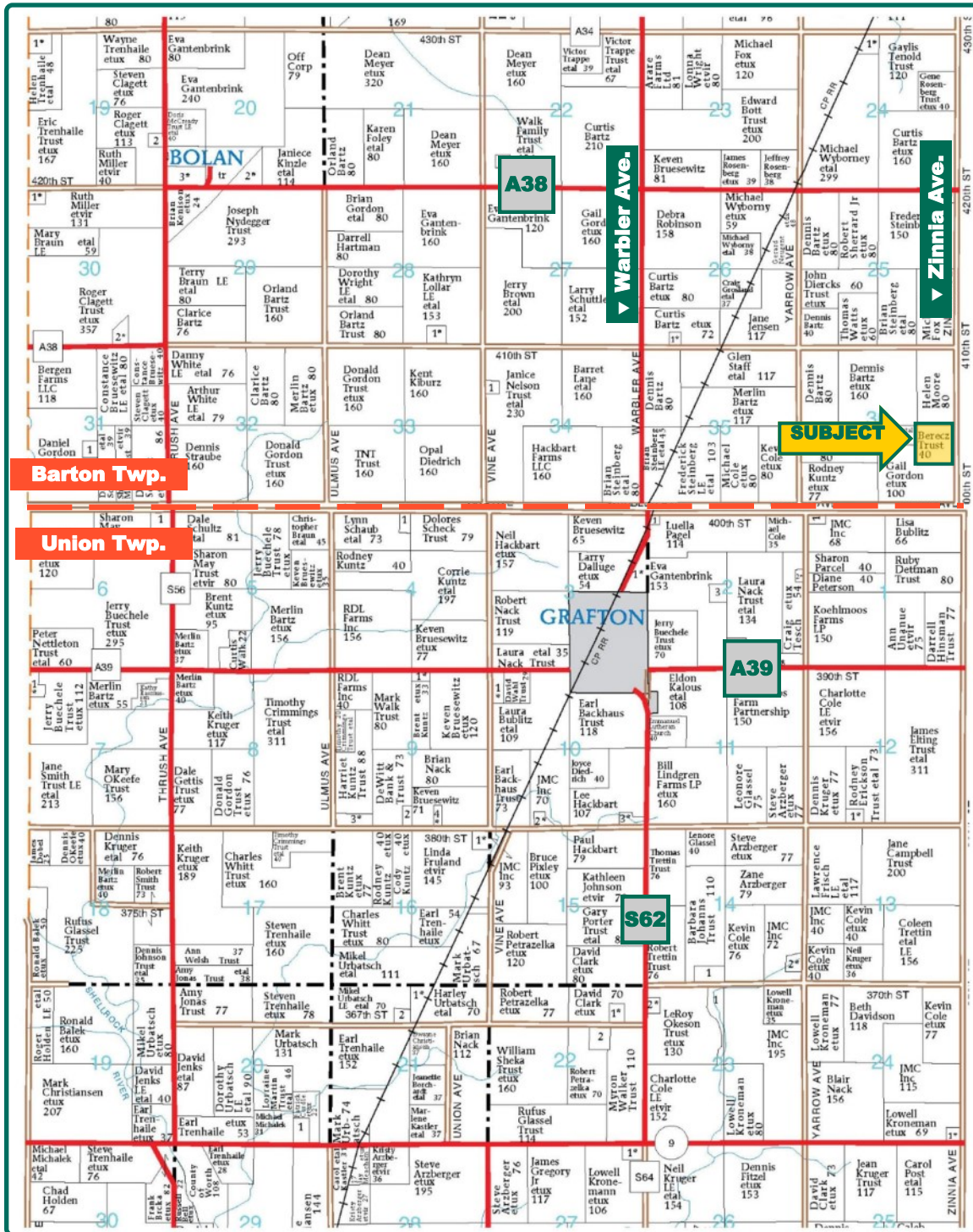
Licensed Salesperson in IA and MN

GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7
Mason City, IA 50401-1596

