

Land For Sale

ACREAGE:

139.67 Acres, m/l

LOCATION:

Marshall County, IA

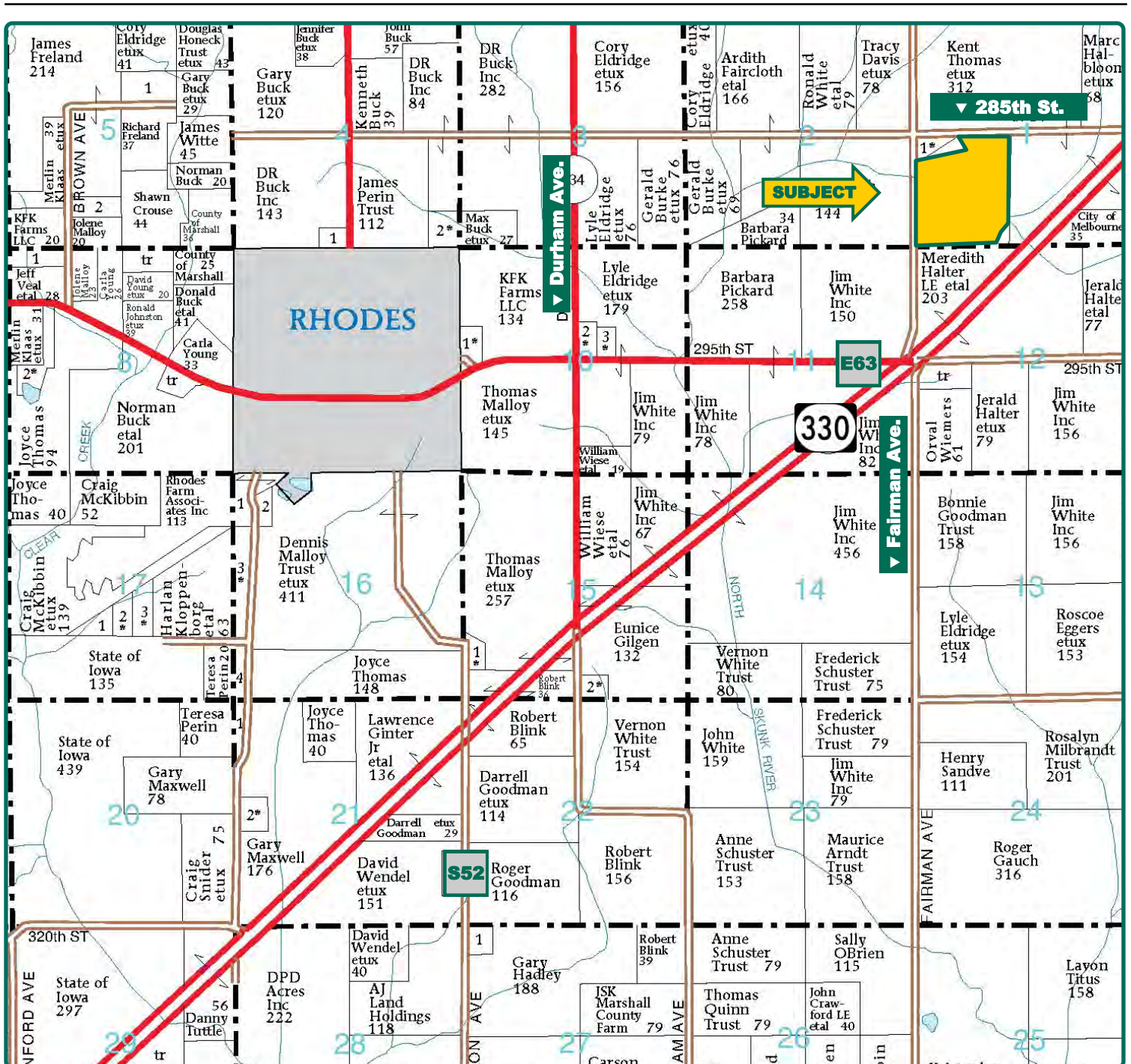


Property Key Features

- Two Miles East of Rhodes, or One Mile West of Melbourne
- 132.26 FSA/Eff. Crop Acres with a 66.4 CSR2
- Farm is Planted to Corn in 2019

