

Land For Sale

ACREAGE:

64.77 Acres, m/l

LOCATION:

Bremer County, IA



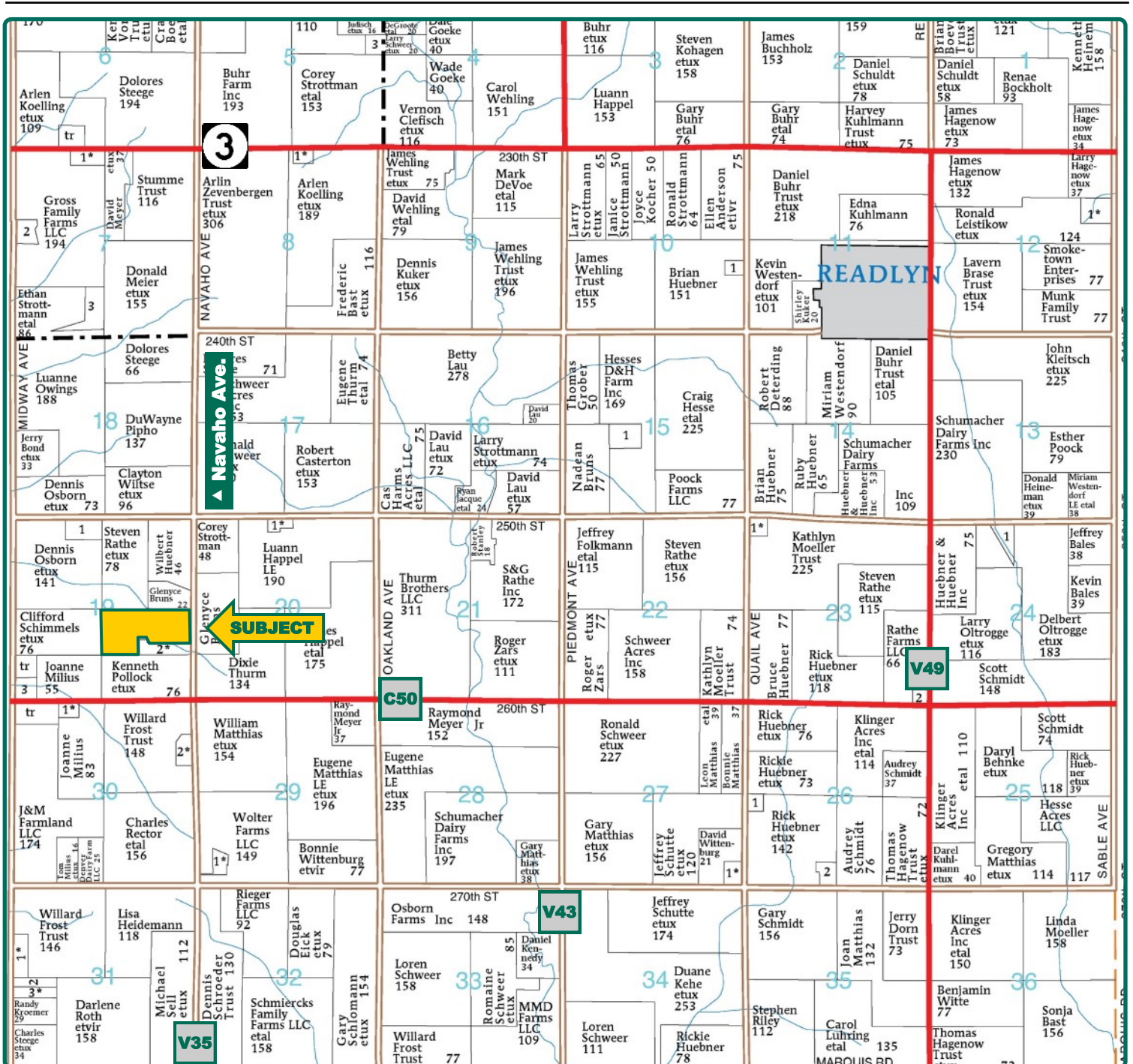
Property Key Features

- **Highly Productive Bremer County Farm**
- **CSR2 of 85.10 on 61.73 FSA/Eff. Crop Acres**
- **Excellent Fertility Due to Benefits of Manure Applications**

Adam L. Meyer, AFM
Licensed Salesperson in IA
AdamM@Hertz.ag

319.234.1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal E. Wilson
Licensed Salesperson in IA
CalW@Hertz.ag



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FSA/Eff. Crop Acres:	61.73
Corn Base Acres:	43.21
Bean Base Acres:	18.40
Soil Productivity:	85.10 CSR2

Property Information

64.77 Acres, m/l

Location

Southwest of Readlyn, IA
Northeast of Denver, IA

Legal Description

NW SE Excluding Parcel D AND NE SE Excluding Parcel D in Section 19, Township 91 North, Range 12 West of the 5th P.M., Bremer County, IA. Maxfield Township.

