

Land For Sale

ACREAGE:

40.0 Acres, m/l

LOCATION:

Mahaska County, IA

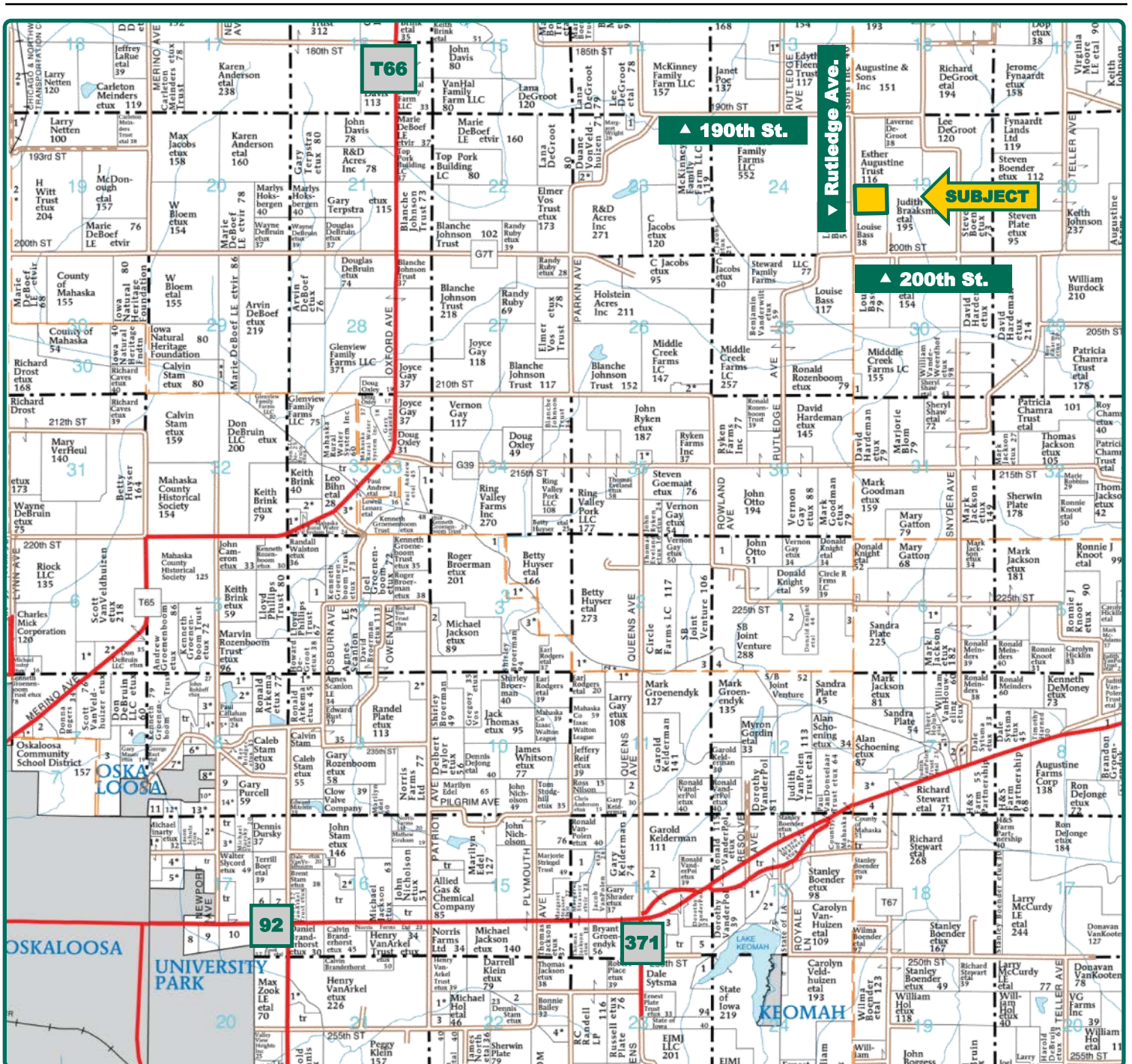


Property Key Features

- **Open lease for 2019 crop year**
- **10 miles northeast of Oskaloosa**
- **Nice add-on farm**

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| | |
|-----------------------------|------------------|
| FSA/Eff. Crop Acres: | 11.74 |
| CRP Acres: | 4.5 |
| Corn Base Acres: | 6.5 |
| Soil Productivity: | 79.9 CSR2 |

Property Information

40 Acres, m/l

Location

From Oskaloosa: 1 mile north on Hwy 63, then 2 miles northeast on E. Glendale Rd. Continue 2 miles northeast on Oxford Ave., then 3 miles east on G39, then 2 miles north on Rutledge Ave. The property is on the east side of the road.

