

Land For Sale

ACREAGE:

120.0 Acres, m/l

LOCATION:

Cerro Gordo County, IA



Property Key Features

- Productive soils
- Well-tiled
- Established CRP seeding on 36.6 acres expiring in 2025

Gary Loos

Licensed Salesperson in IA and MN

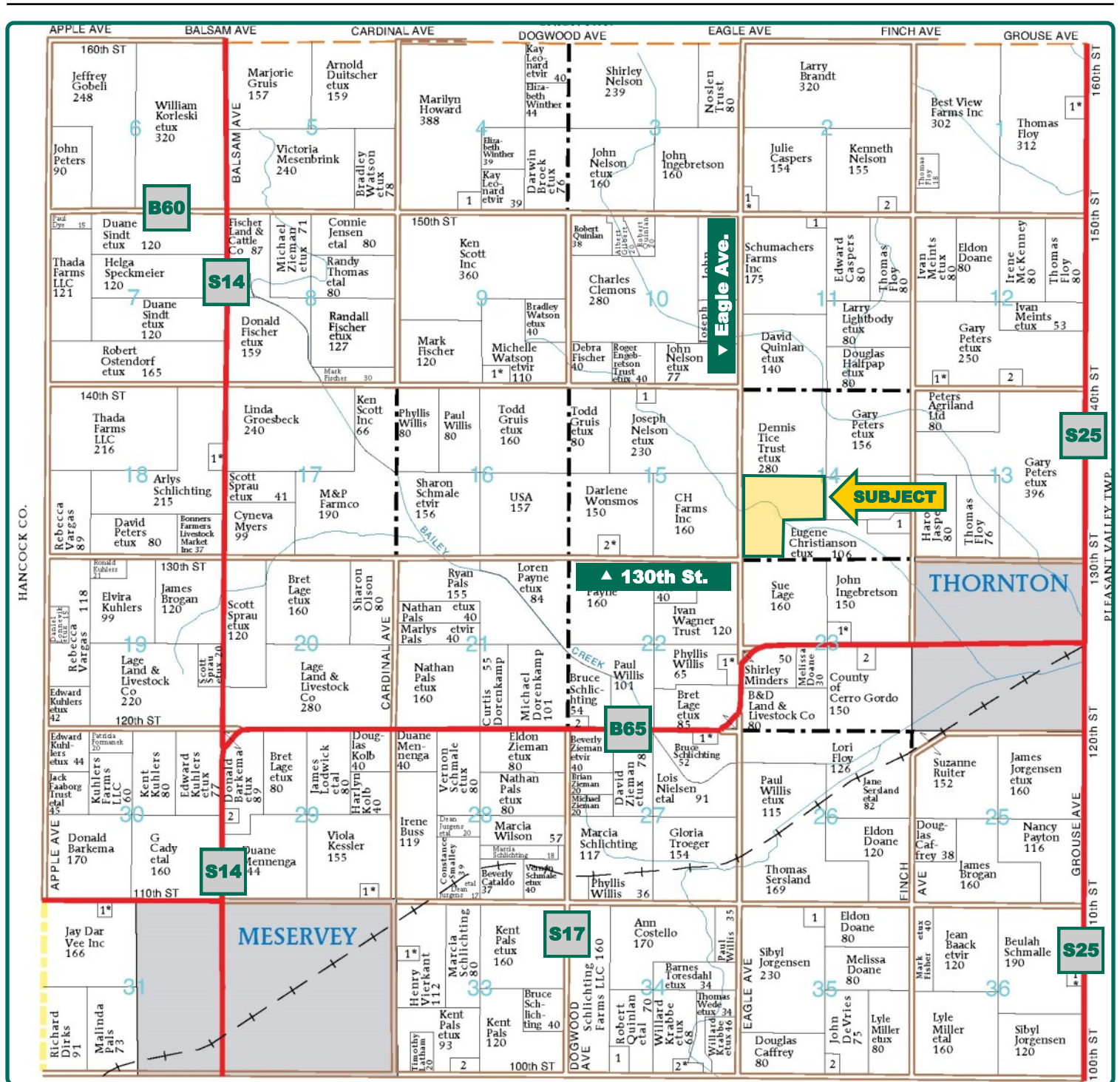
GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7

