

# Land For Sale

**ACREAGE:**

**188.47 Acres, m/l**

**LOCATION:**

**Winnebago County, IA**

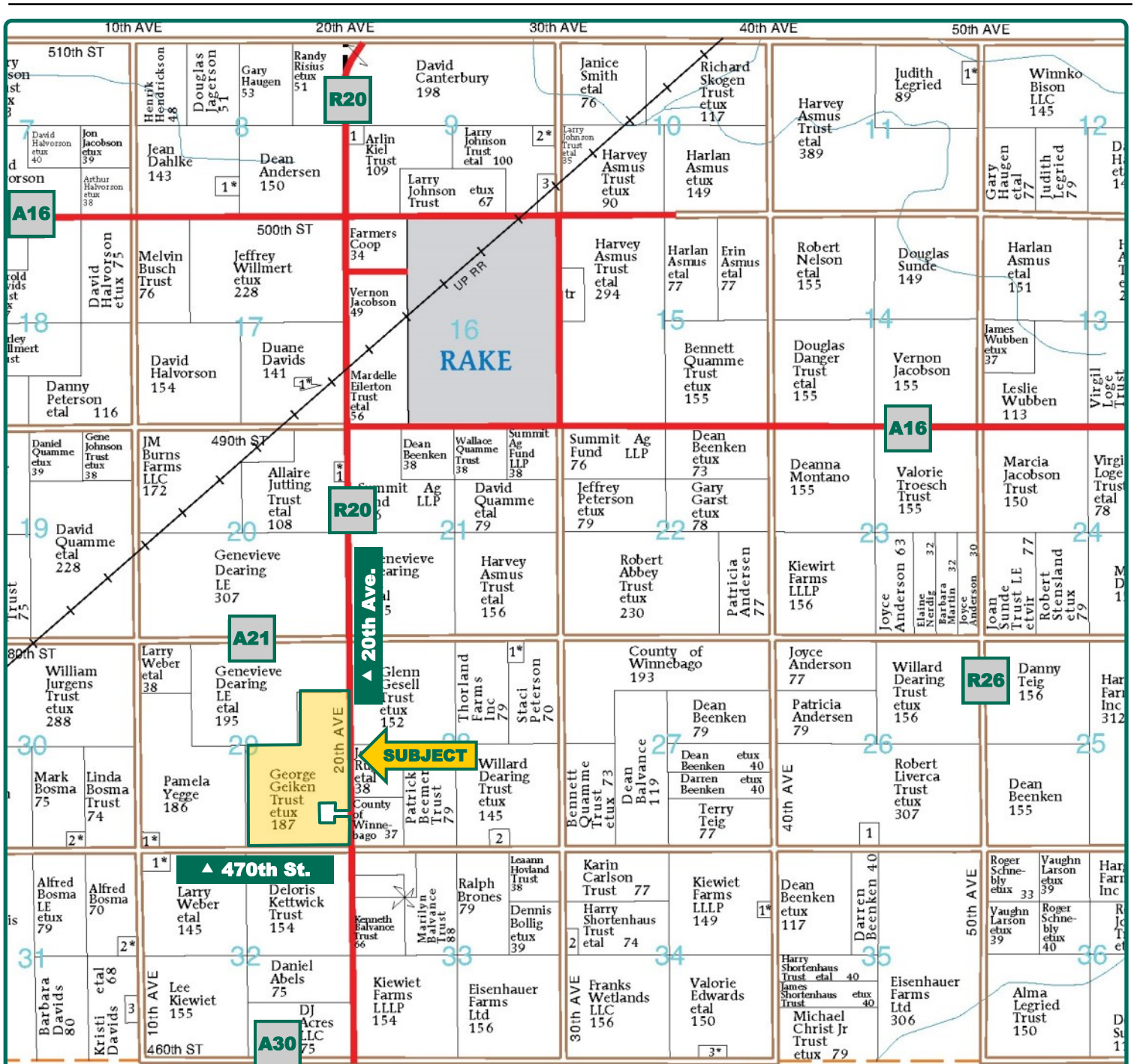


## Property Key Features

- Blacktop location
- Productive soils
- Majority of farm located in Drainage District #21

**Sterling Young, AFM-Retired**  
Licensed Broker in IA & MN  
**SterlingY@Hertz.ag**

**641-423-9531**  
2800 4th St SW, Suite 7  
Mason City, IA 50401  
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**FSA/Eff. Crop Acres: 188.26\***  
**Corn Base Acres: 129.39\***  
**Bean Base Acres: 54.51\***  
**Soil Productivity: 77.9 CSR2**

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

## Property Information

**188.47 Acres, m/l**

### Location

From Rake: ¼ mile west on A16 then south 1¼ miles on R20. Property is located on west side of R20.

