

Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

Floyd County, IA



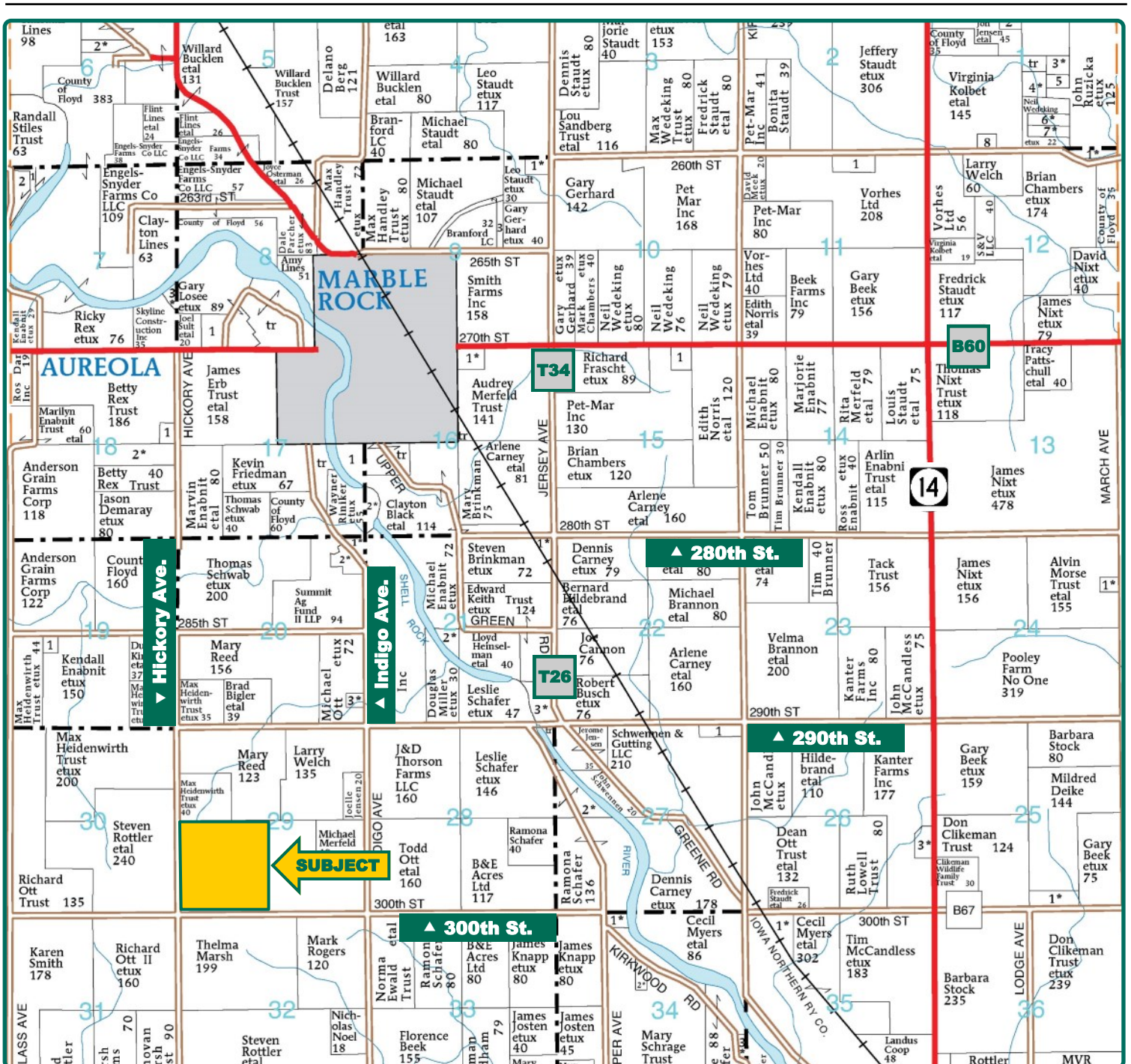
Property Key Features

- **Productive, high-quality soils with pattern-tiled drainage**
- **Three ethanol plants within 31 miles**
- **26.6 acres of timbered habitat**

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FSA/Eff. Crop Acres: 133.40
Corn Base Acres: 64.79*
Bean Base Acres: 64.45*
Soil Productivity: 84.19 CSR2

**Base Acres are estimated.*

Property Information

160.00 Acres, m/l

Location

Approximately 2 miles southwest of Marble Rock, Iowa. Corner of Hickory Avenue and 300th Street.