Mason City, IA 50401-1596

www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Gary Loos

Licensed Salesperson in IA and MN

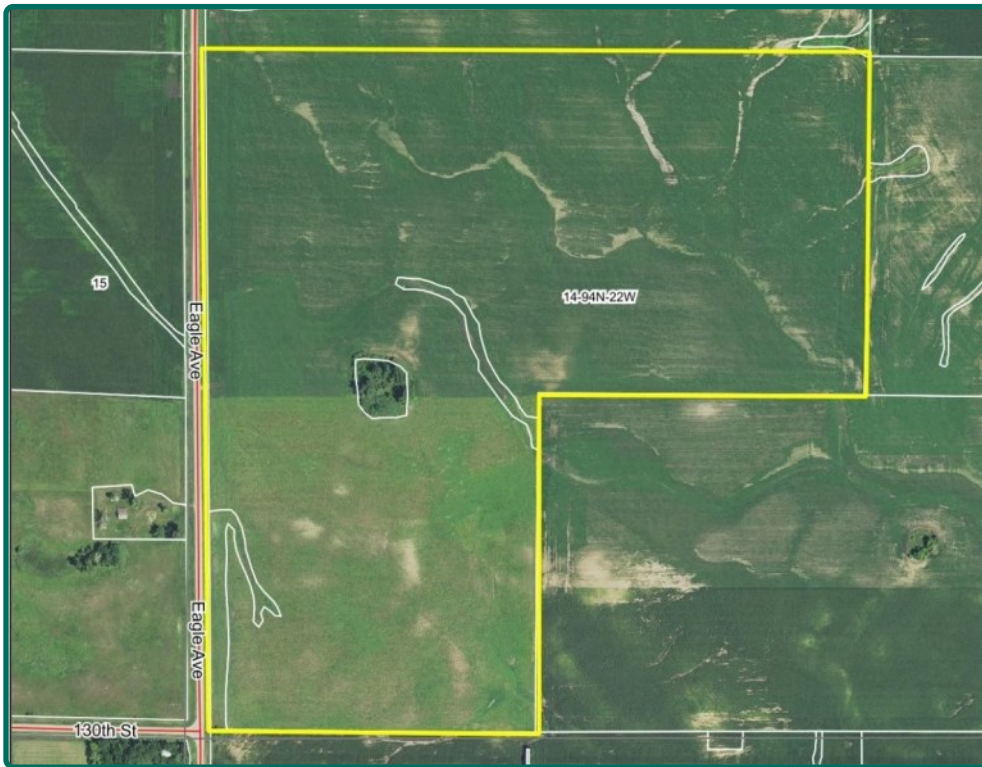
GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7

Mason City, IA 50401-1596

www.Hertz.ag



FSA/Eff. Crop Acres: 117.76*

CRP Acres: 36.57

Corn Base Acres: 79.99*

Soil Productivity: 61.0 CSR2

**FSA/Eff. Crop and Base Acres are estimated.*

Property Information

120 Acres, m/l

Location

From Thornton: One mile W on B65 & one-half mile N on Eagle Ave. The farm is located on the east side of Eagle Ave.

Legal Description

W½ SW¼ and NE¼ SW¼, Sec. 14, T94N, R22W, Grimes Twp., Cerro Gordo Co., IA. Exact legal per Abstract of Title.

Price & Terms

- \$672,000
- \$5,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Full possession at closing subject to lease

that expires 03/01/2020.

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,168

Net Taxable Acres: 117.28

Tax per Net Taxable Acre: \$18.49

FSA Data

Part of Farm Number 615, Tract 713

FSA/Eff. Crop Acres: 117.76*

CRP Acres: 36.57

Corn Base Acres: 79.99*

Corn PLC Yield: 142 Bu.

**Acres and bases are estimated pending reconstitution of farm by Cerro Gordo County FSA Office.*

CRP Contracts

There are 36.57 acres enrolled in a CRP contract that pays \$8,074 annually and expires 9/30/2025.

Soil Types/Productivity

Primary soils are Harcot loam, Webster clay loam and Harps clay loam. CSR2 on the estimated FSA/Eff. crop acres is 61.0. See soil map for detail.

Land Description

Level to rolling topography.

Drainage

Natural with some tile; served by county drainage district DD #31/1/86. See tile map in this brochure.

