

Land For Sale

ACREAGE:

120.00 Acres, m/l

LOCATION:

Floyd County, IA



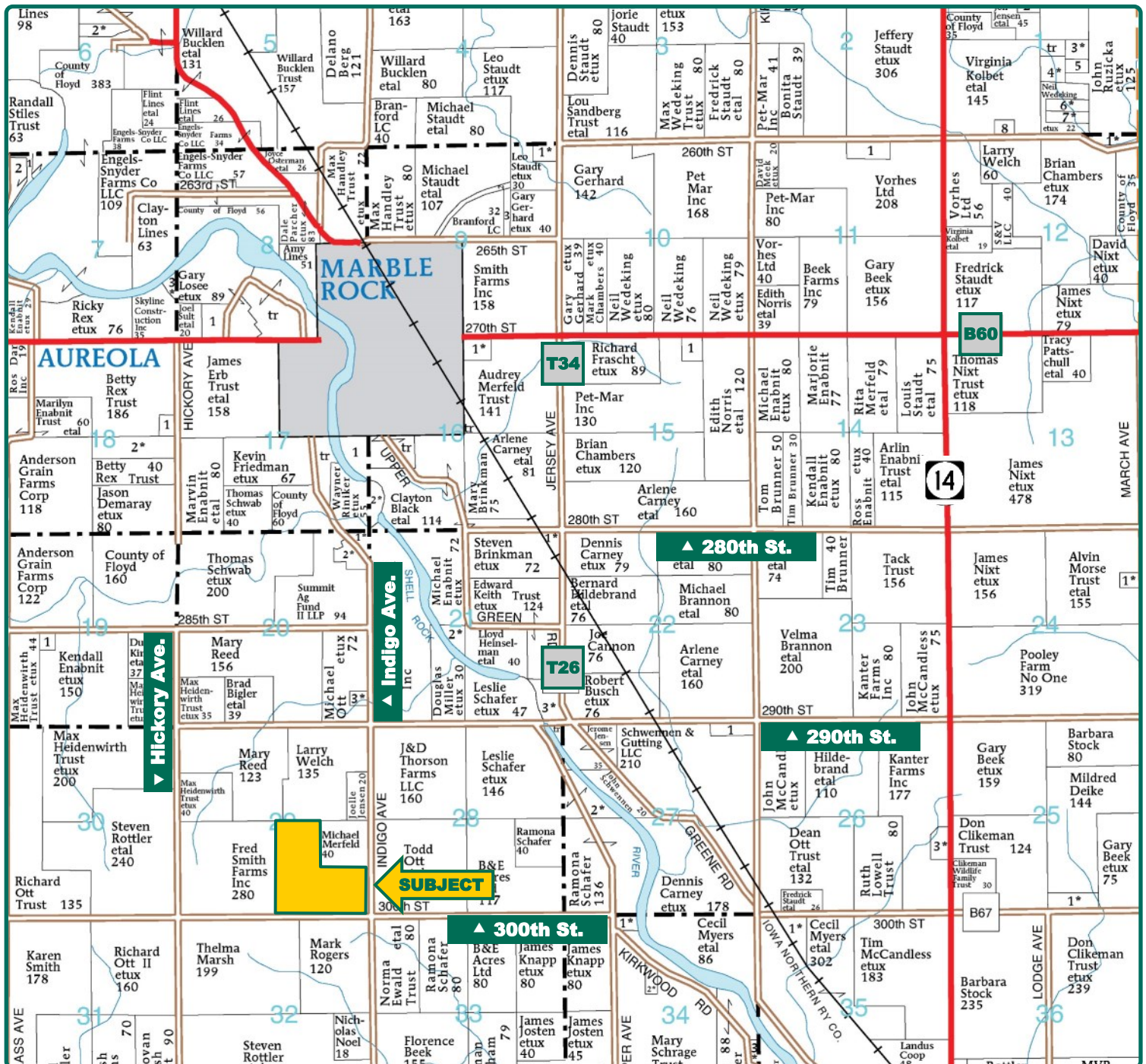
Property Key Features

- Pattern-tiled; 96.25% tillable acres
- High-quality soils
- Located within 32 miles of three ethanol plants