### Legal Description

The SE¼, except tract, and the SE¼ NE¼, Section 29, T100N, R26W, Lincoln Twp., Winnebago Co., IA. Exact legal per Abstract of Title.

### Price & Terms

- \$1,475,000
- \$7,826.18/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: \$5,900  
 Net Taxable Acres: 187.21  
 Tax per Net Taxable Acre: \$31.52

### FSA Data

Farm Number 4018, Tract 39  
 FSA/Eff. Crop Acres: 188.26\*  
 Corn Base Acres: 129.39\*  
 Corn PLC Yield: 152 Bu.  
 Bean Base Acres: 54.51\*  
 Bean PLC Yield: 41 Bu.  
*\*Acres and bases are estimated pending reconstitution of farm by Winnebago County FSA Office.*

### Soil Types/Productivity

Primary soils are Canisteo, Harps, Clarion, Nicollet and Okoboji silty clay loam. CSR2 on the estimated FSA/Eff. crop acres is 77.9. See soil map for detail.

### Land Description

Level to gently rolling topography.

### Buildings/Improvements

2 small grain bins and a small machine shed.

### Drainage

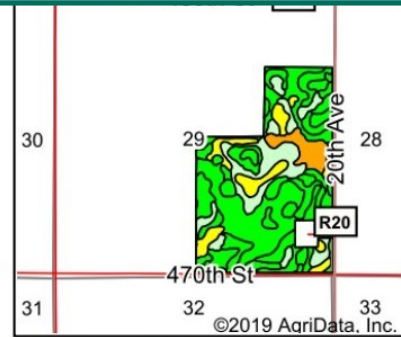
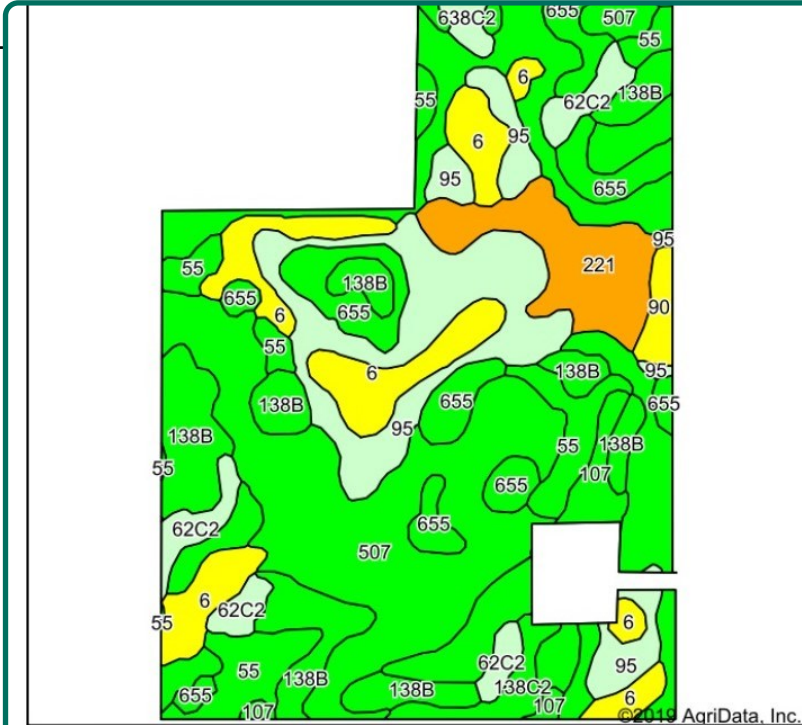
Natural and tile. Located in Drainage District #21.

### Water & Well Information

None known.

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State: Iowa  
 County: Winnebago  
 Location: 29-100N-26W  
 Township: Lincoln  
 Acres: 188.26  
 Date: 7/29/2019



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA189, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	62.07	33.0%		llw	84	78	79
95	Harps clay loam, 0 to 2 percent slopes	23.66	12.6%		llw	72	62	77
138B	Clarion loam, 2 to 6 percent slopes	19.91	10.6%		lle	89	80	83
55	Nicollet clay loam, 1 to 3 percent slopes	19.08	10.1%		lw	89	88	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	18.08	9.6%		lllw	59	57	77
655	Crippin loam, 1 to 3 percent slopes	17.25	9.2%		le	91	83	84
221	Klossner muck, 0 to 1 percent slopes	10.36	5.5%		lllw	32	49	90
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	6.72	3.6%		llle	64	51	65
107	Webster clay loam, 0 to 2 percent slopes	3.16	1.7%		llw	86	83	80
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.68	1.4%		llle	83	63	65
485B	Spillville loam, 2 to 5 percent slopes	1.91	1.0%		lle	88	85	82
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.81	1.0%		lllw	55	59	71
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.57	0.8%		llle	75	57	65
<b>Weighted Average</b>						<b>77.9</b>	<b>72.7</b>	<b>*n 79.1</b>

\*\*IA has updated the CSR values for each county to CSR2.

