

Land For Sale

ACREAGE:

55.53 Acres, m/l

LOCATION:

Wright County, IA



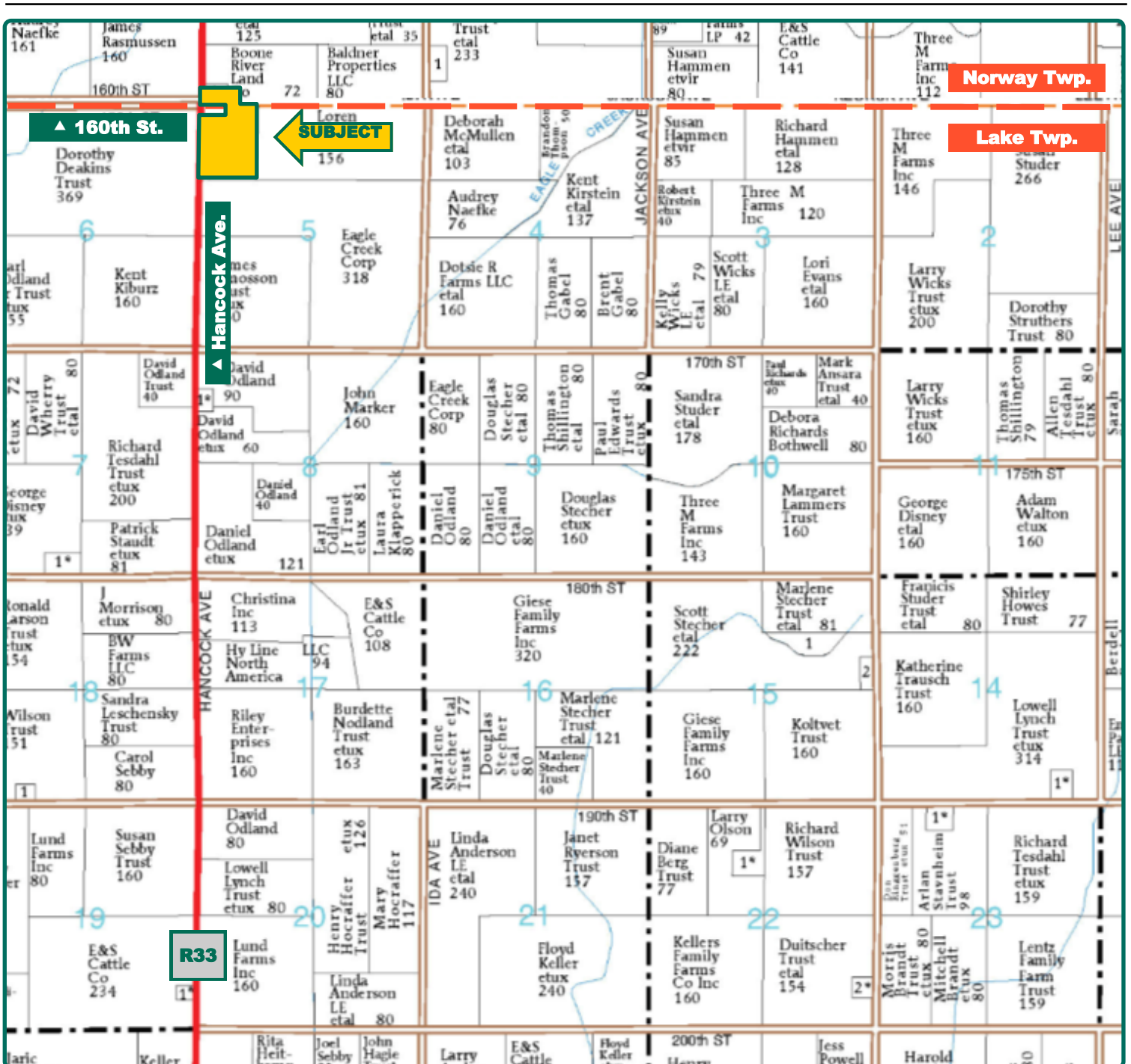
Property Key Features

- **5 Miles Northwest of Clarion**
- **54.39 FSA/Eff Crop Acres with a 64.1 CSR2**
- **Good Soils on this Wright County Farm**

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FSA/Eff. Crop Acres:	54.39
Corn Base Acres:	49.71
Soil Productivity:	64.1 CSR2

Property Information

55.53 Acres, m/l

Location

From Clarion: Head west 4 miles on Hwy 3, then 6 miles north on R33/Hancock Ave. Farm is on the east side of the road.