Price & Terms

Price Reduced!

- ~~\$650,000~~ \$615,315
- ~~\$10,035.51/acre~~ \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,018
Net Taxable Acres: 64.77
Tax per Net Taxable Acre: \$31.16

FSA Data

Farm Number 6191, Tract 11714
FSA/Eff. Crop Acres: 61.73
Corn Base Acres: 43.21
Corn PLC Yield: 166 Bu.
Bean Base Acres: 18.40
Bean PLC Yield: 55 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Floyd loam, Klinger silty clay loam, and Kenyon loam. CSR2 on the FSA/Eff. crop acres is 85.10. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2017	215	59
2016	205	-
2015	204	-

Yield information is reported by Multiple Peril Crop Insurance.

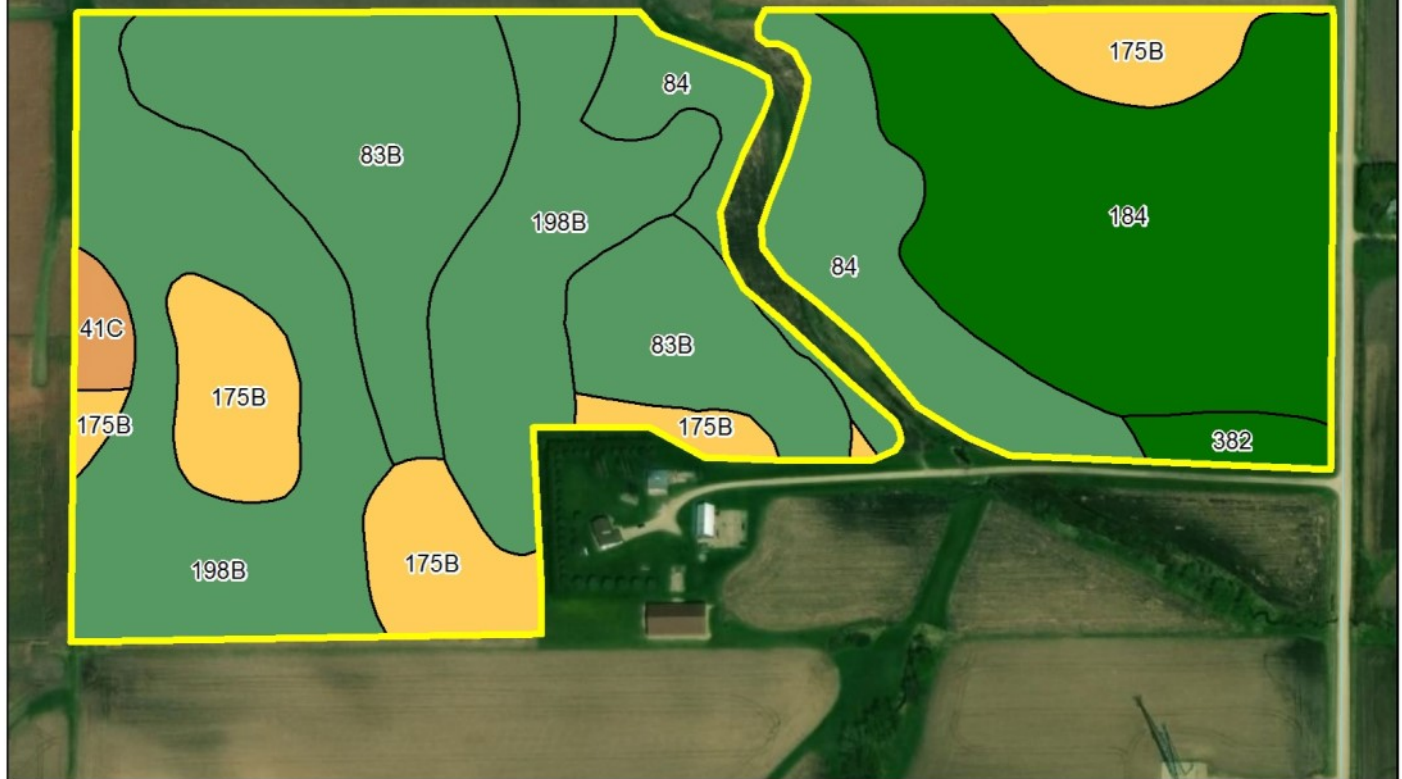
Land Description

Level to gently rolling

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
198B	Floyd loam, 1 to 4 percent slopes	17.83	28.88	2	89	
184	Klinger silty clay loam, 1 to 4 percent slopes	14.56	23.58	1	95	
83B	Kenyon loam, 2 to 5 percent slopes	12.41	20.11	2	90	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	7.69	12.45	3	50	
84	Clyde silty clay loam, 0 to 3 percent slopes	7.56	12.25	2	88	
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.98	1.59	2	94	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.69	1.13	4e	34	

