

Land For Sale

ACREAGE:

158.29 Acres, m/l

LOCATION:

Floyd County, IA



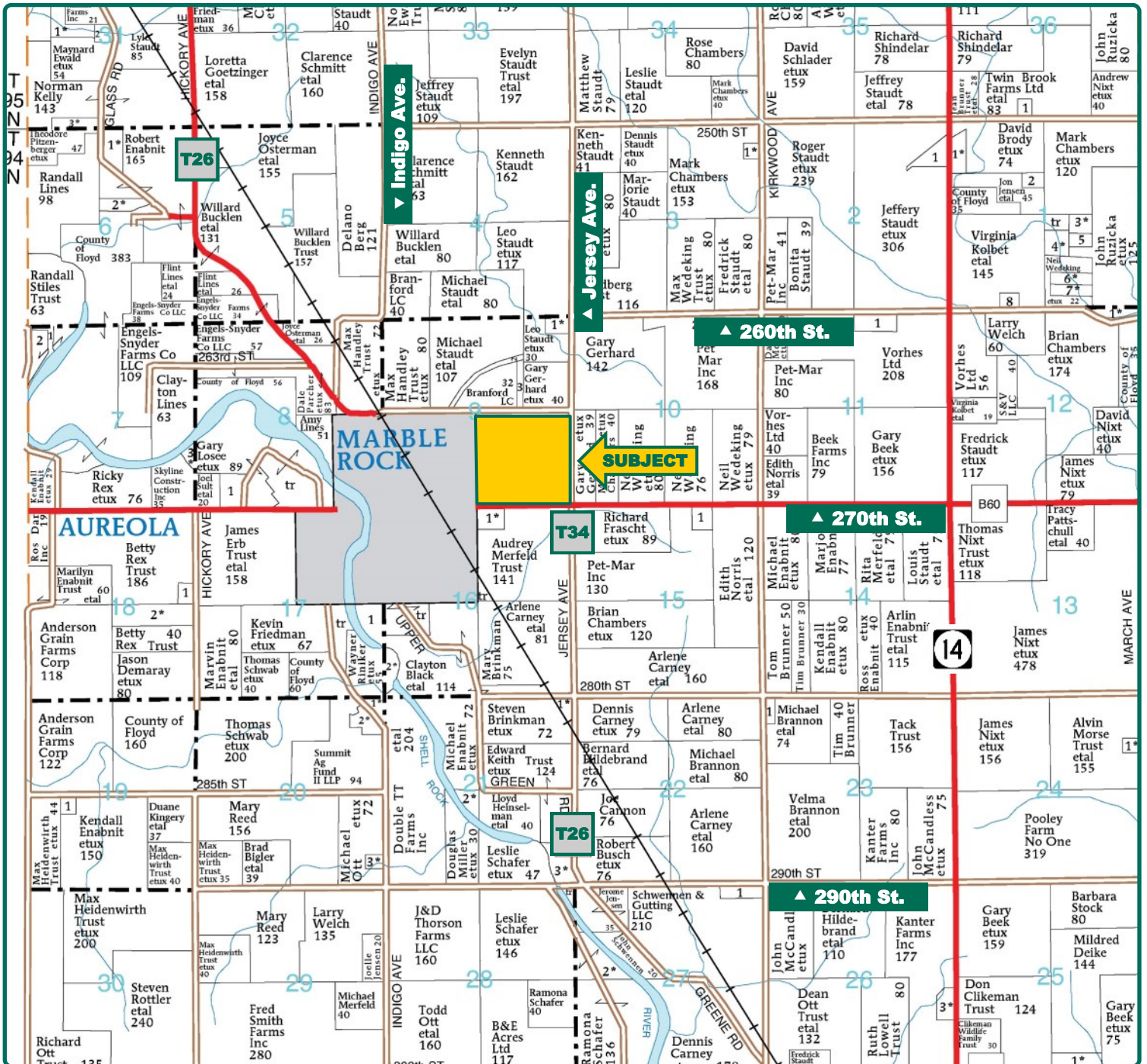
Property Key Features

- Hard-surfaced road location
- Productive soils with proven yield record
- Three ethanol plants within 29 miles

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FSA/Eff. Crop Acres:	147.50
Corn Base Acres:	71.11
Bean Base Acres:	70.74
Soil Productivity:	82.45 CSR2

Property Information

158.29 Acres, m/l

Location

East edge of Marble Rock, Iowa. Corner of Jersey Avenue and 270th Street.