Legal Description

S 355' of W 930' of SW¼ SW¼, Section 32, Township 93 North, Range 25 (Parcel "A") and NW¼ NW¼, except N 280' of W 622', Section 5, Township 92 North, Range 25 West of the 5th P.M. (Wright County, Iowa)

Price & Terms

- \$345,000
- \$6,212.86/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon, subject to 2019 lease.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,240
Net Taxable Acres: 54.01
Tax per Net Taxable Acre: \$22.96

FSA Data

Farm Number 5642, Tract 4837 & 4871
FSA/Eff. Crop Acres: 54.39
Corn Base Acres: 49.71
Corn PLC Yield: 151 Bu.

Soil Types/Productivity

Primary soils are Harps-Okoboji, Wadena and Talcot . CSR2 on the FSA/Eff. crop acres is 64.1. See soil map for detail.

Land Description

Level

Buildings/Improvements

None

Drainage

Natural, plus tile.

Water & Well Information

None

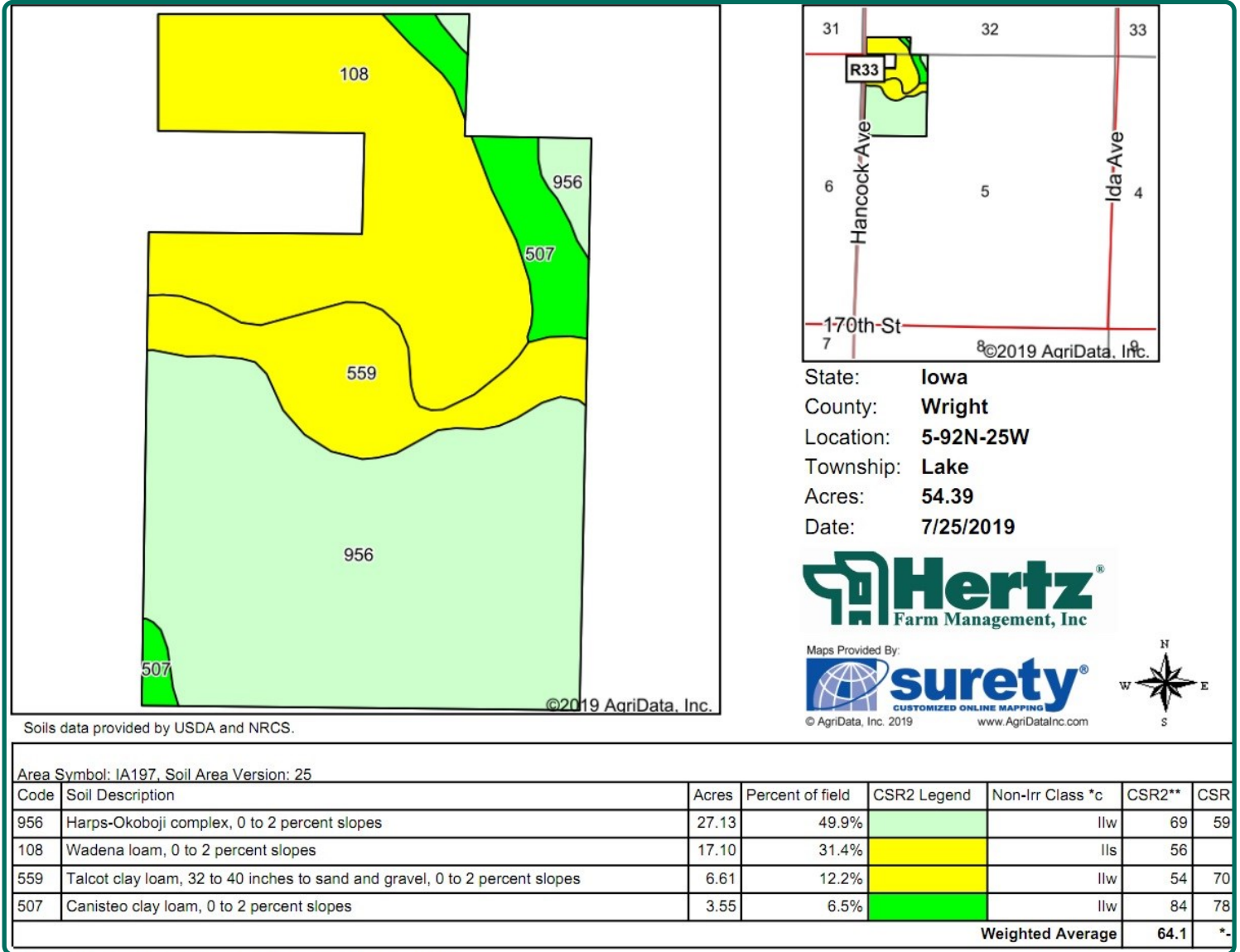
Comments

Quality soils on this Wright County farm.

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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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Northeast Looking Southwest



Southeast Looking Northwest



Northwest Looking Southeast



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