

Land For Sale

ACREAGE:

247.7 Acres, m/l

LOCATION:

Woodbury County, IA

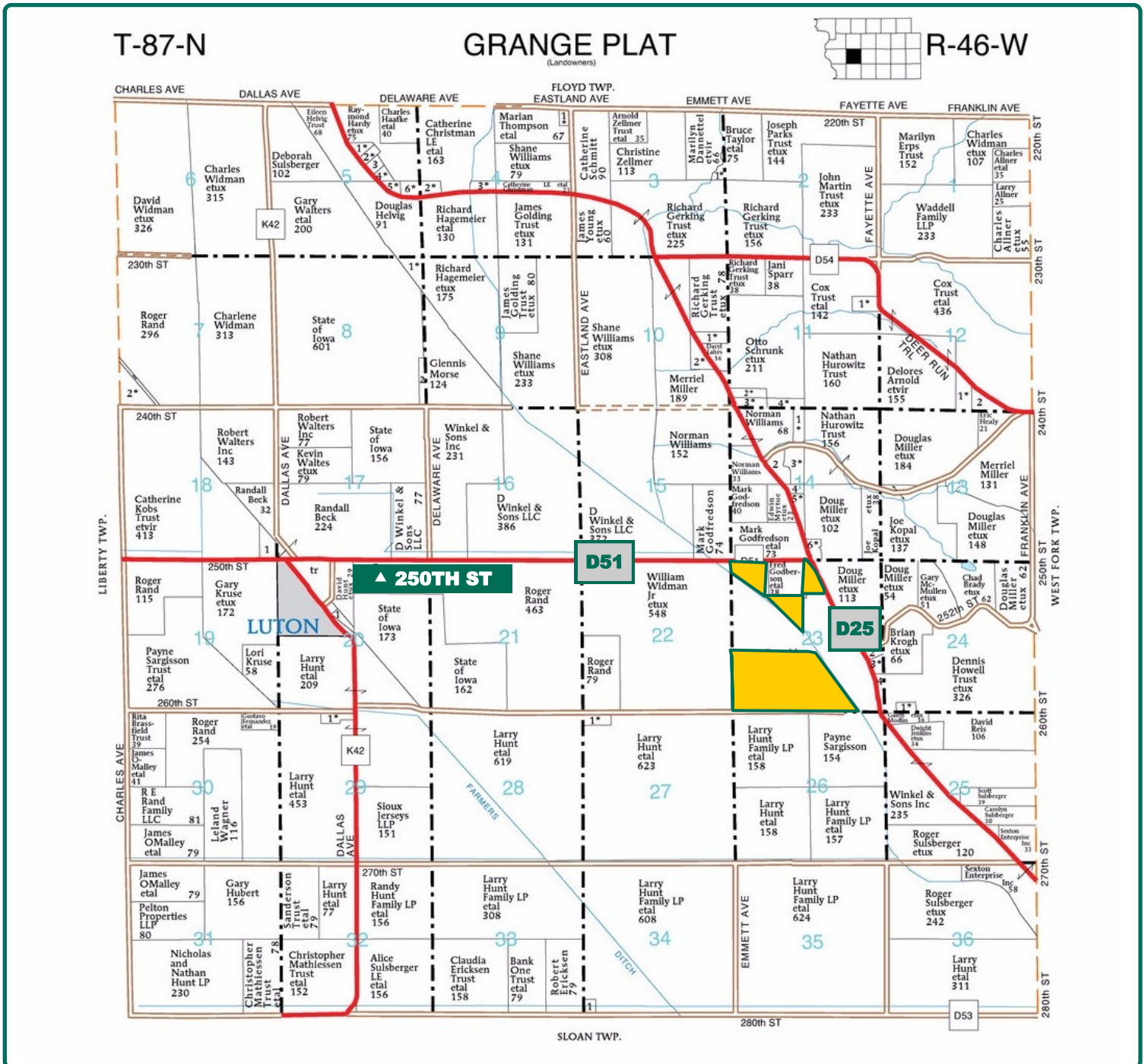


Property Key Features

- High Percentage of Income-Producing Acres at 98%
- High Income-Producing Farm Generating approximately \$81,493 on Two CRP Contracts
- Property Returns Estimated at 5.3% Gross and 4.8% After Property and Drainage Taxes in 2019

Scott Henrichsen, AFM
Licensed in IA and NE
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag



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FSA/Eff. Crop Acres: 242.67*
CRP Acres: 242.67*
Soil Productivity: 68.5 CSR2

**FSA/Eff. Crop and CRP acres are estimated.*

Property Information

247.7 Acres, m/l

Location

From Luton, approximately 3 miles east on 250th Street (D51). Subject tract is on the south side.

Legal Description

The CRP parcels lying west of the drainage ditch in the SE ¼ and all of the SW ¼ as well as the CRP parcel lying east of the drainage ditch in the NW ¼ NW ¼, and that portion of the NE ¼ lying south and west of the country road, (Formerly Old Highway 141) in Section 23, Township 87 North, Range 46 West of the 5th P.M., except 50% of the mineral rights reserved by The Travelers Insurance Company in a Special Warranty Deed filed December 6, 1988 at Roll 209 Image 1507 (Grange Township)

Price & Terms

Price Reduced

- \$2,149,759 - \$1,535,740
- \$7,932.69/acre - \$6,200/acre
- 1% Buyer's Fee
- 10% down upon acceptance of offer; balance due in cash at closing

Survey

Farm will be surveyed prior to closing at Seller's expense to determine final total deeded acres.

