

Land For Sale

ACREAGE:

230.02 Acres, m/l

LOCATION:

Marshall County, IA

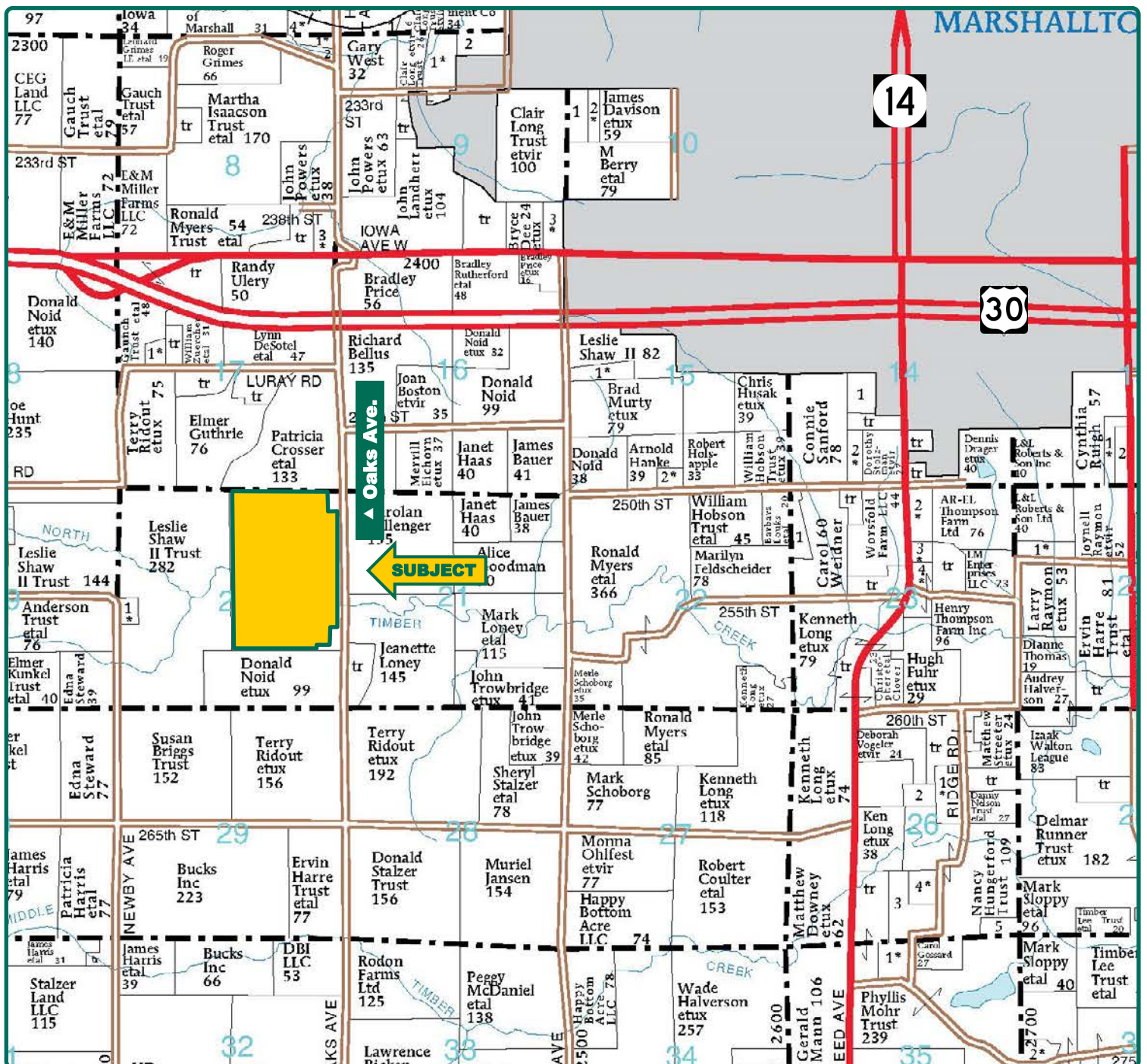


Property Key Features

- **2 Miles West of Marshalltown**
- **199.93 FSA/Eff. Crop Acres with a 68.5 CSR2**
- **Great Opportunity to Own a Large Tract of Marshall County Farm Ground**