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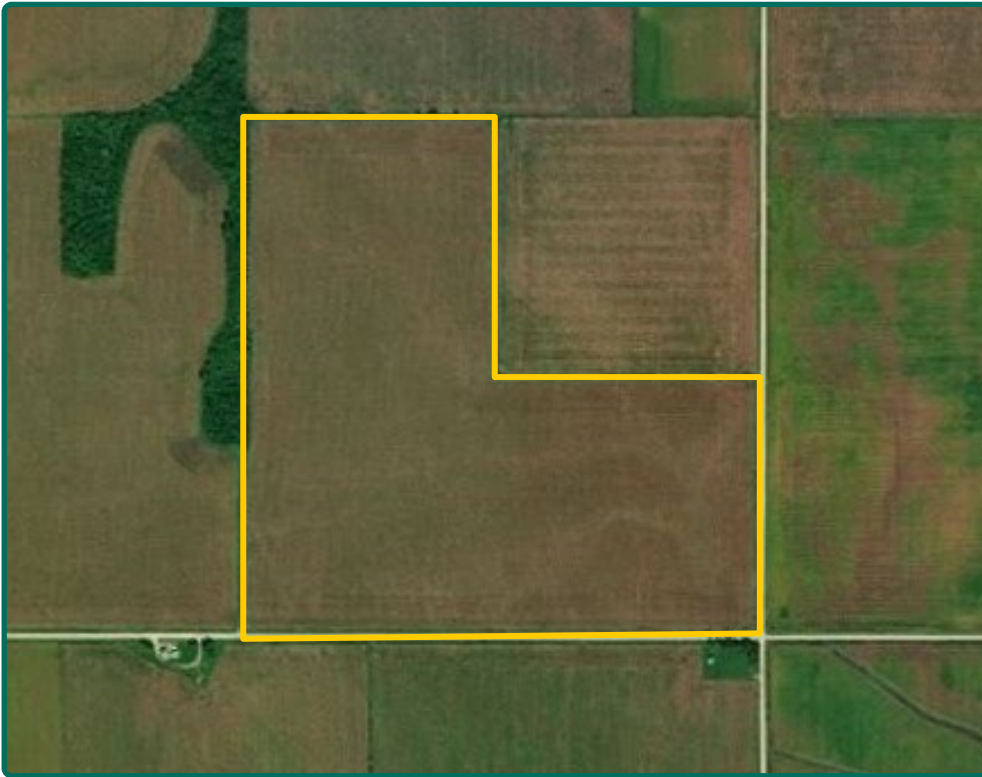


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FSA/Eff. Crop Acres: 115.50
Corn Base Acres: 55.20*
Bean Base Acres: 54.91*
Soil Productivity: 87.02 CSR2

**Base Acres are estimated.*

Property Information

120.00 Acres, m/l

Location

Approximately 2 miles south of Marble Rock, Iowa. Corner of Indigo Avenue and 300th Street.

Legal Description

S 1/2 SE 1/4 and NW SE Section 29, Township 94 North, Range 17 West of the 5th P.M., Floyd County, Iowa. Union Township.

Price & Terms

- \$1,140,000
- \$9,500/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: \$2,948
 Net Taxable Acres: 120.0
 Tax per Net Taxable Acre: \$24.57

FSA Data

Part of Farm Number 1978, Tract 1043
 FSA/Eff. Crop Acres: 115.50
 Corn Base Acres: 55.20*
 Corn PLC Yield: 158 Bu.
 Bean Base Acres: 54.91*
 Bean PLC Yield: 45 Bu.
**FSA/Eff. Base Acres are estimated pending reconstitution of farm by FSA Office.*

Land Description

Nearly level to gently sloping.

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 160-acre parcel to the west.

Water & Well Information

None known.

Drainage

See tile maps.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
399B	Readlyn loam, 2 to 5 percent slopes	39.67	34.35	1	91	
84	Clyde silty clay loam, 0 to 3 percent slopes	27.90	24.16	2	88	
171B	Bassett loam, 2 to 5 percent slopes	13.84	11.98	2	85	
83B	Kenyon loam, 2 to 5 percent slopes	7.07	6.12	2	90	
798B	Protivin clay loam, 1 to 4 percent slopes	6.75	5.84	2	71	
398	Tripoli silty clay loam, 0 to 2 percent slopes	5.79	5.01	2	90	
797	Jameston silty clay loam, 0 to 2 percent slopes	5.29	4.58	2	73	
198B	Floyd loam, 1 to 4 percent slopes	4.31	3.73	2	89	
471B	Oran loam, 2 to 5 percent slopes	3.06	2.65	2	81	
783B	Cresco loam, 2 to 5 percent slopes	1.83	1.58	2	85	

Measured Tillable Acres: 115.50

Average CSR2: 87.02

Soil Types/Productivity

Primary soils are Readlyn loam and Clyde silty clay loam. CSR2 on the FSA/Eff. crop acres is 87.02. See soil map for detail.

Comments

A productive, pattern-tiled farm. Adjoining 160 acres to the west 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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United States Department of Agriculture
Farm Service Agency
Floyd County, IA

