

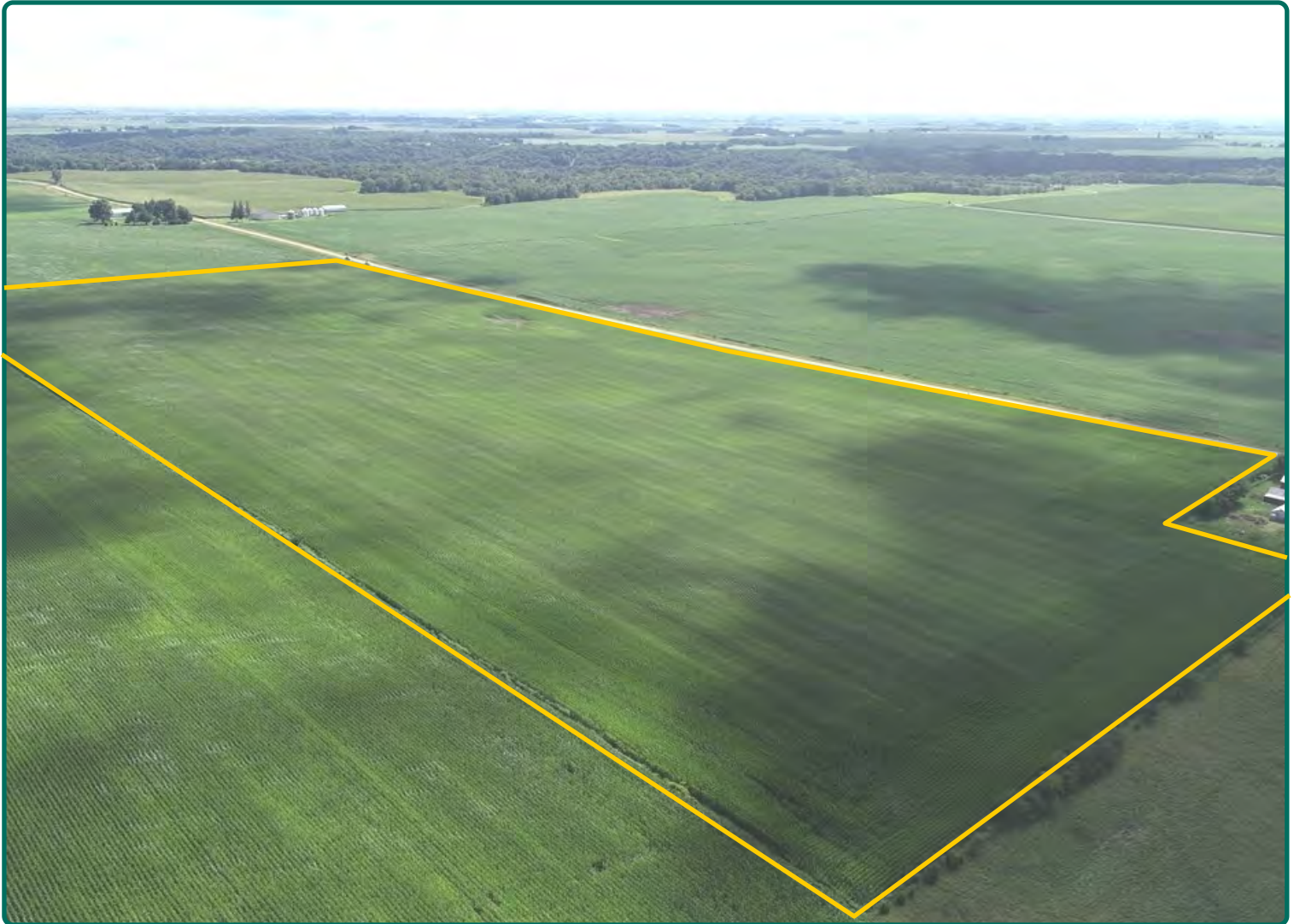
# Land For Sale

**ACREAGE:**

**52.40 Acres, m/l**

**LOCATION:**

**Boone County, IA**