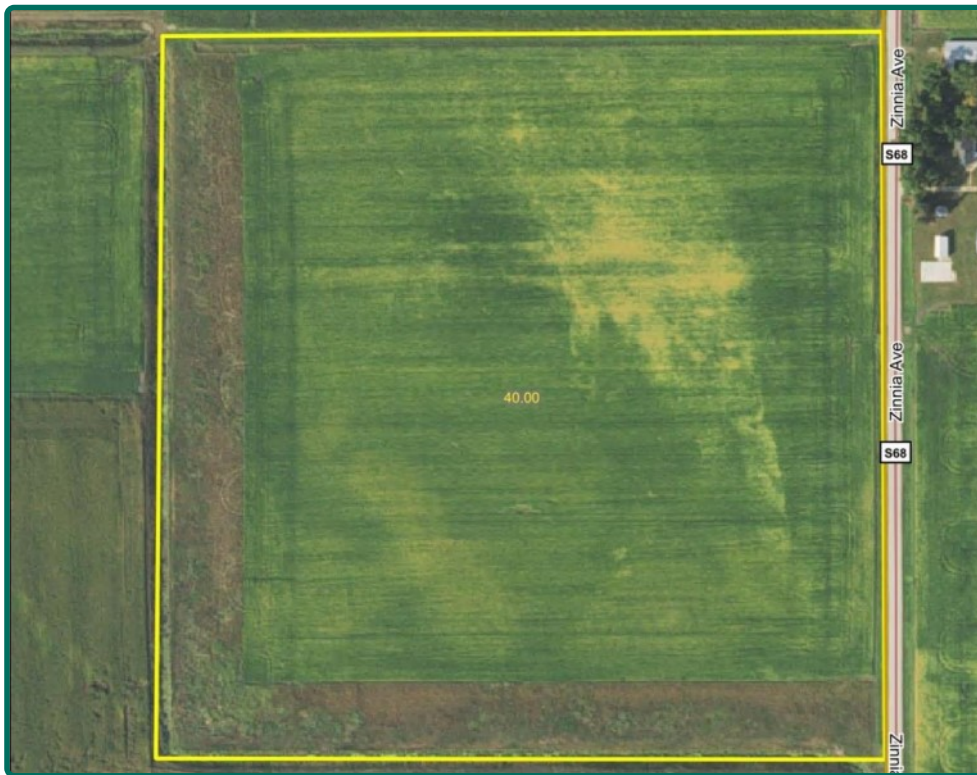
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Gary Loos
Licensed Salesperson in IA and MN
GaryL@Hertz.ag

641-423-9531
2800 4th Street SW, Suite 7
Mason City, IA 50401-1596
www.Hertz.ag



Total Acres:	40.00
Crop Acres:	36.72
Corn Base Acres:	24.6
Bean Base Acres:	4.8
Soil Productivity:	91.3 CSR2

Property Information

40.0 Acres, m/l

Location

From Grafton: Proceed 2 miles east on A39 to Zinnia Ave. Turn north on Zinnia Ave. and travel 1.25 miles. The property is located on the west side of the road.

Legal Description

The NE4SE4, Section 36, T99N, R19W of the 5th p.m., Barton Twp., Worth Co., IA. Exact legal per Abstract of Title.

Price & Terms

- \$380,000
- \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Full possession at closing subject to lease that expires 3/1/2020.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,146
Net Taxable Acres: 36.18
Tax per Net Taxable Acre: \$31.67

FSA Data

Part of Farm Number 6962, Tract 7819
Crop Acres: 36.72
Corn Base Acres: 24.6
Corn PLC Yield: 156 Bu.
Bean Base Acres: 4.8
Bean PLC Yield: 47 Bu.

CRP Contracts

There are 6.54 acres of CRP enrolled for a total annual payment of \$1,089. This contract expires 9/30/2019.

Soil Types/Productivity

Primary soils are Clyde, Klinger and Maxfield silty clay loam. CSR2 on the FSA crop acres is 91.3 per Hertz GIS. See soil map for detail.

Land Description

Level topography.

Buildings/Improvements

None

Drainage

Completely pattern-tiled in December 2017. Located in joint drainage district #22.

Gary Loos

Licensed Salesperson in IA and MN
GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7
Mason City, IA 50401-1596

www.Hertz.ag



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2
84	Clyde silty clay loam, 0 to 3 percent slopes	18.35	49.97	2	88
184	Klinger silty clay loam, 1 to 3 percent slopes	10.83	29.48	1	95
382	Maxfield silty clay loam, 0 to 2 percent slopes	7.55	20.55	2	94

Measured Tillable Acres: 36.72

Average CSR2: 91.30

Water & Well Information

None.

Comments

Top-quality, high-producing farm. Square shape with no obstructions for operations.

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.