Additional Land for Sale

Seller has additional 160 acres available for sale directly north of this property. See Additional Land Aerial Map.

Gary Loos

Licensed Salesperson in IA and MN

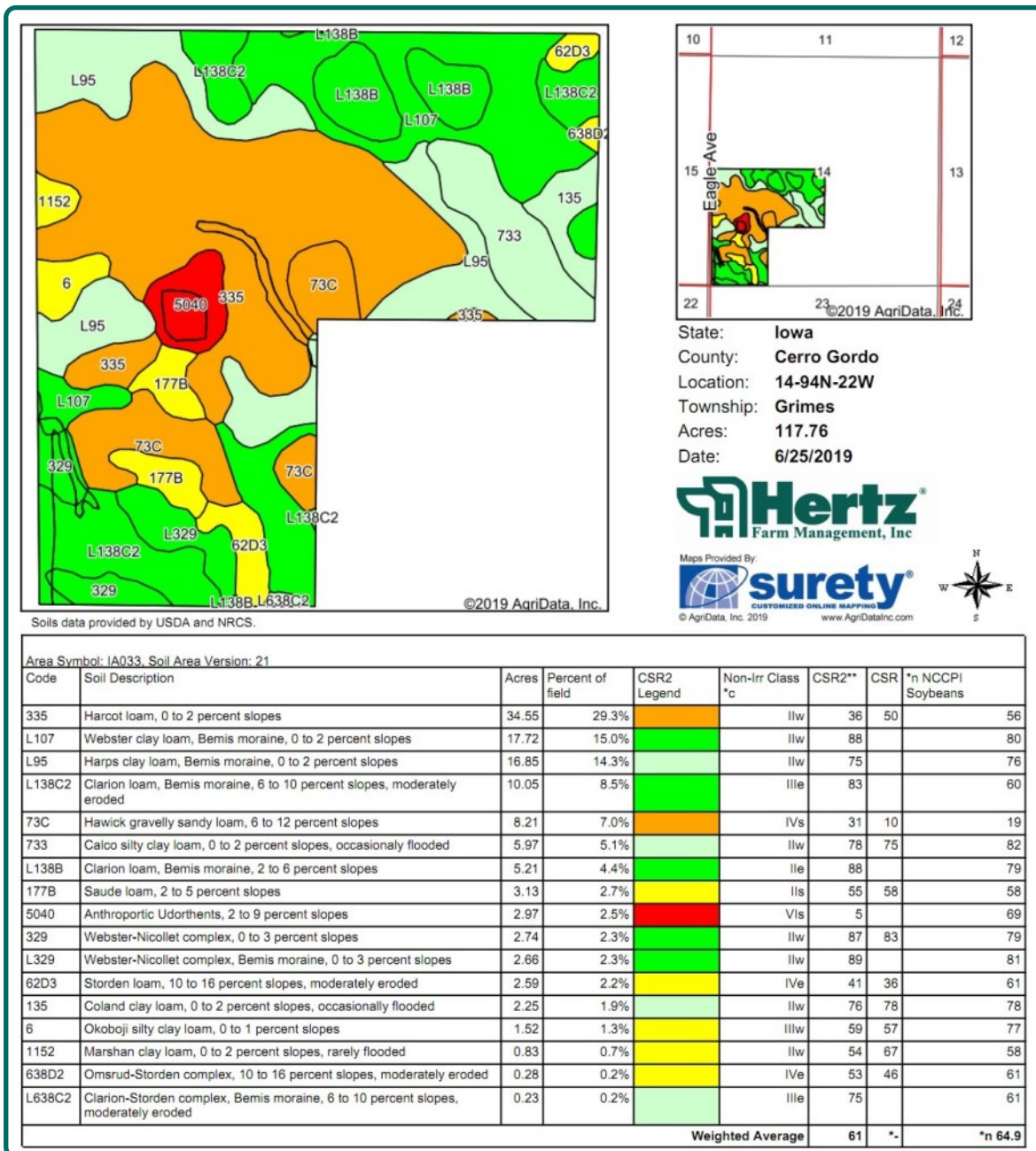
GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7

Mason City, IA 50401-1596

www.Hertz.ag



Comments

Drainage in the Harcot soil is improved with extensive amount of drain tile. See tile map in this brochure.

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.