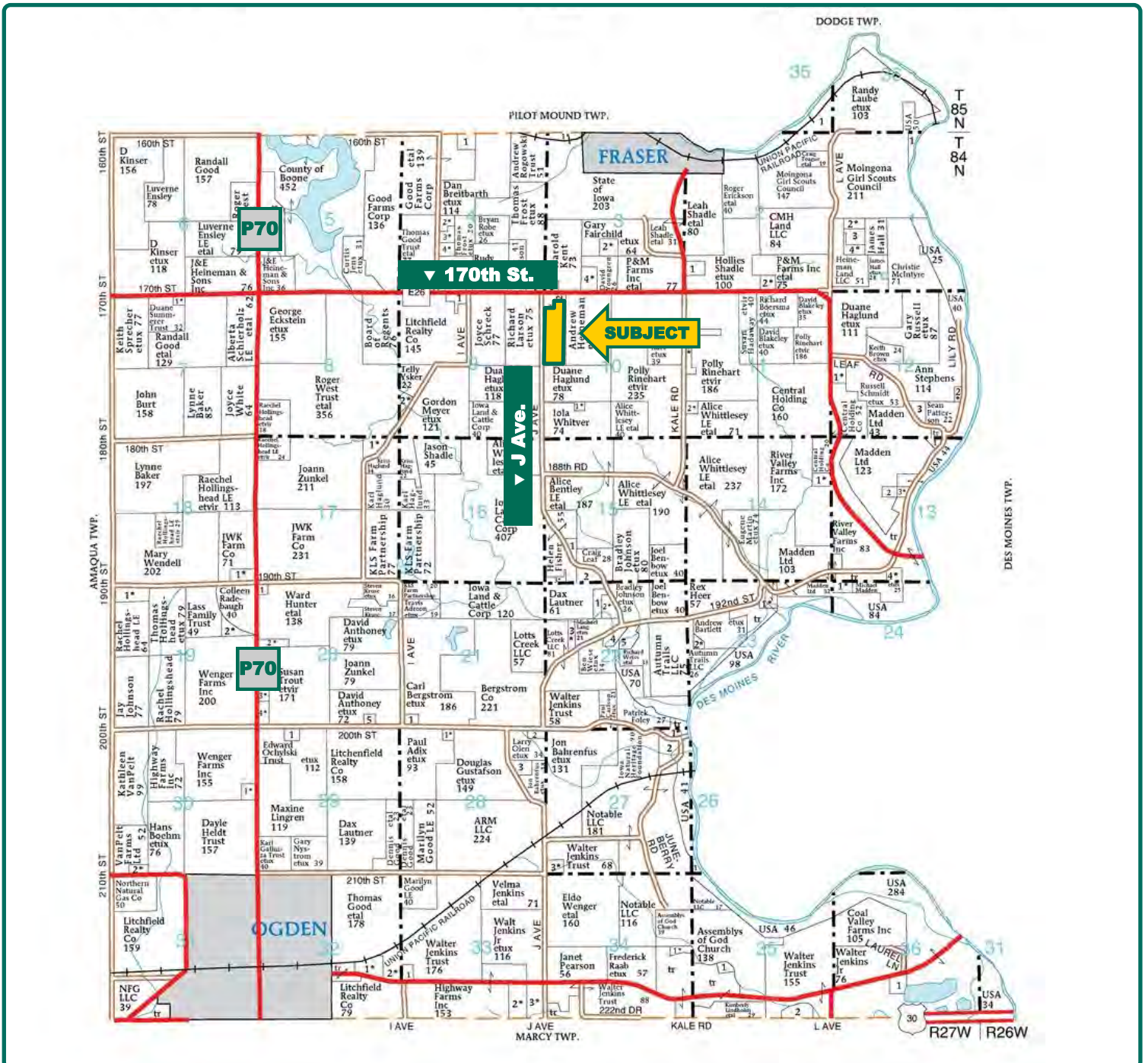


## Property Key Features

- Located 4 Miles NE of Ogden
- Good-Laying Farm in West Central Boone County
- Leased for 2019

