

Land For Sale

ACREAGE:

567.10 Acres, m/l

LOCATION:

Boone County, IA

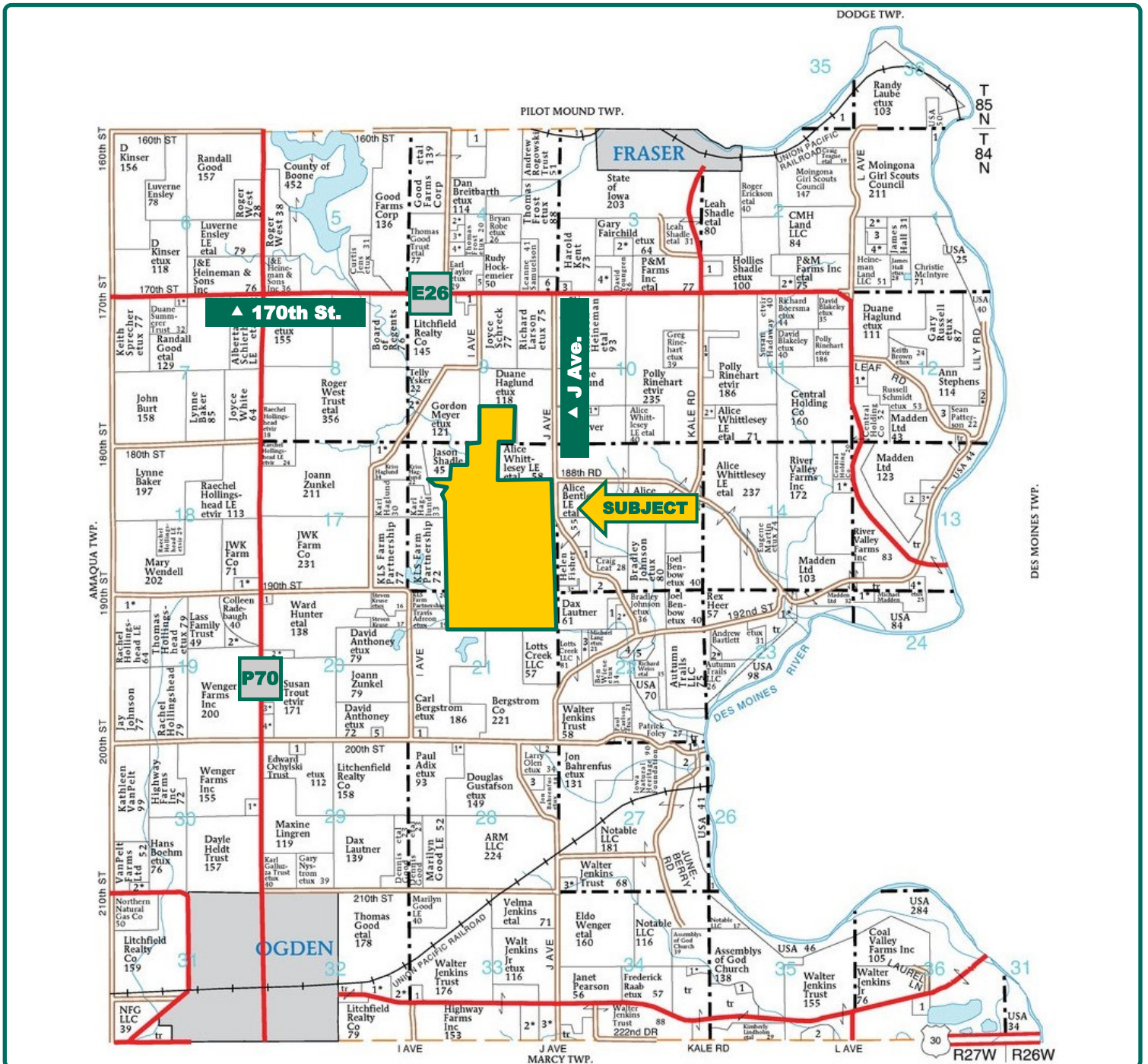


Property Key Features

- 4 Miles NE of Ogden, IA
- Leased for 2019
- Great Pasture and Recreational Property in Central Iowa

Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

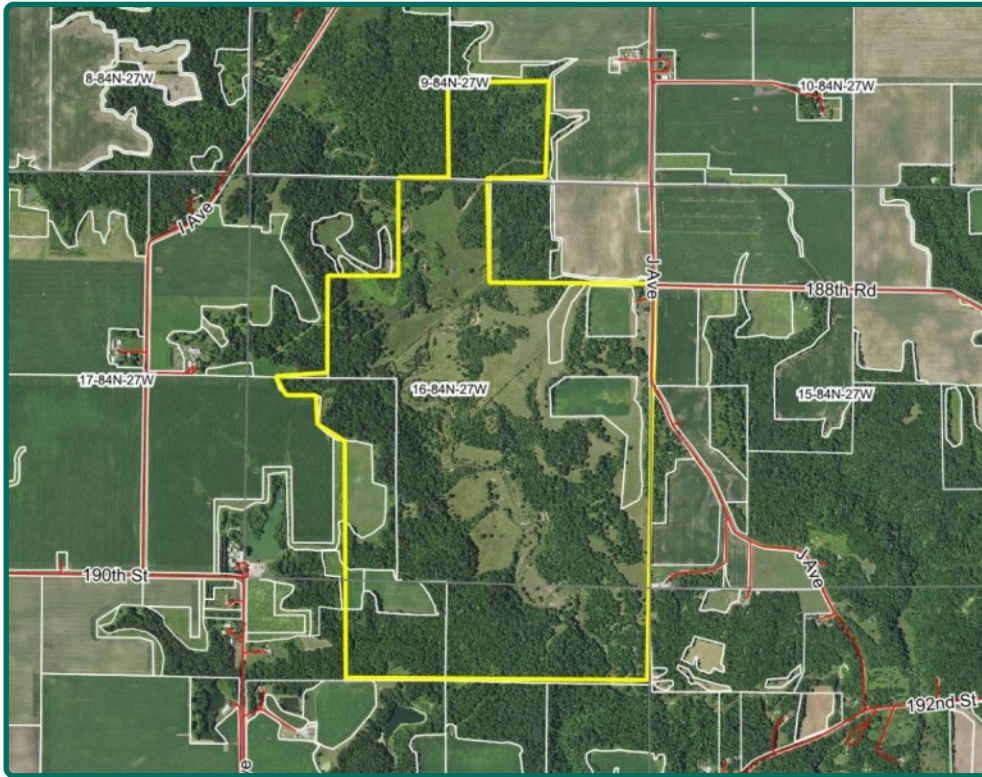
515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



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

Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500



FSA/Eff. Crop Acres:	56.62
Corn Base Acres:	38.00
Soil Productivity:	79.50 CSR2

Property Information

567.10 Acres, m/l

Location

From Ogden, 4 miles north on P70 to 170th St., then east 2 miles to J Ave., then south 1 mile. The property is on the west side of J Ave.

Legal Description

SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 9; SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$, except tract; SE $\frac{1}{4}$, and the E $\frac{1}{4}$ SW $\frac{1}{4}$ except tract; the west 40.12 acres of E $\frac{1}{2}$ SW $\frac{1}{4}$; and Parcel A in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, all in Section 16; NE $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 21, all in Township 84 North, Range 27 West of the 5th P.M., Boone County, IA.

Price & Terms

- \$1,815,000
- \$3,200.49/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2018-2019: \$6,578
Net Taxable Acres: 567.10
Tax per Net Taxable Acre: \$11.60

Lease

50/50 crop share in 2019

Easement

Pipeline easement across northern part of farm.

FSA Data

Farm Number 5416, Tract #4119
FSA/Eff. Crop Acres: 33.32
Corn Base Acres: 27.8
Corn PLC Yield: 124 Bu.

Farm Number 5416, Tract #5989
FSA/Eff. Crop Acres: 23.30
Corn Base Acres: 10.2
Corn PLC Yield: 120 Bu.

Soil Types/Productivity

Primary soils are Lester, Coland and Le Sueur. CSR2 on the FSA/Eff. crop acres is 79.50. See soil map for detail.