Measured Tillable Acres: 61.73

Average CSR2: 85.10

Buildings/Improvements

None

Drainage

See tile sketch

Water & Well Information

No well on property

Comments

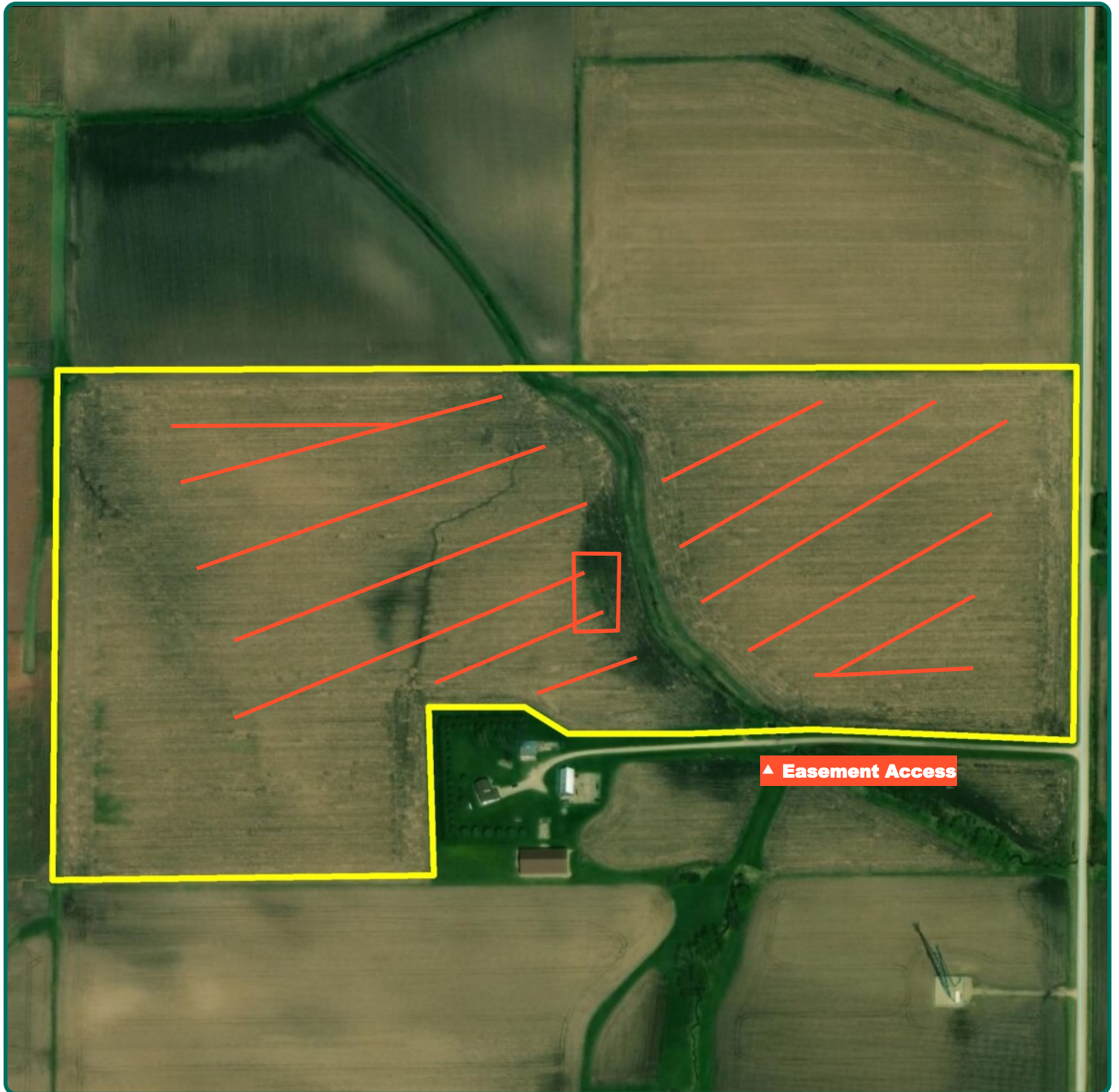
No fencing arrangement. Shared maintenance agreement for driveway in Easement.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Looking West



Looking East



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