**Kyle Hansen, ALC**  
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415 S. 11th St. / PO Box 500  
Nevada, IA 50201-0500  
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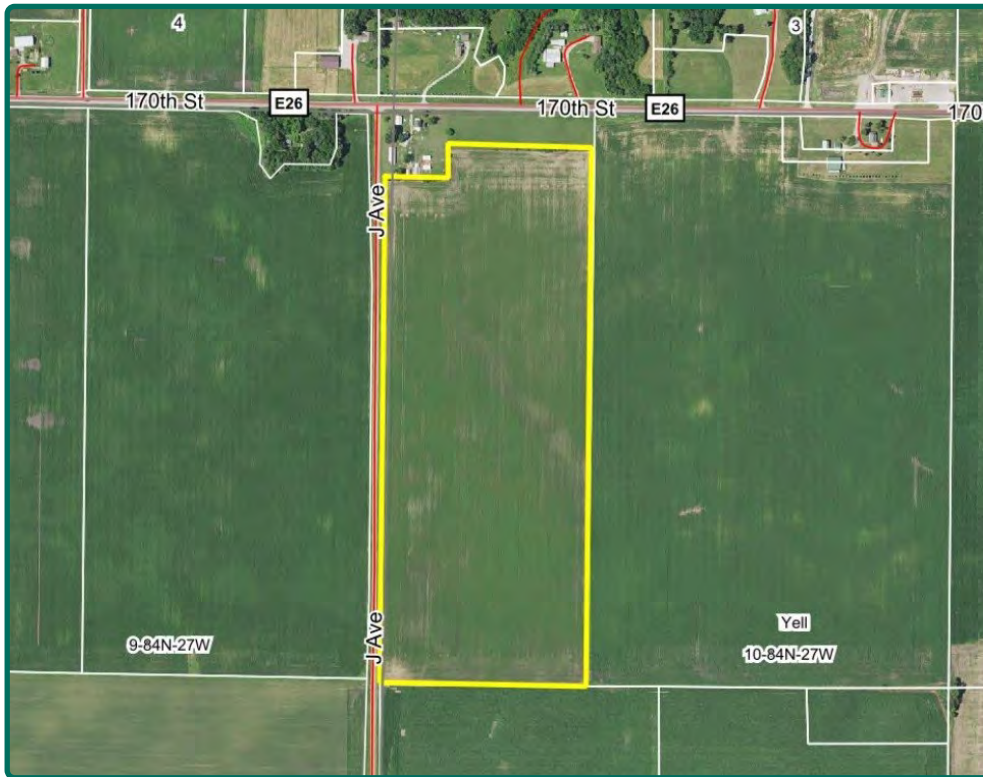
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<b>FSA/Eff. Crop Acres:</b>	<b>52.81</b>
<b>Corn Base Acres:</b>	<b>40.00</b>
<b>Soil Productivity:</b>	<b>67.8 CSR2</b>

## Property Information

**52.40 Acres, m/l**

### Location

From Ogden, north on H Ave./P70 to 170th St., then east 2 miles to J Ave. and turn south. The property is on the east side of J Ave.

### Legal Description

West 60 Ac. of the NW¼, excluding approximately 5.5 acres along the north and northwest corner of Section 10, Township 84 North, Range 27 West of the 5th P.M., Boone Co., IA. (Yell Twp.)

## Price & Terms

### Price Reduced

- ~~\$400,860~~ \$383,000.00
- ~~\$7,650/acre~~ \$7,309.16/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2019-2020: \$1,216  
Net Taxable Acres: 52.4  
Tax per Net Taxable Acre: \$23.21

### FSA Data

Farm Number 5416, Tract 4854  
FSA/Eff. Crop Acres: 52.81  
Corn Base Acres: 40.00  
Corn PLC Yield: 124 Bu.

## CRP Contracts

None

## Lease

50/50 crop share in 2019.

## Soil Types/Productivity

Primary soils are Okoboji, Webster & LeSueur loams. CSR2 on the FSA/Eff. crop acres is 67.8. See soil map for detail.