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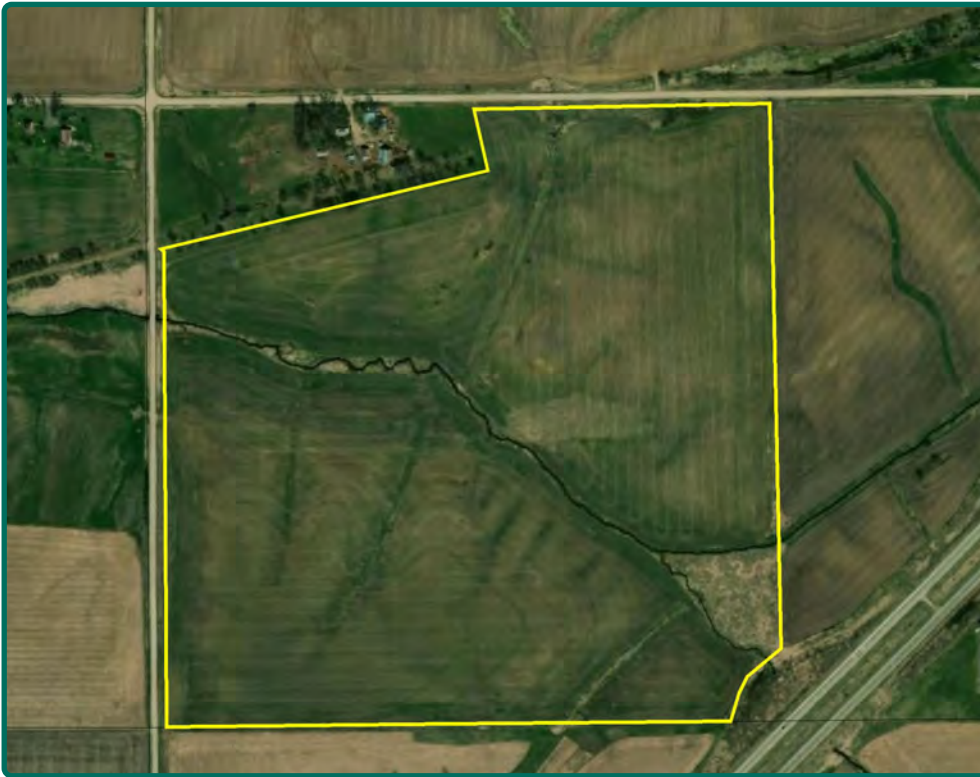
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| | |
|-----------------------------|------------------|
| FSA/Eff. Crop Acres: | 132.26 |
| Corn Base Acres: | 56.5 |
| Bean Base Acres: | 33.0 |
| Soil Productivity: | 66.4 CSR2 |

Property Information

139.67 Acres, m/l

Location

One mile west of Melbourne on 285th Street, or 2½ miles east of Rhodes.

Legal Description

Part of SW¼ of Section 1, Township 82 North, Range 20 West of the 5th P.M., Marshall County, IA, Except Parcel "A" in NW¼ SW¼ and the NE¼ SW¼ and except Highway (Eden Township).

Price & Terms

- \$1,050,000
- \$7,517.72/acre
- 10% down upon acceptance of offer; balance due in cash at closing.
- Seller leaseback preferred.

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$3,444
Net Taxable Acres: 139.67
Tax per Net Taxable Acre: \$24.66

FSA Data

Farm Number 327, Tract 520
FSA/Eff. Crop Acres: 132.26
Corn Base Acres: 56.5
Corn PLC Yield: 116 Bu.
Bean Base Acres: 33.0
Bean PLC Yield: 37 Bu.

Soil Types/Productivity

Primary soils are Shelby, Tama & Ackmore. CSR2 on the FSA/Eff. crop acres is 66.4. See soil map for detail.