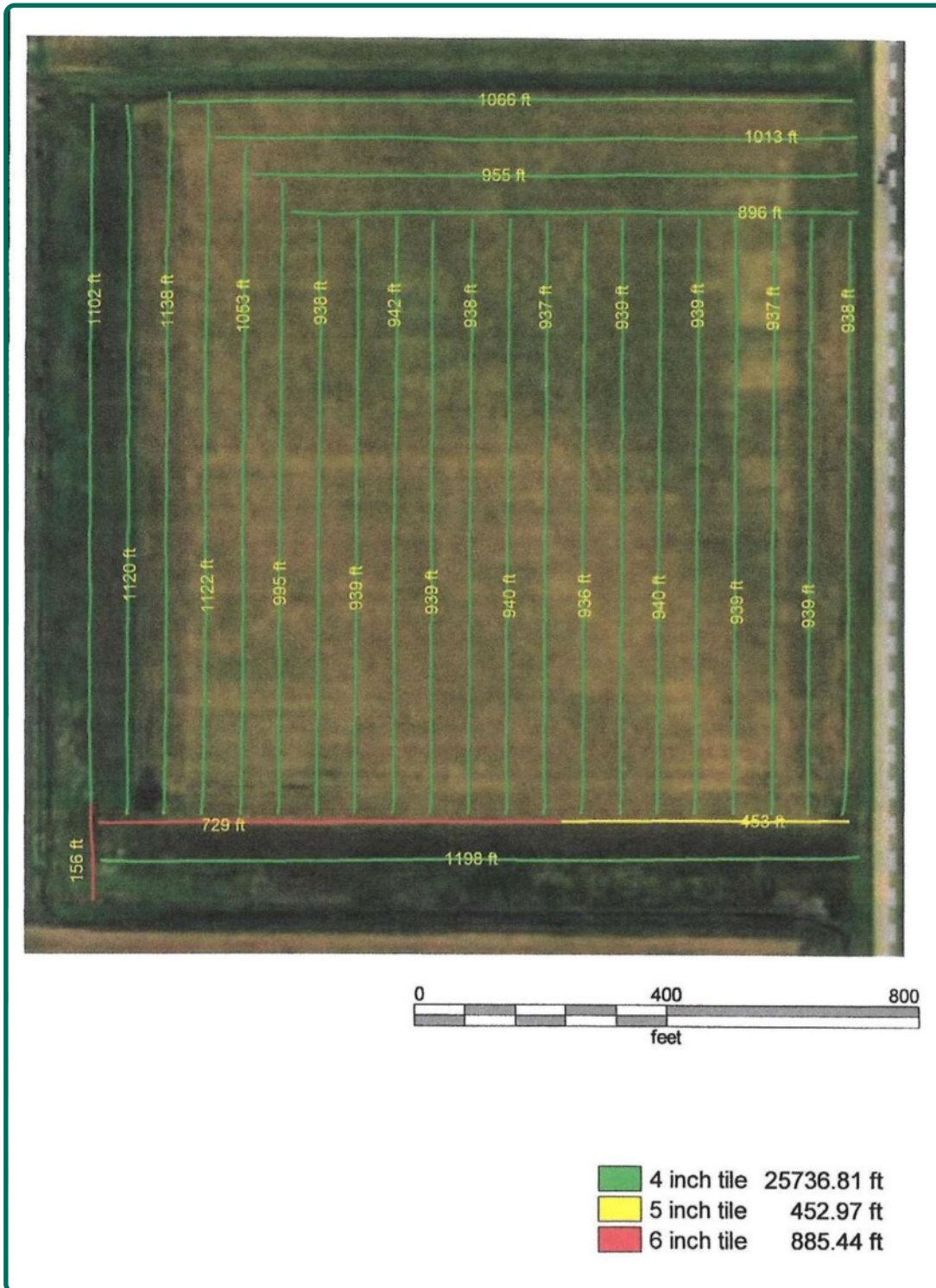
Gary Loos

Licensed Salesperson in IA and MN
GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7
Mason City, IA 50401-1596

www.Hertz.ag



Gary Loos

Licensed Salesperson in IA and MN

GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7
Mason City, IA 50401-1596

www.Hertz.ag

View from southeast corner on December 16, 2017 showing tile trenches



View from northwest corner on December 16, 2017 showing tile trenches



Gary Loos

Licensed Salesperson in IA and MN

GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7
Mason City, IA 50401-1596

www.Hertz.ag