## Land Description

Level to gently rolling

## Buildings/Improvements

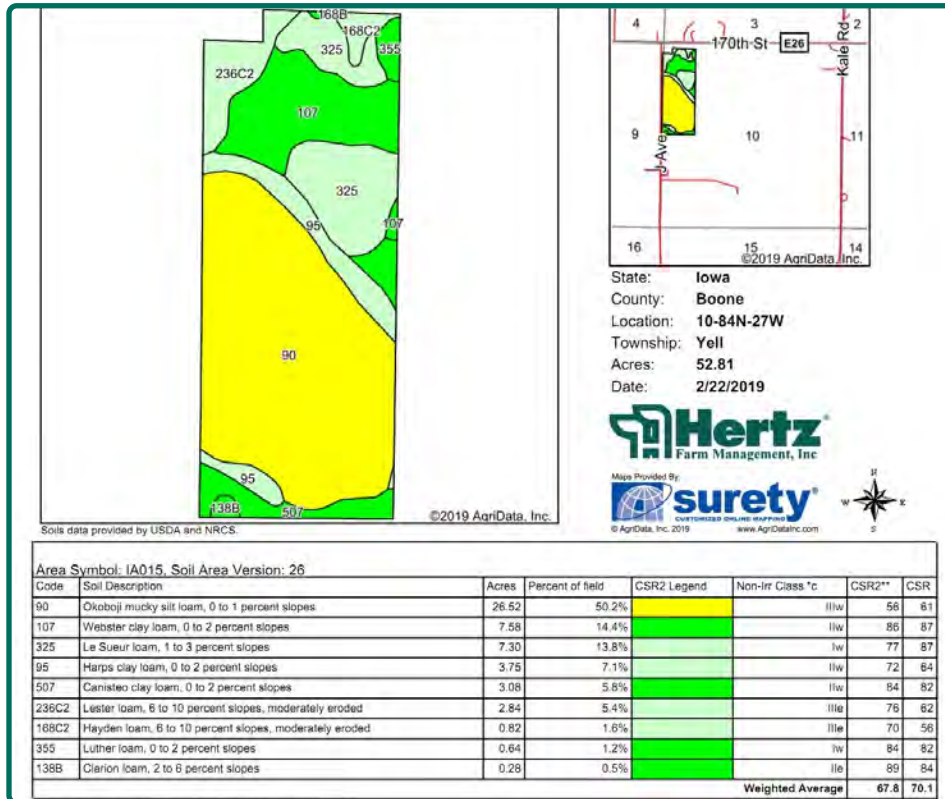
None

## Drainage

In Drainage District 177. Natural drainage plus tile. No maps available.

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## Water & Well Information

None

## Comments

Good-laying farm in West Central Boone County.

*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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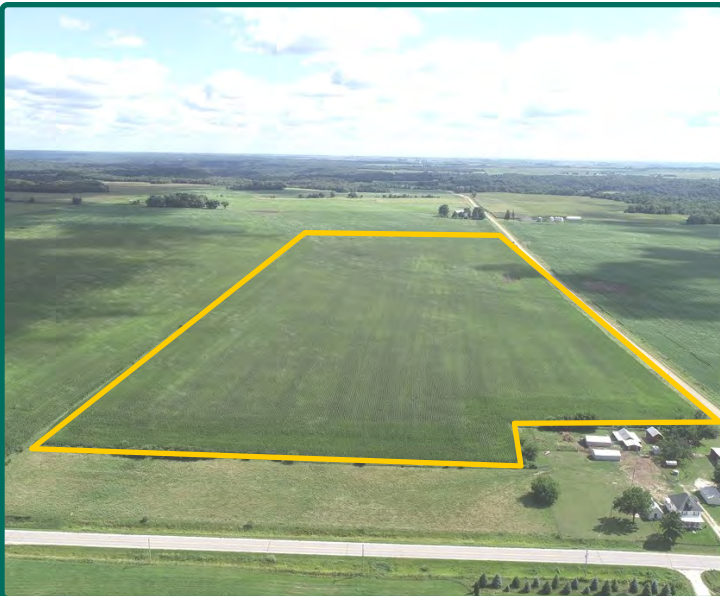
SW Looking NE



SE Looking NW



North Looking South



South Looking North



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