Gary Loos

Licensed Salesperson in IA and MN

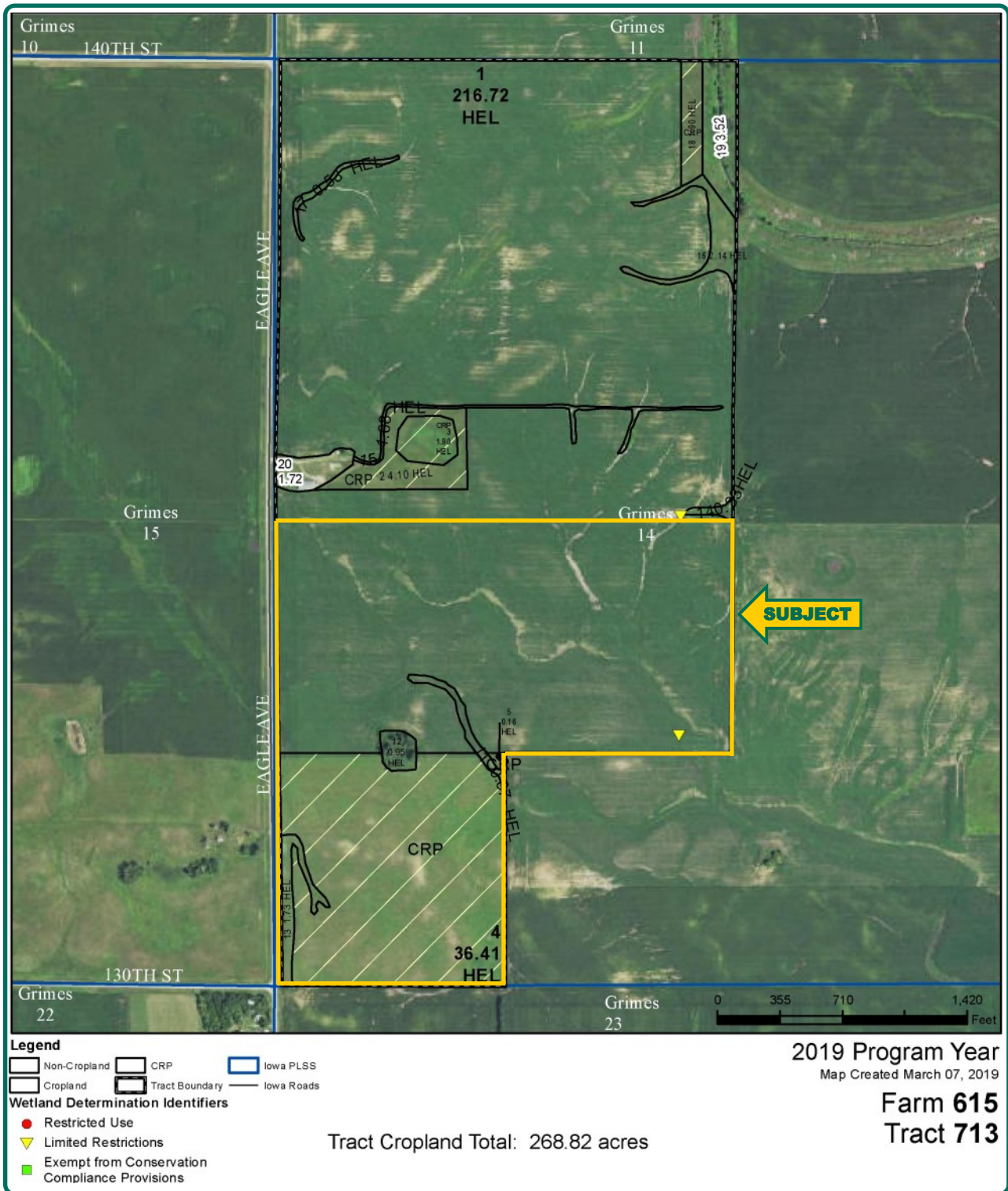
GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7