Matt Vegter
Licensed in IA
MattV@Hertz.ag

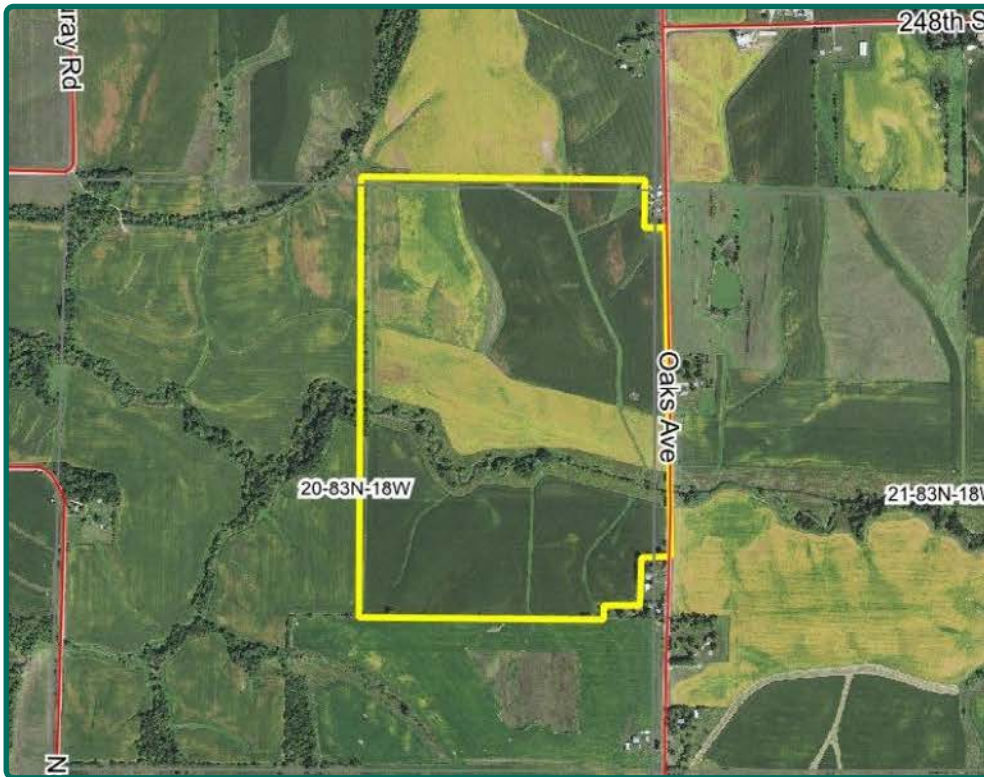
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FSA/Eff. Crop Acres:	199.93
CRP Acres:	15.3
Corn Base Acres:	104.2
Bean Base Acres:	17.1
Soil Productivity:	68.5 CSR2

Property Information

230.02 Acres, m/l

Location

From Marshalltown: go 2 miles west on Hwy. 30 and head south on Oaks Ave., the farm is 1½ mile south on the west side of the road.

Legal Description

NE¼, except acreage site, and NW¼ SE¼, Lot 3 of subdivision in the NE¼ SE¼, all in Section 20, T-83-N, R-18-W of the 5th P.M. (Timber Creek Township)

Price & Terms

Price Reduced

- \$1,658,800- \$1,575,637
- \$7,607.47/acre \$6,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$6,575
Net Taxable Acres: 230.02
Tax per Net Taxable Acre: \$28.58

FSA Data

Farm Number 2880, Tract 1889
FSA/Eff. Crop Acres: 199.93
CRP Acres: 15.3
Corn Base Acres: 104.2
Corn PLC Yield: 116 Bu.
Bean Base Acres: 17.1
Bean PLC Yield: 37 Bu.

CRP Contracts

There are 15.3 acres enrolled in a CP-21 contract that pays \$3,985 annually and expires 9/30/2022.

Soil Types/Productivity

Primary soils are Tama, Shelby and Colo Clay Loams. CSR2 on the FSA/Eff. crop acres is 68.5. See soil map for detail.

Land Description

Level to moderately steep

Buildings/Improvements

None

Drainage

Natural, plus some tile. Maps available.