Legal Description

SW 1/4 of Section 29, Township 94 North, Range 17 West of the 5th P.M., Floyd County, Iowa. Union Township.

Price & Terms

- \$1,270,000
- \$7,937.50/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: \$3,186
 Net Taxable Acres: 160.00
 Tax per Net Taxable Acre: \$19.91

FSA Data

Part of Farm Number 1978, Tract 1043
 FSA/Eff. Crop Acres: 133.40
 Corn Base Acres: 64.79*
 Corn PLC Yield: 158 Bu.
 Bean Base Acres: 64.45*
 Bean PLC Yield: 45 Bu.

**FSA/Eff. Base Acres are estimated pending reconstitution of farm by FSA Office.*

Soil Types/Productivity

Primary soils are Clyde silty clay loam and Protivin clay loam. CSR2 on the FSA/Eff. crop acres is 84.19. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	218	—
2017	—	53
2016	213	—
2015	—	58
2014	203	—
2013	—	48

Yield data obtained from Multi-Peril Crop Insurance records for this parcel and the adjoining 120-acre parcel to the east.

Land Description

Nearly level to gently sloping.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
84	Clyde silty clay loam, 0 to 3 percent slopes	30.01	22.50	2	88	
798B	Protivin clay loam, 1 to 4 percent slopes	24.86	18.63	2	71	
783B	Cresco loam, 2 to 5 percent slopes	20.65	15.48	2	85	
399	Readlyn silt loam, 1 to 3 percent slopes	18.09	13.56	1	91	
83B	Kenyon loam, 2 to 5 percent slopes	16.83	12.61	2	90	
797	Jameston silty clay loam, 0 to 2 percent slopes	7.67	5.75	2	73	
198B	Floyd loam, 1 to 4 percent slopes	7.51	5.63	2	89	
398	Tripoli silty clay loam, 0 to 2 percent slopes	3.98	2.98	2	90	
171B	Bassett loam, 2 to 5 percent slopes	3.80	2.85	2	85	

Measured Tillable Acres: 133.40

Average CSR2: 84.19

Drainage

See tile maps.

Water & Well Information

None known.

Comments

A productive, well-tiled farm. Adjoining 120-acres to the east is also for sale.

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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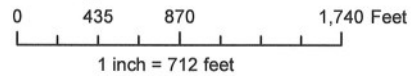
SUBJECT →