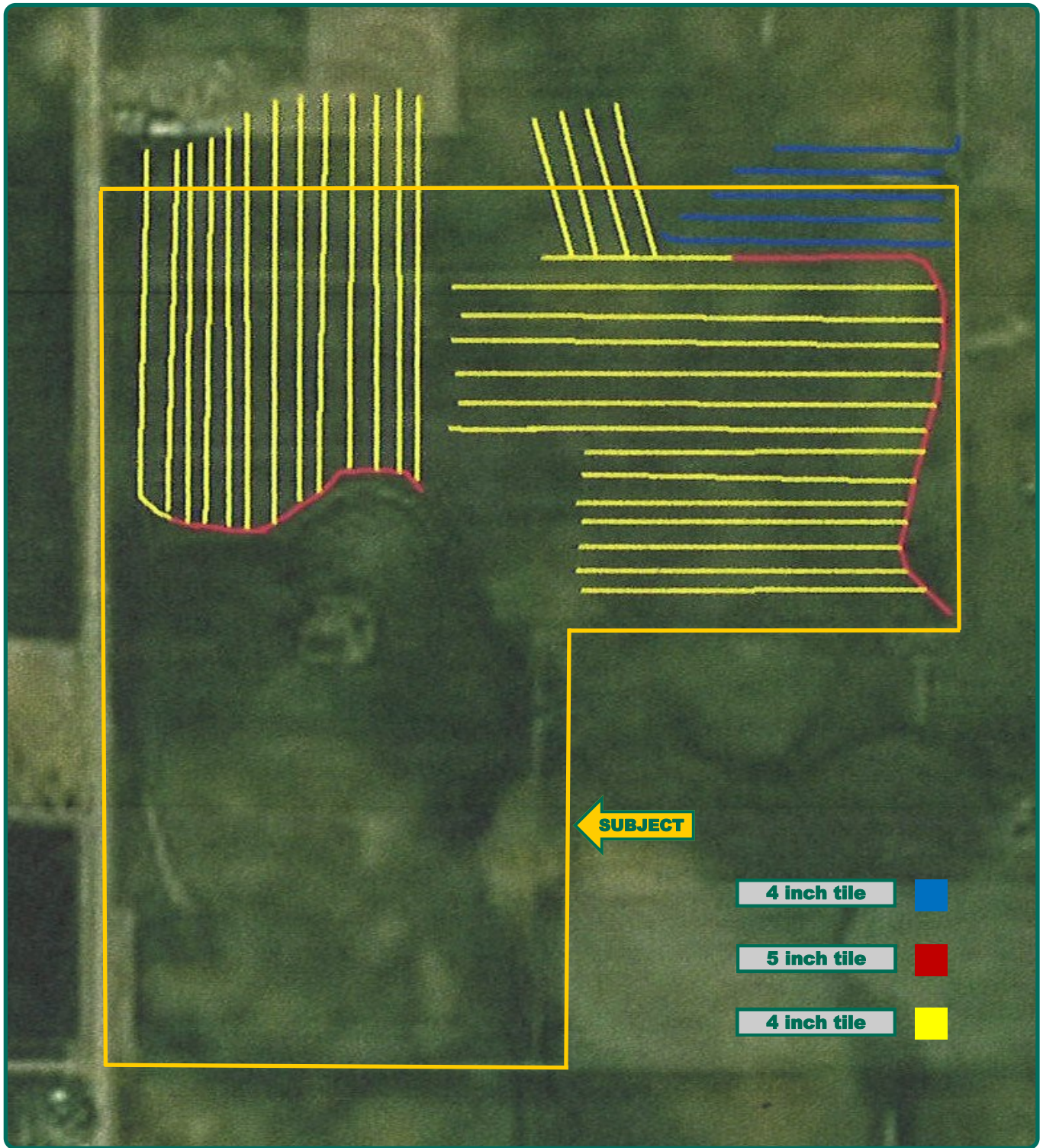
Mason City, IA 50401-1596

www.Hertz.ag



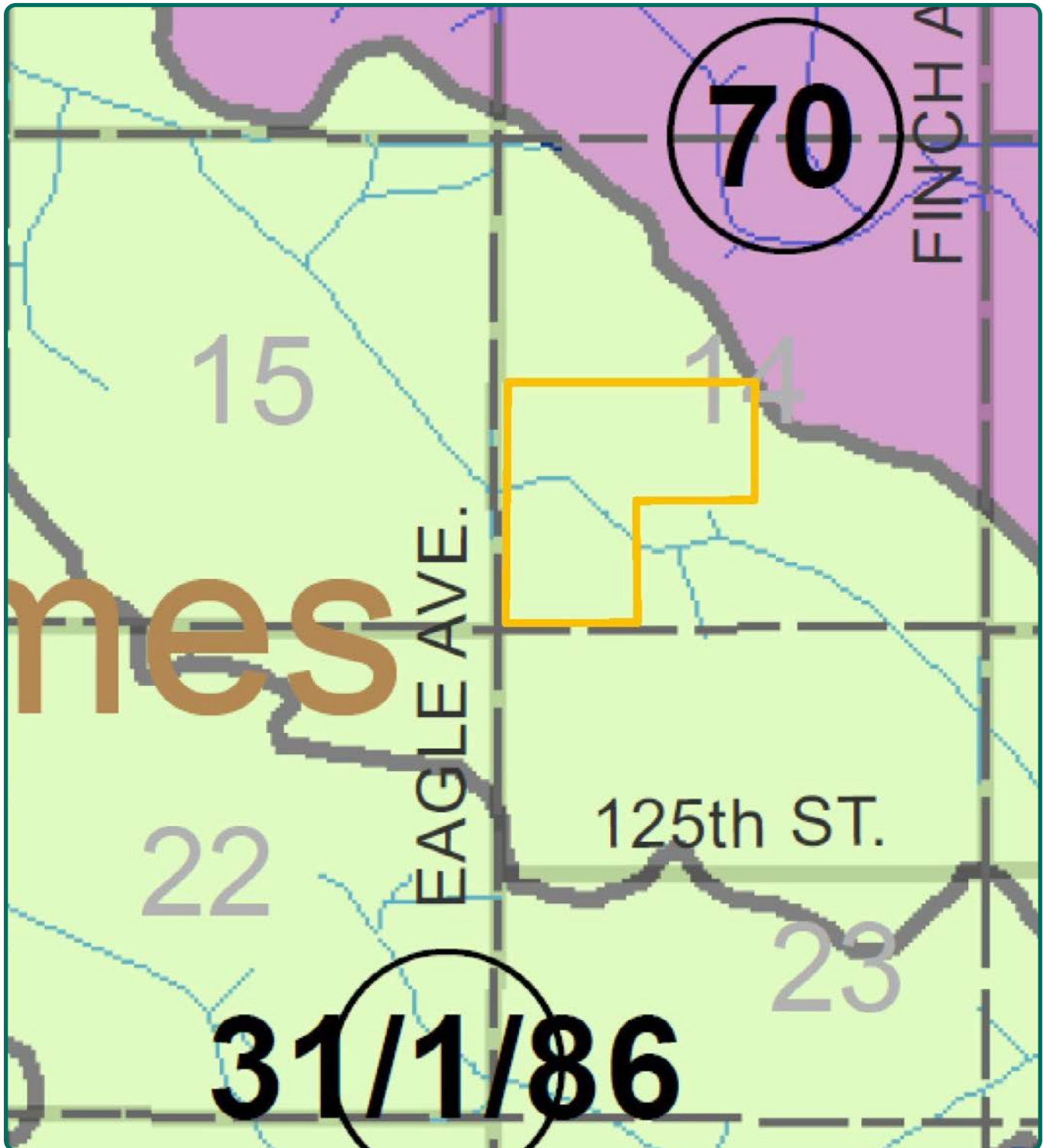
Gary Loos
Licensed Salesperson in IA and MN
GaryL@Hertz.ag

641-423-9531
2800 4th Street SW, Suite 7
Mason City, IA 50401-1596
www.Hertz.ag



Gary Loos
Licensed Salesperson in IA and MN
GaryL@Hertz.ag

641-423-9531
2800 4th Street SW, Suite 7
Mason City, IA 50401-1596
www.Hertz.ag



Gary Loos
Licensed Salesperson in IA and MN
GaryL@Hertz.ag

641-423-9531
2800 4th Street SW, Suite 7
Mason City, IA 50401-1596
www.Hertz.ag

View from northeast to southwest.



View from southwest to northeast. CRP in foreground.