Land Description

Level to moderately steep

Buildings/Improvements

None

Drainage

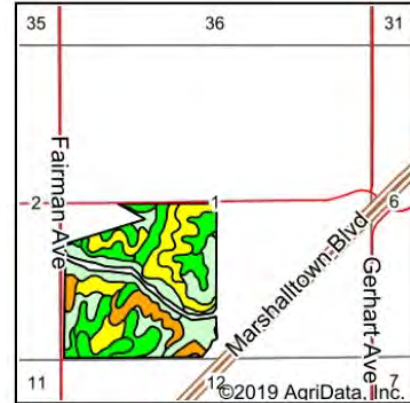
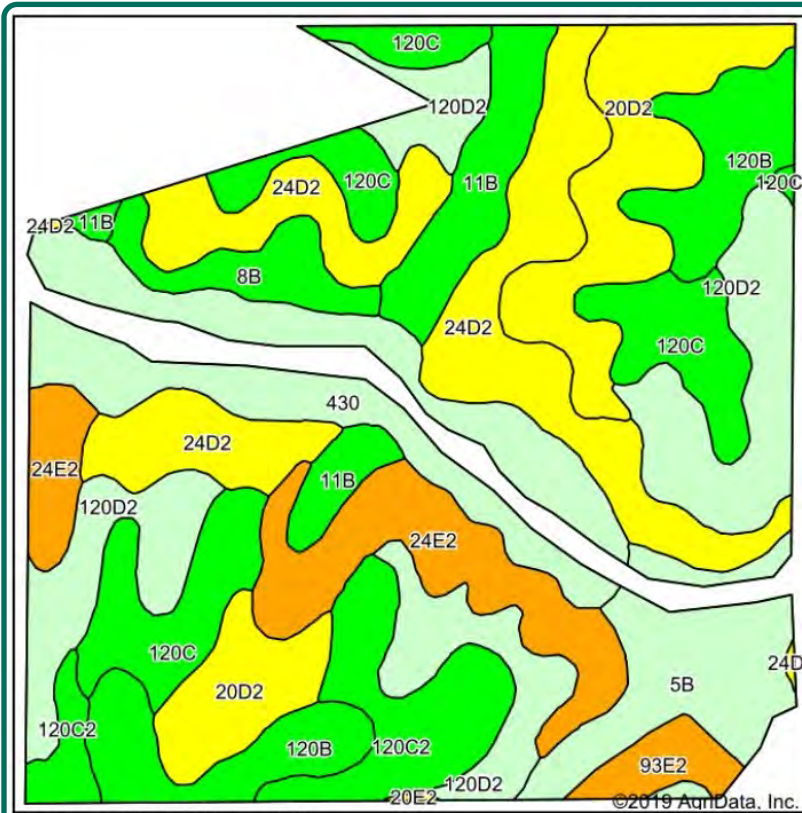
Natural, plus 65,000 feet of tile. No maps available.

Water & Well Information

None

Comments

Great opportunity to own a large piece of tillable Marshall County land.



State: Iowa
 County: Marshall
 Location: 1-82N-20W
 Township: Eden
 Acres: 132.26
 Date: 5/1/2019



Soils data provided by USDA and NRCS.

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Area Symbol: IA127, Soil Area Version: 23

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-------------|
| 24D2 | Shelby loam, 9 to 14 percent slopes, moderately eroded | 20.41 | 15.4% | | | IIIe | 48 48 |
| 120D2 | Tama silty clay loam, 9 to 14 percent slopes, eroded | 20.22 | 15.3% | | | IIIe | 62 68 |
| 430 | Ackmore silt loam, 0 to 2 percent slopes | 14.61 | 11.0% | | | IIw | 64 83 |
| 20D2 | Killduff silty clay loam, 9 to 14 percent slopes, eroded | 14.12 | 10.7% | | | IIIe | 55 63 |
| 120C | Tama silty clay loam, 5 to 9 percent slopes | 13.13 | 9.9% | | | IIIe | 90 80 |
| 24E2 | Shelby loam, 14 to 18 percent slopes, moderately eroded | 11.19 | 8.5% | | | IVe | 37 38 |
| 120B | Tama silty clay loam, 2 to 5 percent slopes | 9.77 | 7.4% | | | Ile | 95 95 |
| 120C2 | Tama silty clay loam, 5 to 9 percent slopes, eroded | 8.36 | 6.3% | | | IIIe | 87 78 |
| 5B | Ackmore-Colo complex, 2 to 5 percent slopes | 7.97 | 6.0% | | | IIw | 77 70 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 7.03 | 5.3% | | | IIw | 86 68 |
| 8B | Judson silty clay loam, 2 to 5 percent slopes | 3.29 | 2.5% | | | Ile | 93 90 |
| 93E2 | Shelby-Adair complex, 14 to 18 percent slopes, moderately erode | 2.08 | 1.6% | | | IVe | 31 10 |
| 20E2 | Killduff silty clay loam, 14 to 18 percent slopes, eroded | 0.08 | 0.1% | | | IVe | 44 53 |
| Weighted Average | | | | | | 66.4 | 67.1 |

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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Northeast Looking Southwest



Southeast Looking Northwest



Looking Northwest



Looking Southeast



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