

Land For Sale

ACREAGE:

40.0 Acres, m/l

LOCATION:

Mitchell County, IA



Property Key Features

- Highly productive soils with average CSR2 rating of 88.77
- Pattern-tiled in 2018
- Great hard surface road access on Hwy 218

Nicole Dunn

Licensed Salesperson in IA & MN

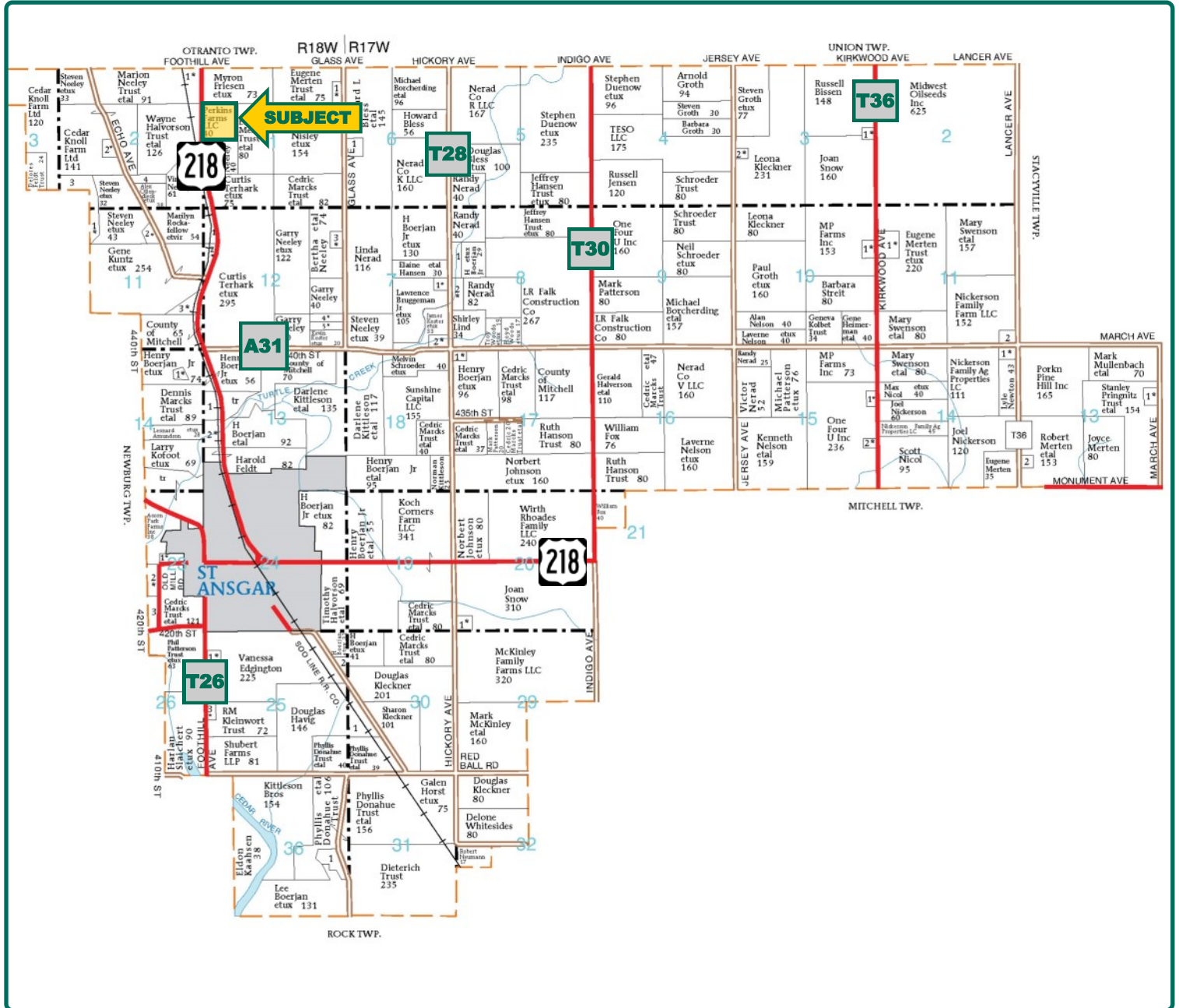
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FSA/Eff. Crop Acres:	38.36
Corn Base Acres:	21.23
Bean Base Acres:	15.57
Soil Productivity:	88.77 CSR2

Property Information

40.0 Acres, m/l

Location

From St. Ansgar: Proceed 2.5 miles north on Hwy 218. The property is located on the east side of the road.

Legal Description

SW¼ NW¼, Section 1, T99N-R18W, Mitchell Co., IA. Exact legal per Abstract of Title.

Price & Terms

- \$380,000
- \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Full possession at closing subject to lease

that expires 3/1/2020.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,066
Net Taxable Acres: 39.00
Tax per Net Taxable Acre: \$27.33

FSA Data

Farm Number 6202, Tract 11269
FSA/Eff. Crop Acres: 38.36
Corn Base Acres: 21.23
Corn PLC Yield: 143 Bu.
Bean Base Acres: 15.57
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Dinsdale, Ashdale and Klinger silty clay loam. CSR2 on the FSA/ Eff. crop acres is 88.77. See soil map for detail.