Gary Loos

Licensed Salesperson in IA and MN

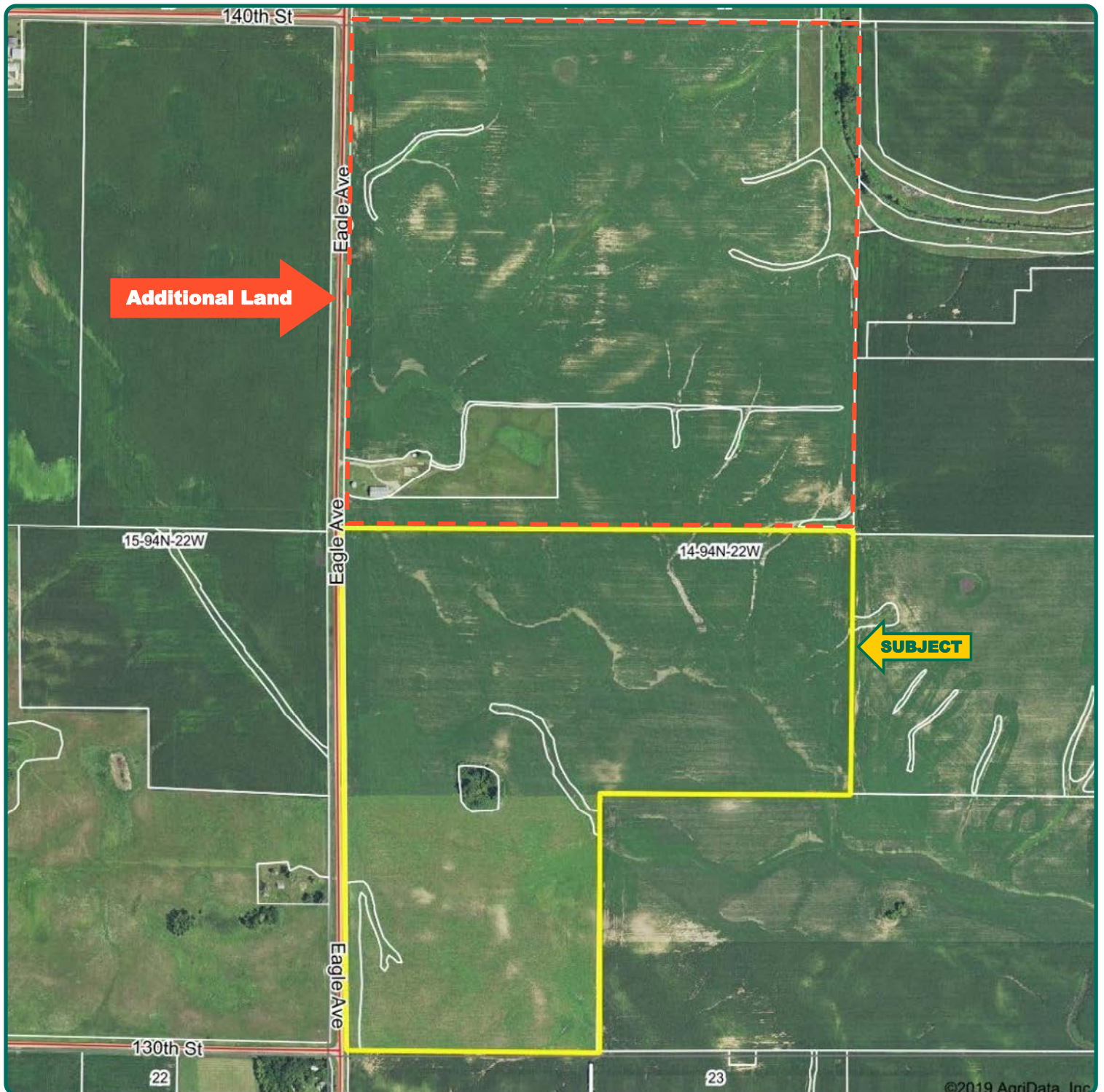
GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7
Mason City, IA 50401-1596

www.Hertz.ag

Additional Land Aerial Photo



Gary Loos
Licensed Salesperson in IA and MN
GaryL@Hertz.ag

641-423-9531
2800 4th Street SW, Suite 7
Mason City, IA 50401-1596
www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Gary Loos

Licensed Salesperson in IA and MN

GaryL@Hertz.ag

641-423-9531

2800 4th Street SW, Suite 7
Mason City, IA 50401-1596

www.Hertz.ag