Legal Description

SE 1/4 EX HY Section 9, Township 94 North, Range 17 West of the 5th P.M., Floyd County, Iowa. Union Township.

Price & Terms

- \$1,325,000
- \$8,370.71/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to crop share lease for 2019.

Real Estate Tax

Taxes Payable 2018 - 2019: \$3,626
Net Taxable Acres: 158.29
Tax per Net Taxable Acre: \$22.91

FSA Data

Farm Number 1978, Tract 1073
FSA/Eff. Crop Acres: 147.5
Corn Base Acres: 71.11
Corn PLC Yield: 158 Bu.
Bean Base Acres: 70.74
Bean PLC Yield: 45 Bu.

Land Description

Near level to gently sloping.

Soil Types/Productivity

Primary soils are Ostrander loam and Floyd loam. CSR2 on the FSA/Eff. crop acres is 82.45. See soil map for detail.

Buildings/Improvements

40' x 100' Steel Quonset Building built in 1956 (2nd building from the west). The 5 other Quonset buildings are owned by others, who pay cash rent to the owner.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	—	55
2017	242	—
2016	—	60
2015	230	—
2014	—	65
2013	221	—

Yield data obtained from Multi-Peril Crop Insurance records.

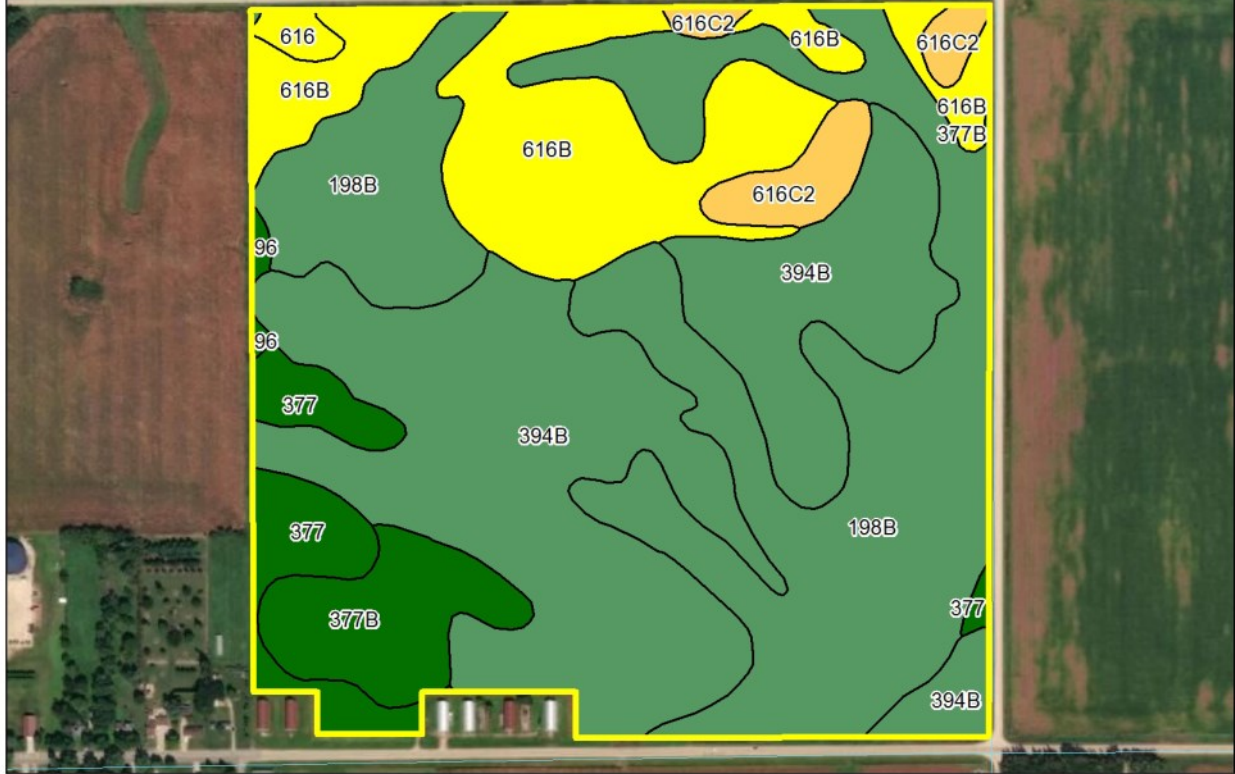
Drainage

See tile map.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
394B	Ostrander loam, 2 to 5 percent slopes	52.59	35.65	2	88	
198B	Floyd loam, 1 to 4 percent slopes	49.64	33.65	2	89	
616B	Aureola loam, 2 to 5 percent slopes	23.78	16.12	2	55	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.93	5.37	2	94	
377	Dinsdale silty clay loam, 0 to 2 percent slopes	7.53	5.11	1	99	
616C2	Aureola sandy loam, 5 to 9 percent slopes, moderately eroded	4.64	3.15	3	47	
616	Aureola loam, 0 to 2 percent slopes	0.93	0.63	2	60	
96	Turlin loam, 0 to 2 percent slopes	0.46	0.31	2	94	
194B	Norville silty clay loam, 2 to 5 percent slopes	0.00	0.00	2	80	