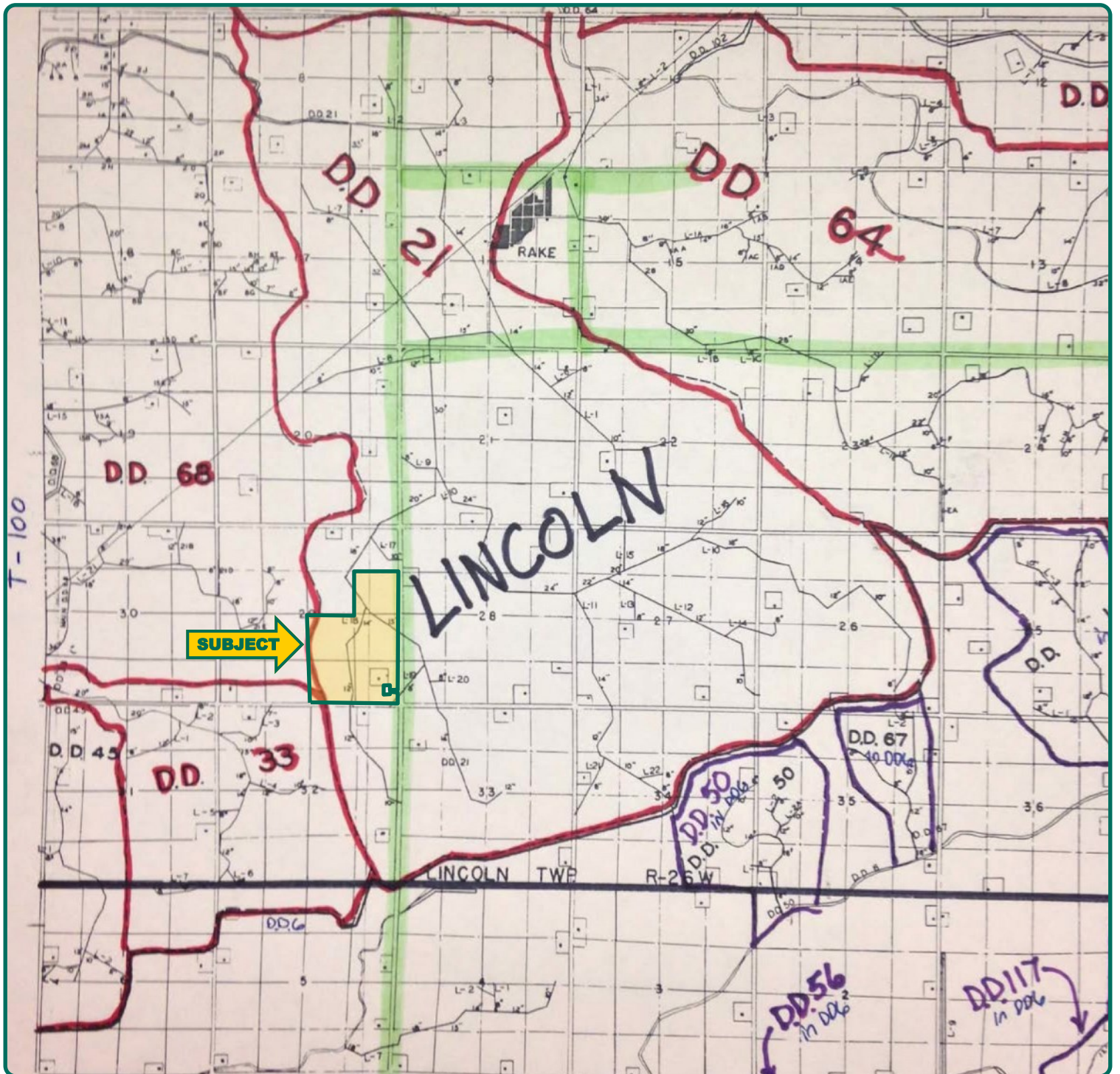
## Comments

Desirably located, productive farm in a strong farming area.

*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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**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 191.30 acres

2019 Program Year

Map Created April 24, 2019

**Farm 4018**

**Tract 39**

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Looking NE from SW corner



Looking SW from NE corner



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