Legal Description

The NW¼ SW¼ of Section 19, Township 76 North, Range 14 West of the 5th P.M., Mahaska County, IA.

Price & Terms

- \$204,000.00
- \$5,100.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2018 - 2019: \$849.00
Net Taxable Acres: 39.0
Tax per Net Taxable Acre: \$21.77

FSA Data

Farm Number 4136, Tract 1818
FSA/Eff. Crop Acres: 11.74
CRP Acres: 4.5
Corn Base Acres: 6.5
Corn PLC Yield: 108 Bu.

CRP Contracts

Contract #2392B practice CP4D, includes 4.5 acres with annual payment of \$581.
Contract expires September 30, 2019.

Soil Types/Productivity

Primary soils are Ladoga and Otley. CSR2 on the FSA/Eff. crop acres is 79.9. See soil map for detail.

Land Description

Level to rolling.

Improvements

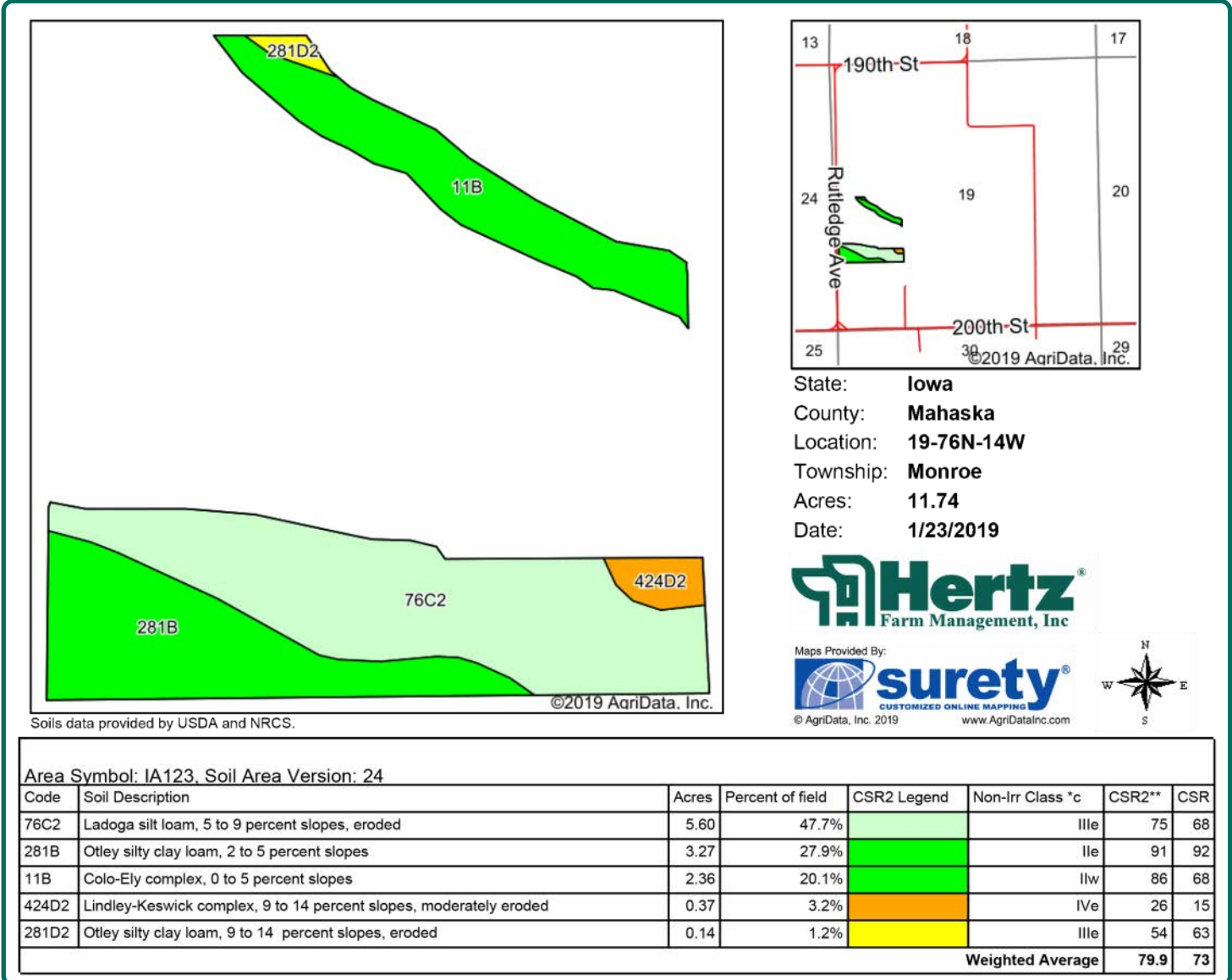
- 22' x 22' Crib

Drainage

Natural.

Comments

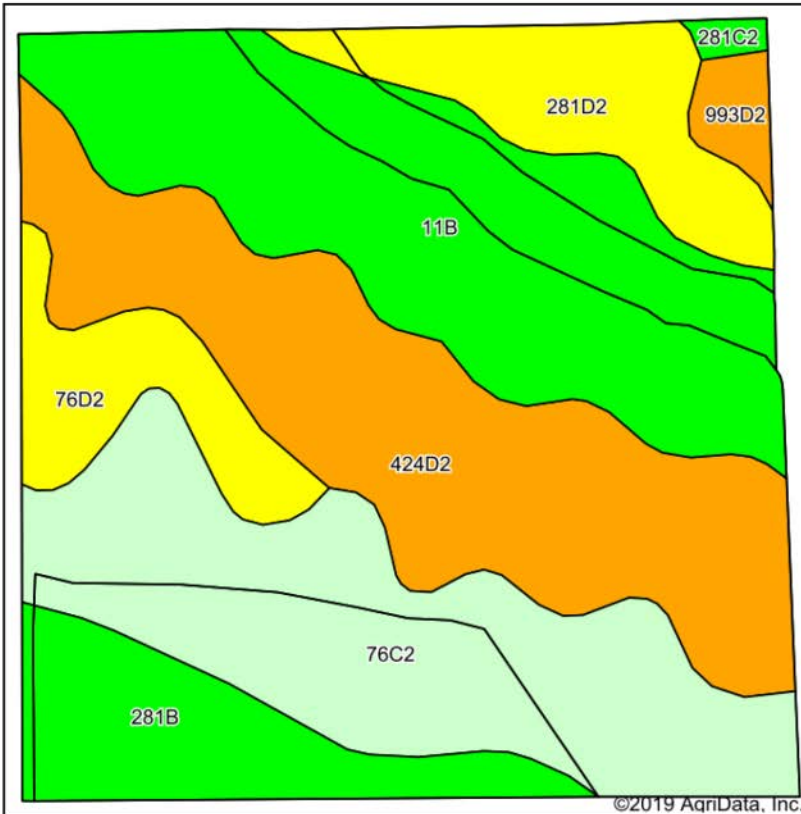
The pasture acres have potential for row crop production. CSR2 on 37.85 potential tillable acres is 63.2.



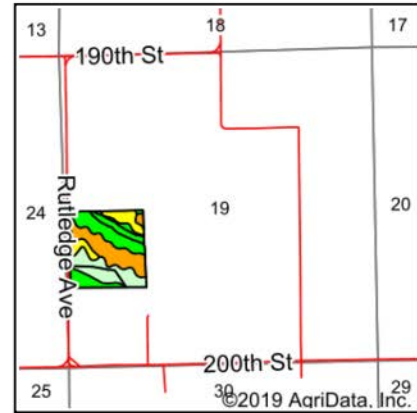
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Mahaska**
 Location: **19-76N-14W**
 Township: **Monroe**
 Acres: **37.85**
 Date: **3/12/2019**











Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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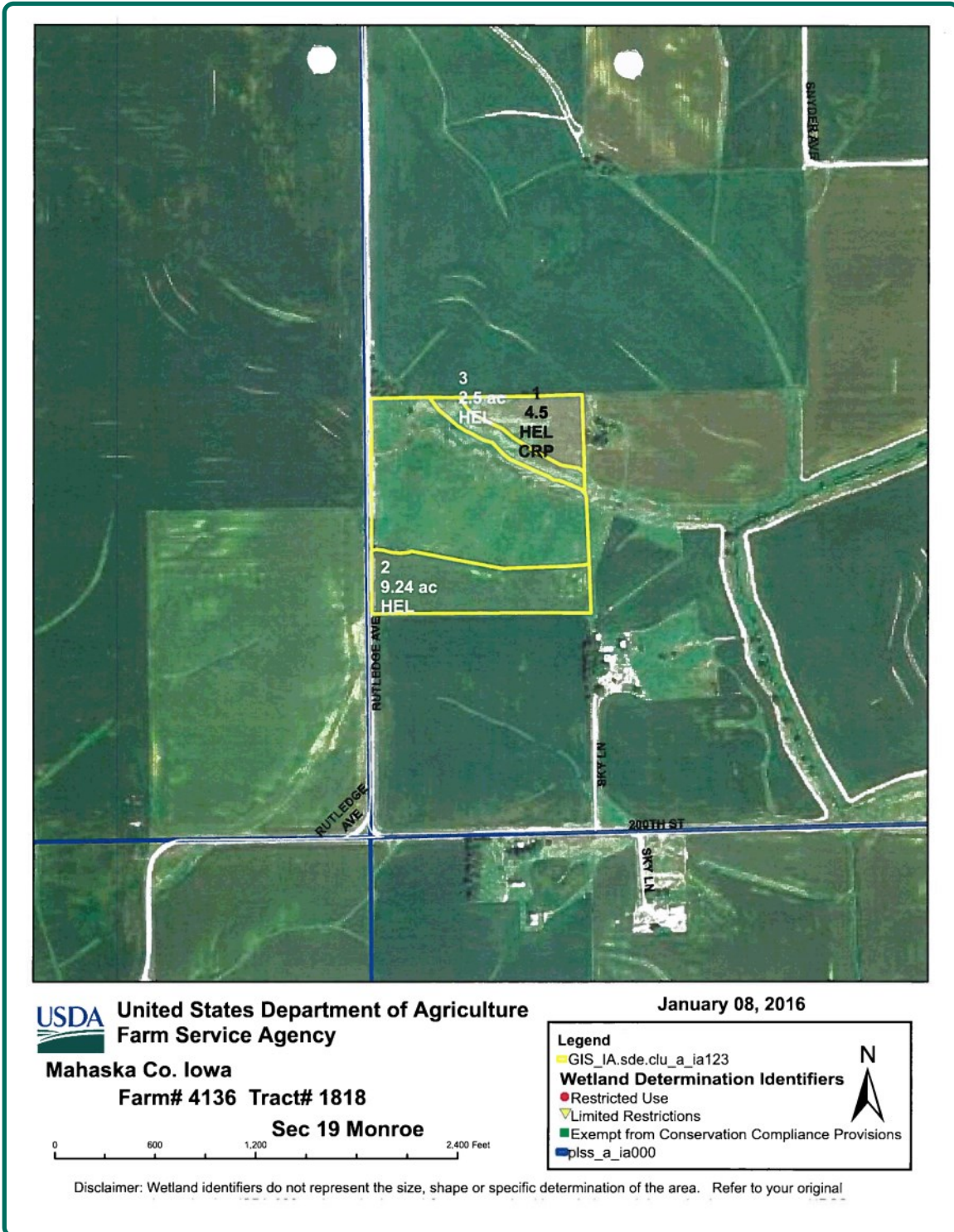


Area Symbol: IA123, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|-------------------------|--|-------|------------------|---|------------------|-------------|-------------|
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 9.92 | 26.2% |  | IIw | 86 | 68 |
| 424D2 | Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded | 9.45 | 25.0% |  | IVe | 26 | 15 |
| 76C2 | Ladoga silt loam, 5 to 9 percent slopes, eroded | 8.92 | 23.6% |  | IIIe | 75 | 68 |
| 281B | Otley silty clay loam, 2 to 5 percent slopes | 3.40 | 9.0% |  | IIe | 91 | 92 |
| 281D2 | Otley silty clay loam, 9 to 14 percent slopes, eroded | 3.14 | 8.3% |  | IIIe | 54 | 63 |
| 76D2 | Ladoga silt loam, 9 to 14 percent slopes, eroded | 2.29 | 6.1% |  | IIIe | 49 | 58 |
| 993D2 | Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded | 0.55 | 1.5% |  | IVe | 30 | 37 |
| 281C2 | Otley silty clay loam, 5 to 9 percent slopes, eroded | 0.18 | 0.5% |  | IIIe | 82 | 73 |
| Weighted Average | | | | | | 63.2 | 55.5 |

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