Measured Tillable Acres: 147.50

Average CSR2: 82.45

Water & Well Information

None known.

Comments

Hard-surfaced road location with markets nearby. A productive farm showing a proven yield history.

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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PLSS: 9_T94N_R17W
Farm: 1978
Tract: 1073

United States Department of Agriculture
Farm Service Agency
Floyd County, IA

1:8,461

0 425 850 1,700 Feet

1 inch = 705 feet

September 08, 2017

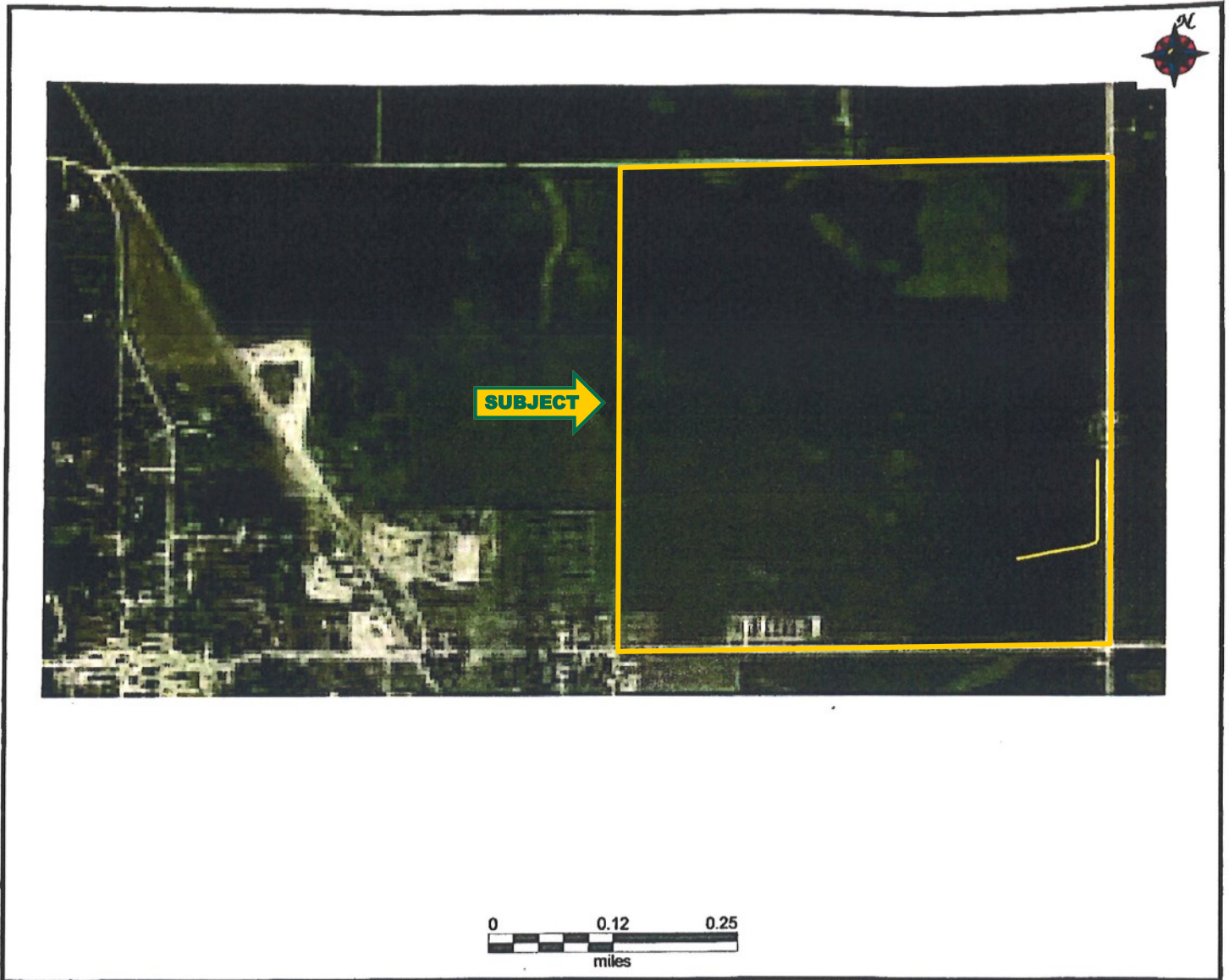


Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

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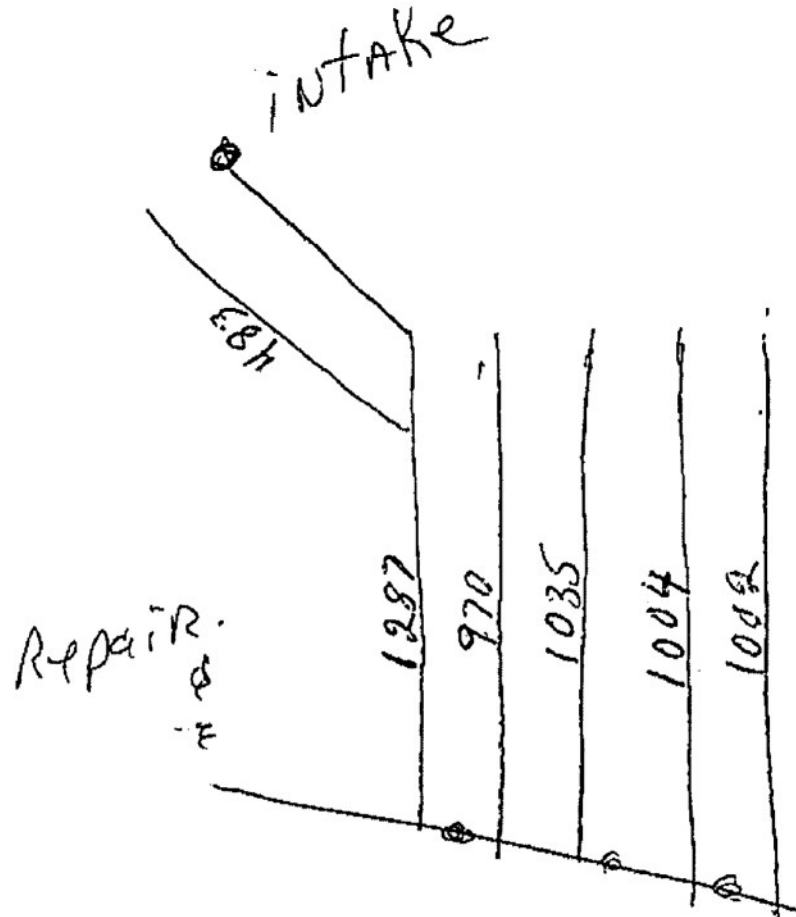
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SE corner looking NW



NE corner looking SW



N side looking S



NW corner looking SE

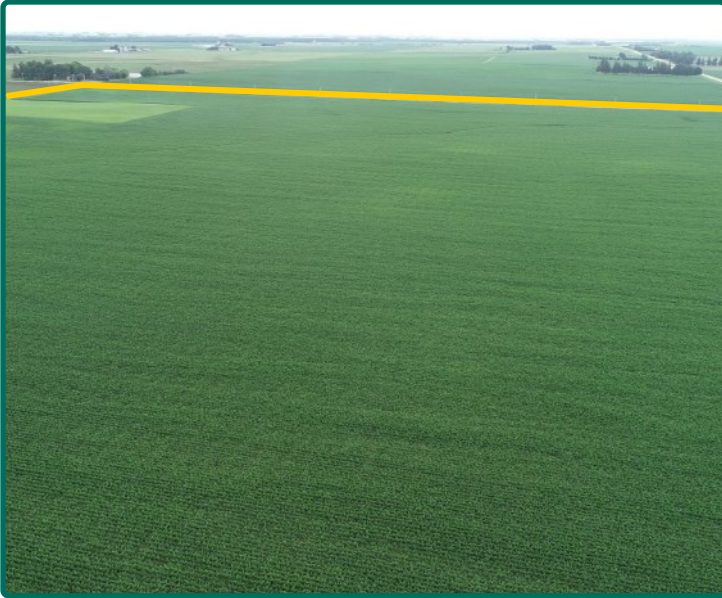


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W side looking E



SW corner looking ENE



Quonset buildings—1 owned, 5 leased



Quonset building —1 owned on the right



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