Water & Well Information

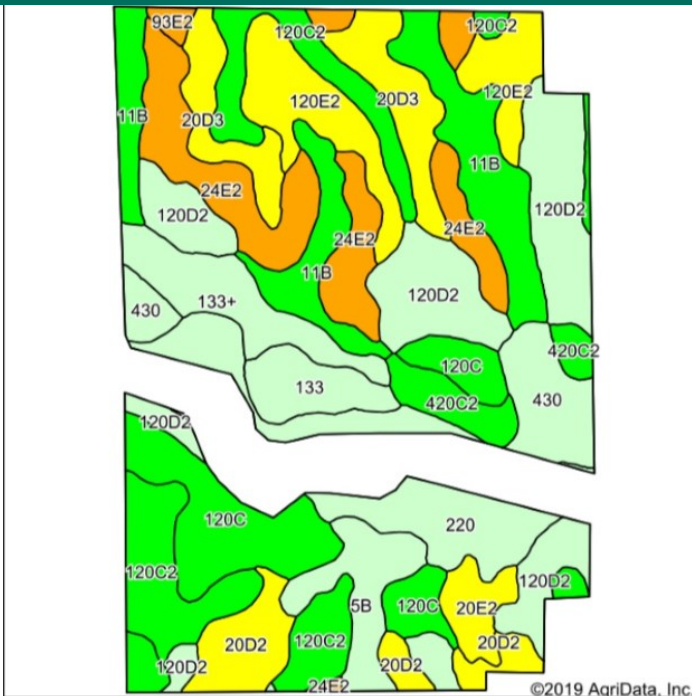
None known

Comments

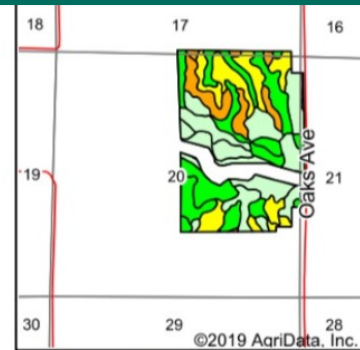
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Marshall**
 Location: **20-83N-18W**
 Township: **Timber Creek**
 Acres: **199.93**
 Date: **6/3/2019**



Area Symbol: JA127, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	29.12	14.6%		IIle	62	68
11B	Colo-Ely complex, 0 to 5 percent slopes	20.82	10.4%		IIlw	86	68
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	20.63	10.3%		IIle	87	78
120C	Tama silty clay loam, 5 to 9 percent slopes	19.35	9.7%		IIle	90	80
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	18.73	9.4%		IVe	37	38
5B	Ackmore-Colo complex, 2 to 5 percent slopes	7.17	3.6%		IIlw	77	70
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.37	2.7%		IIlw	78	80
420C2	Tama silty clay loam, terrace, 5 to 9 percent slopes, eroded	5.09	2.5%		IIle	87	78
20E2	Killduff silty clay loam, 14 to 18 percent slopes, eroded	3.64	1.8%		IVe	44	53
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	1.82	0.9%		VIe	39	50
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	0.83	0.4%		IVe	31	10
Weighted Average						68.5	68.9

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.

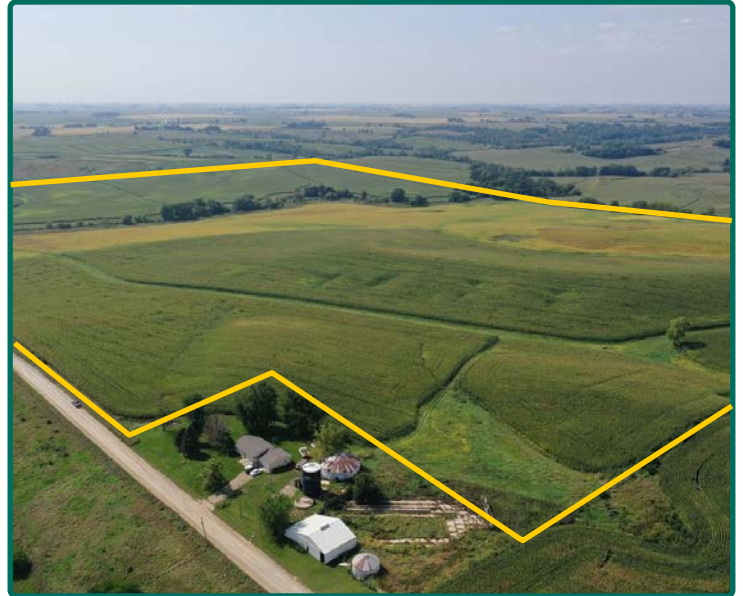
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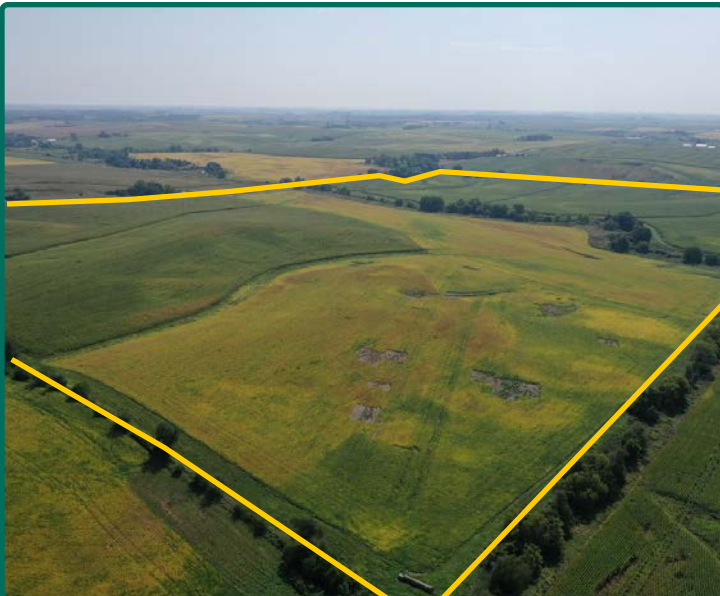
Southeast Looking Northwest



Northeast Looking Southwest



Northwest Looking Southeast



South Looking North



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