PLSS: 29_T94N_R17W
Farm: 1978
Tract: 1043

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

1:8,547



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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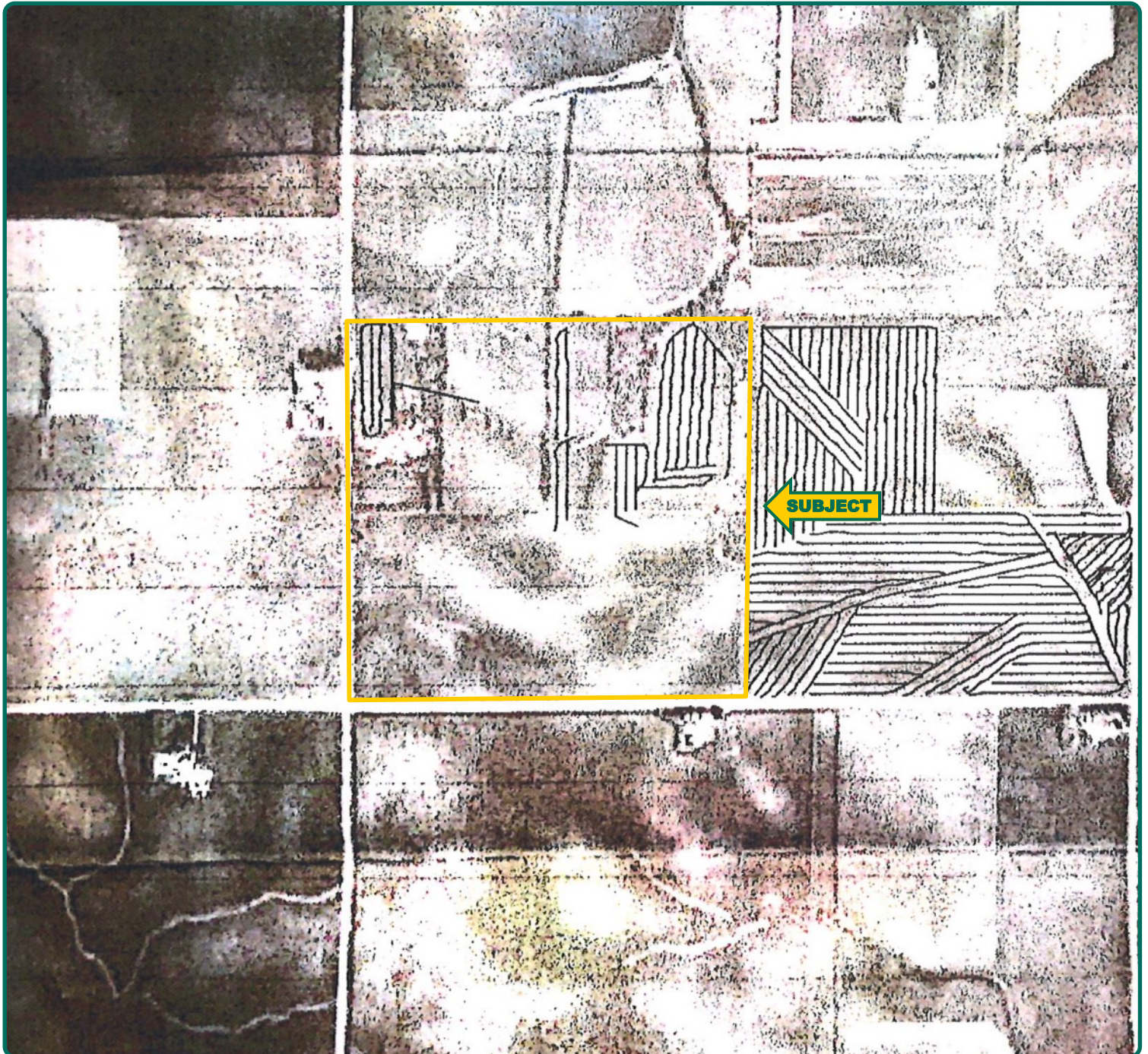
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SE corner looking NW



S side looking N



SW corner looking NE



W side looking E



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NW corner looking SE



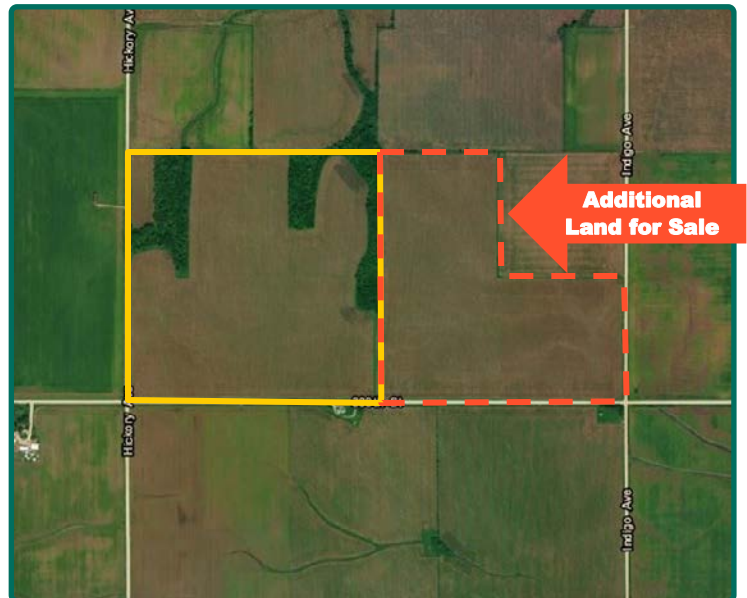
N side looking S



NE corner looking SSW



Additional Land for Sale



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