Possession

At closing and subject to CRP contracts.

Real Estate Tax (Estimated)

Taxes Payable 2019 - 2020: \$7,071.00*

Net Taxable Acres: 247.7*

Tax per Net Taxable Acre: \$28.55*

**Subject to survey. Taxes are estimated pending reassessment by County Assessor.*

FSA Data

Farm Number 8811, Part of Tract 12318

FSA/Eff. Crop Acres: 242.67*

CRP Acres: 242.67*

**Acres are estimated pending reconstitution of farm by FSA.*

CRP Contracts*

There are 77.47 acres enrolled in a CP23 CRP contract that pays \$28,302 annually and expires 9/30/2025.

There are 165.2 estimated acres enrolled in a CP42 CRP contract that pays \$53,191.09 annually and expires 9/30/2026.*

**Enrolled acres and contract payments are estimated and subject to reconstitution by FSA/NRCS.*

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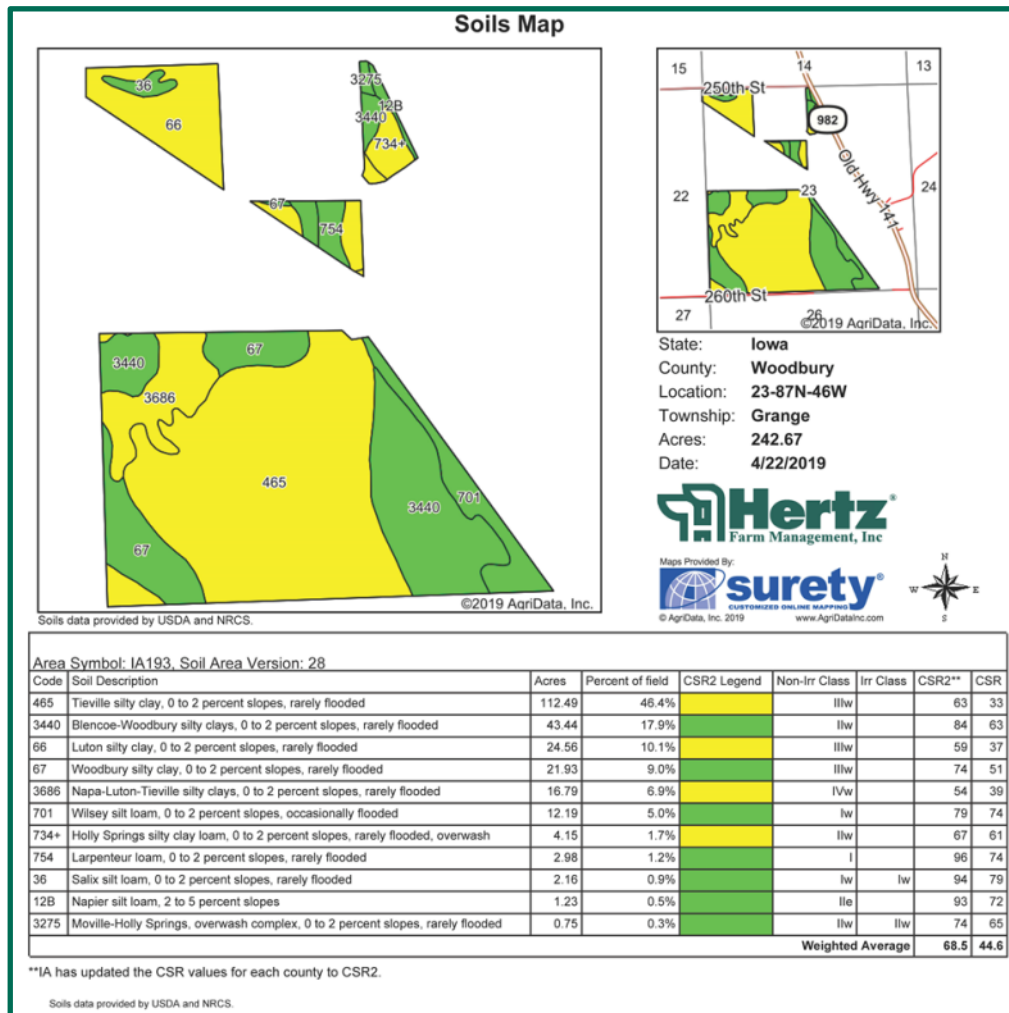
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Soil Types/Productivity

Primary soils are the Tieville, Blencoe-Woodbury, Luton and Woodbury. CSR2 on the FSA/Eff. crop acres is 68.5. See soil map for detail.

Land Description

Generally flat.

Buildings/Improvements

None

Drainage (Estimated)*

Garretson Drainage Project
2019 Drainage: \$2,944.00
*Subject to Survey.

Water & Well Information

There are two irrigation wells; one located in the northeast corner of the NW 1/4 NW 1/4 parcel and one in the center of the CRP field lying west of drainage ditch.

Comments

This farm is an investor's dream, checking many boxes including high "income-

producing" at approximately \$81,493.20 per year.

Incredibly high income-producing percentage estimated at 98%. High return on investment priced at 5.3%.

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



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Well - Center of CRP West of Drainage Ditch



Well - NE Corner of NW 1/4 NW 1/4 Parcel



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