PLSS: 29_T94N_R17W
Farm: 1978
Tract: 1043

1:8,547

0 435 870 1,740 Feet

1 inch = 712 feet

September 08, 2017

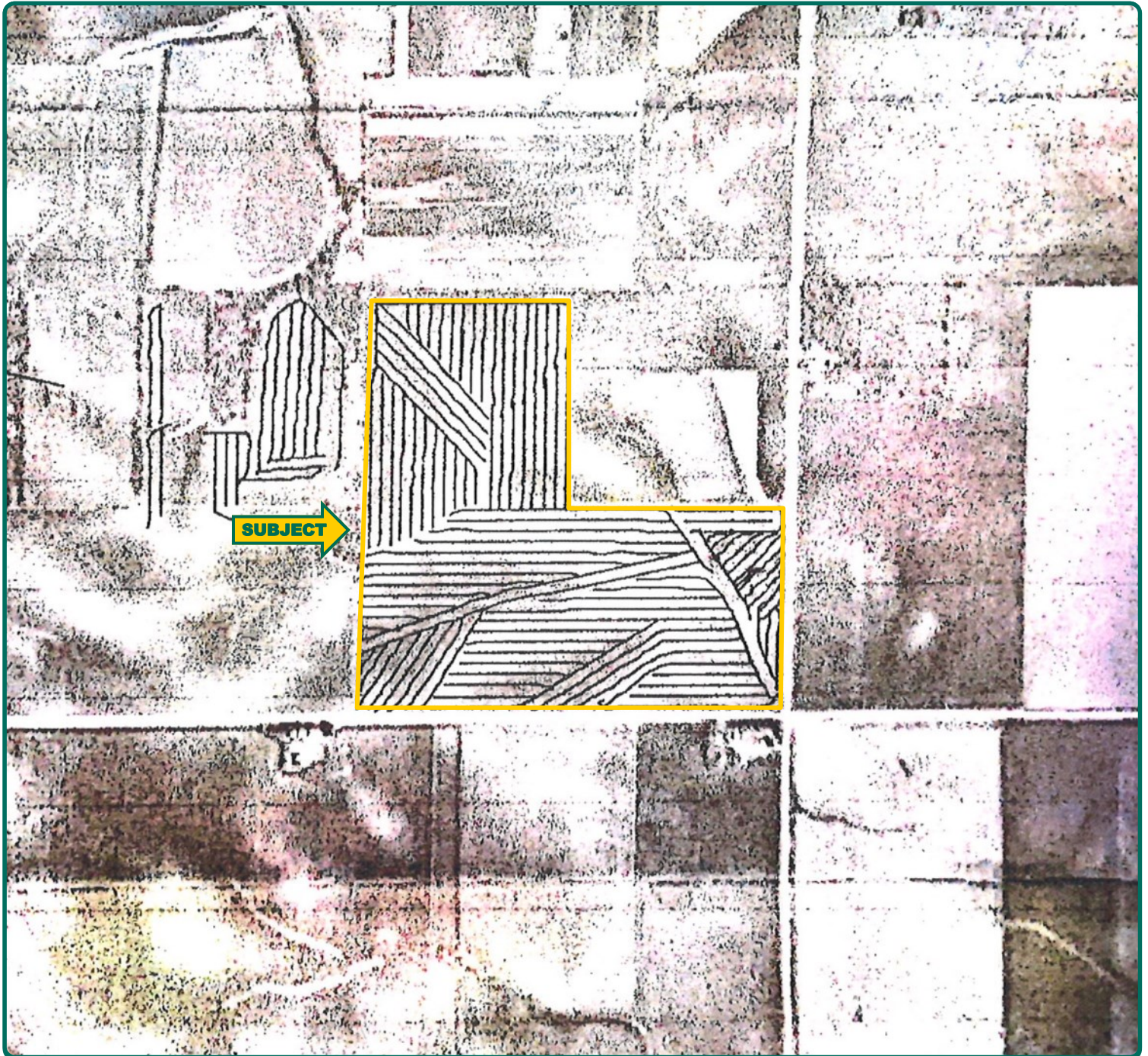


Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

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NW corner looking SE



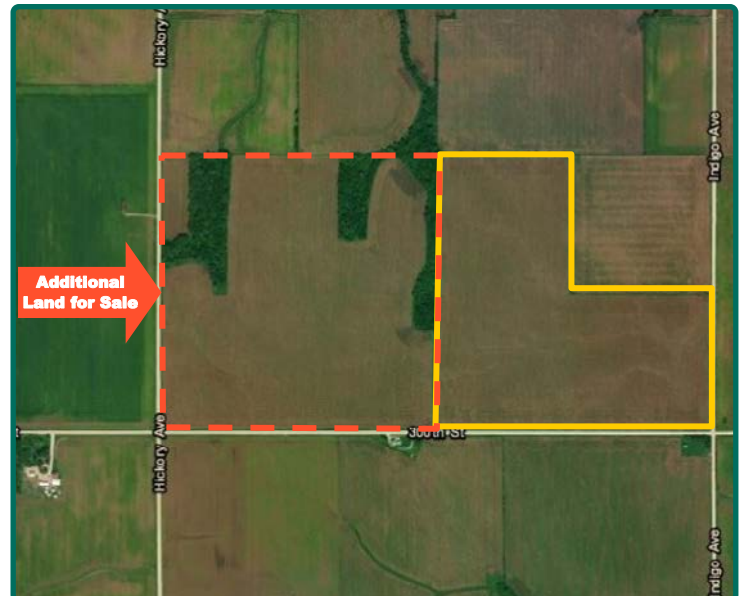
N side looking S



E side looking WSW



SE corner looking NW



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