Land Description

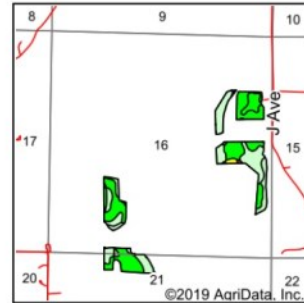
Level to steep topography

Buildings/Improvements

32' x 80' open-front shed

Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500



State: **Iowa**
 County: **Boone**
 Location: **16-84N-27W**
 Township: **Yell**
 Acres: **56.62**
 Date: **2/26/2019**



Area Symbol: IA015. Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
236B	Lester loam, 2 to 6 percent slopes	12.84	22.7%		IIe	85	79
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	8.40	14.8%		IIw	76	82
325	Le Sueur loam, 1 to 3 percent slopes	7.01	12.4%		Iw	77	87
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.00	10.6%		IIIe	83	66
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	5.46	9.6%		IIw	88	91
138B	Clarion loam, 2 to 6 percent slopes	3.40	6.0%		IIe	89	84
566D	Moingona loam, 9 to 14 percent slopes	3.05	5.4%		IIIe	60	55
168B	Hayden loam, 2 to 6 percent slopes	2.75	4.9%		IIe	76	74
485B	Spillville loam, 2 to 5 percent slopes	1.70	3.0%		IIe	88	87
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.45	2.6%		IIIe	76	62
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	1.39	2.5%		IIIe	64	53
168C2	Hayden loam, 6 to 10 percent slopes, moderately eroded	1.11	2.0%		IIIe	70	56
107	Webster clay loam, 0 to 2 percent slopes	0.86	1.5%		IIw	86	87
828B	Zenor sandy loam, 2 to 5 percent slopes	0.65	1.1%		IIIe	52	46
829E2	Zenor-Storden complex, 14 to 25 percent slopes, moderately eroded	0.18	0.3%		VIe	7	11
168E	Hayden loam, 10 to 22 percent slopes	0.16	0.3%		IVe	45	38
566C	Moingona loam, 5 to 9 percent slopes	0.14	0.2%		IIIe	86	65
828C	Zenor sandy loam, 5 to 9 percent slopes	0.07	0.1%		IIIe	47	31
Weighted Average						79.5	77

Drainage

Natural

Water & Well Information

One well near building.

Comments

Great pasture and recreational property in Central Iowa. This would be a great opportunity to own a unique piece of land.

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.

Kyle Hansen, ALC
 Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
 415 S.11th St./ PO Box 500
 Nevada, IA 50201-0500

Middle of Farm Looking N/NW



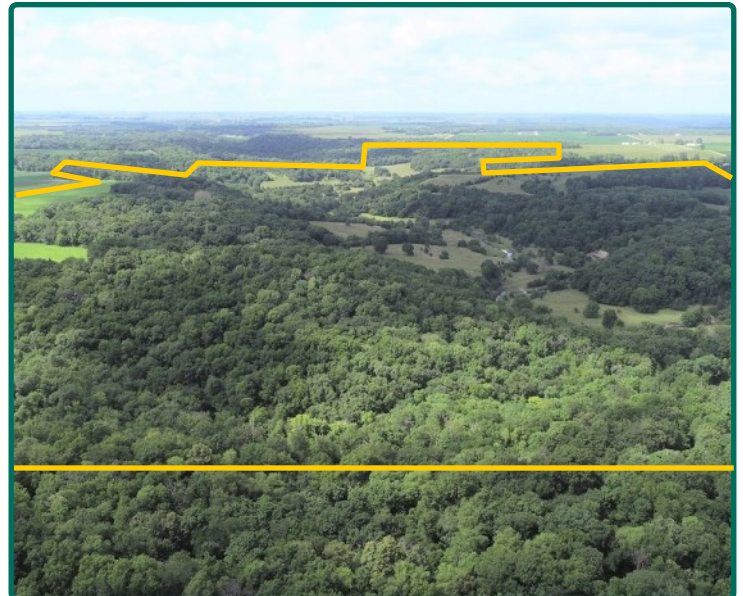
Middle of Farm Looking South



Middle of Farm Looking NE



South Looking North



Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500

Scenic Creek View



Scenic Creek View



Open Pasture



Open Pasture