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Completely pattern-tiled in October 2018.

Wind Easement

Under wind farm neighbor easement agreement with Turtle Creek Wind Farm, LLC. Quarterly payments. For more details please contact listing agent.

Comments

Highly productive soils with an average CSR2 rating of 88.77.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
377	Dinsdale silty clay loam, 0 to 2 percent slopes	10.14	26.43	1	99	
804	Ashdale silt loam, 0 to 2 percent slopes	9.34	24.36	1	80	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.09	18.47	2	94	
184	Klinger silty clay loam, 1 to 4 percent slopes	5.29	13.79	1	95	
178	Waukee silt loam, 0 to 2 percent slopes	3.33	8.68	2	68	
83C	Kenyon loam, 5 to 9 percent slopes	2.10	5.47	3	85	
804B	Ashdale silt loam, 2 to 5 percent slopes	1.08	2.80	2	75	

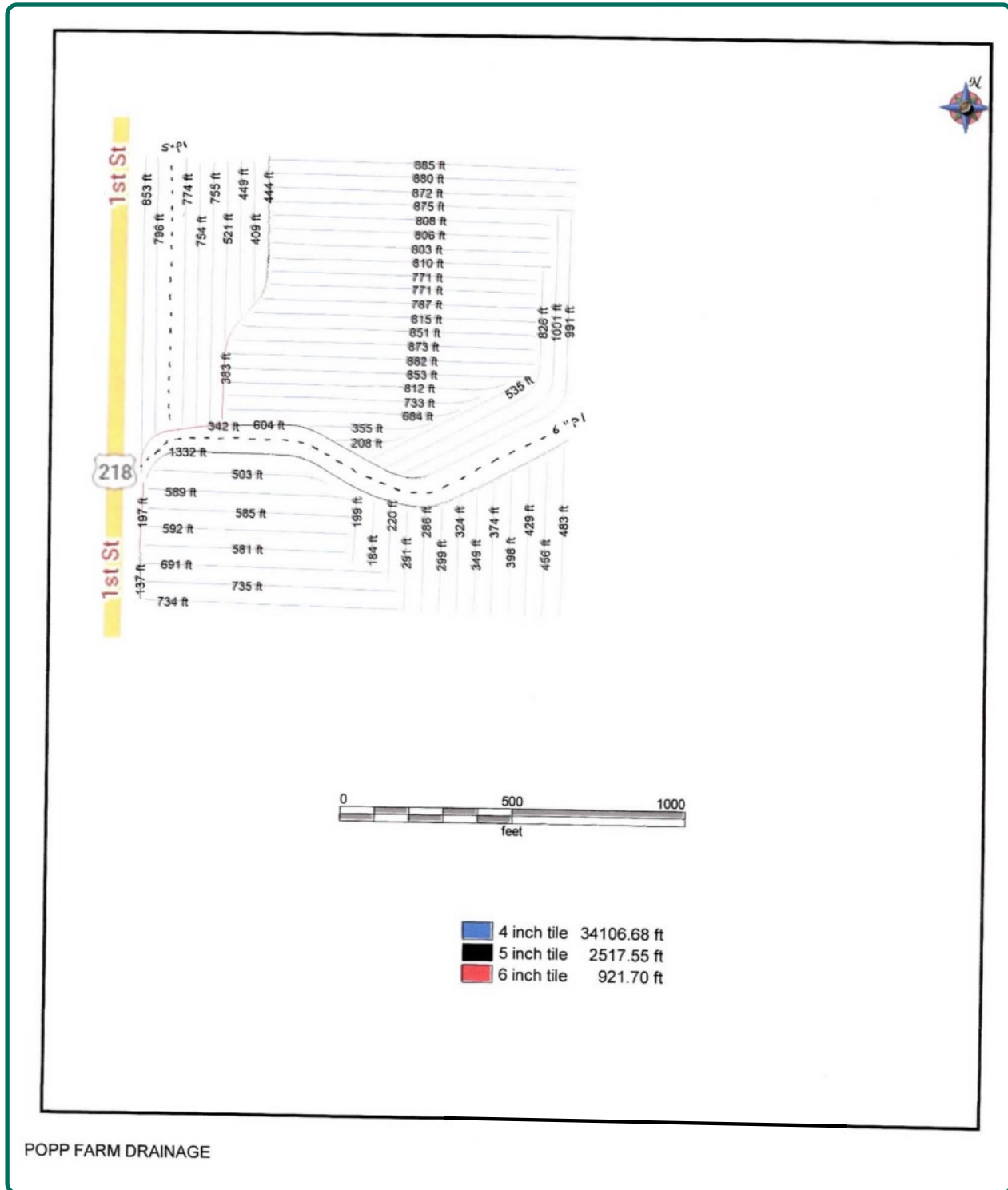
Measured Tillable Acres: 38.36

Average CSR2: 88.77

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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POPP FARM DRAINAGE

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Looking south from north side



Looking north from south side



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