

# Land For Sale

**ACREAGE:**

**200.0 Acres, m/l**

**LOCATION:**

**Floyd County, IA**



## Property Key Features

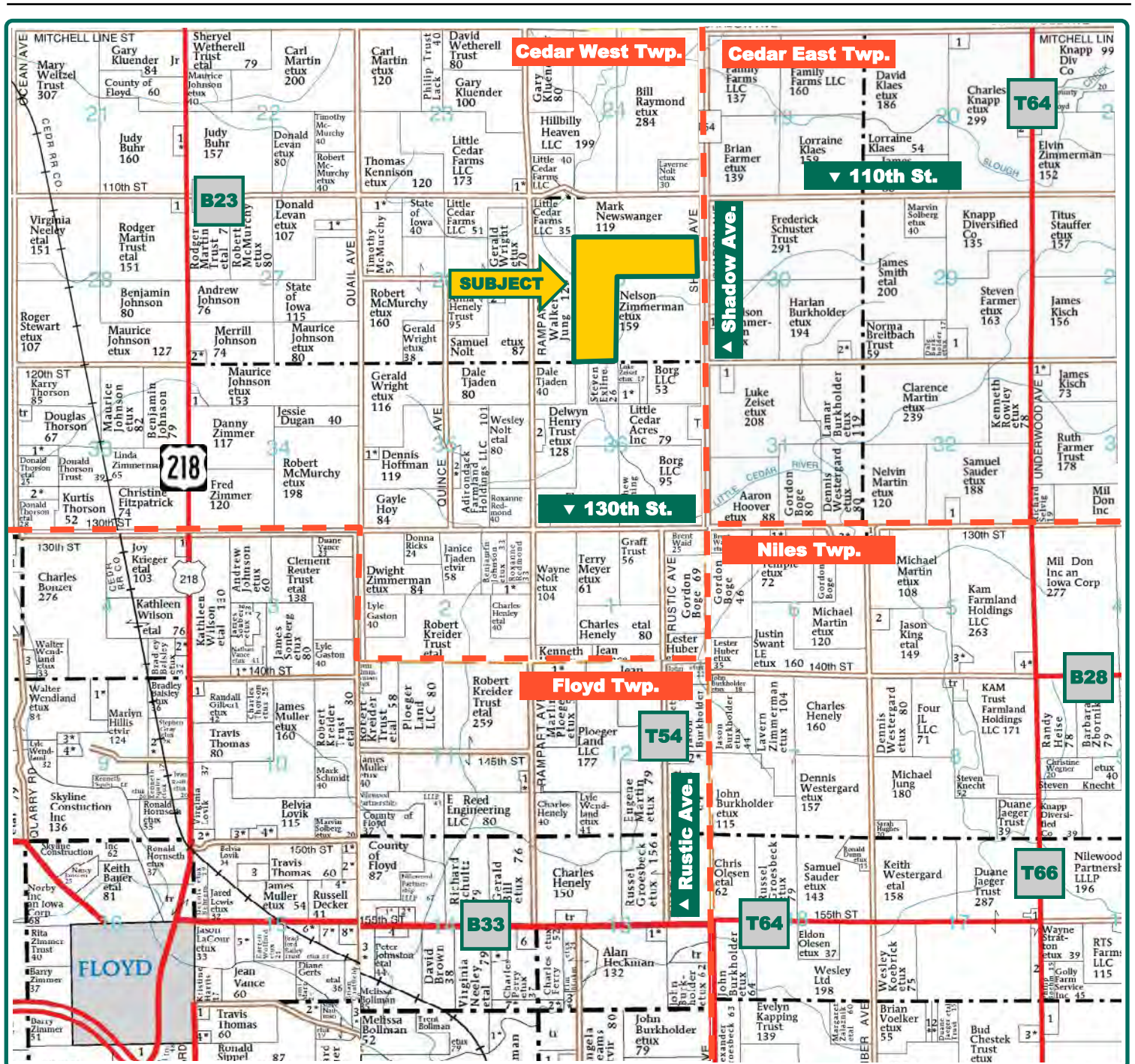
- 55.21 productive farmland acres
- 54.36 acres of CRP
- 87.22 acres of timber along the Little Cedar River

**Sterling Young, AFM-Retired**  
Licensed Broker in IA & MN  
[SterlingY@Hertz.ag](mailto:SterlingY@Hertz.ag)

**641-423-9531**  
2800 4th Street SW, Suite 7  
Mason City, IA 50401  
[www.Hertz.ag](http://www.Hertz.ag)

**Nicole M. Rustad**  
Licensed Salesperson in IA & MN  
[NicoleR@Hertz.ag](mailto:NicoleR@Hertz.ag)





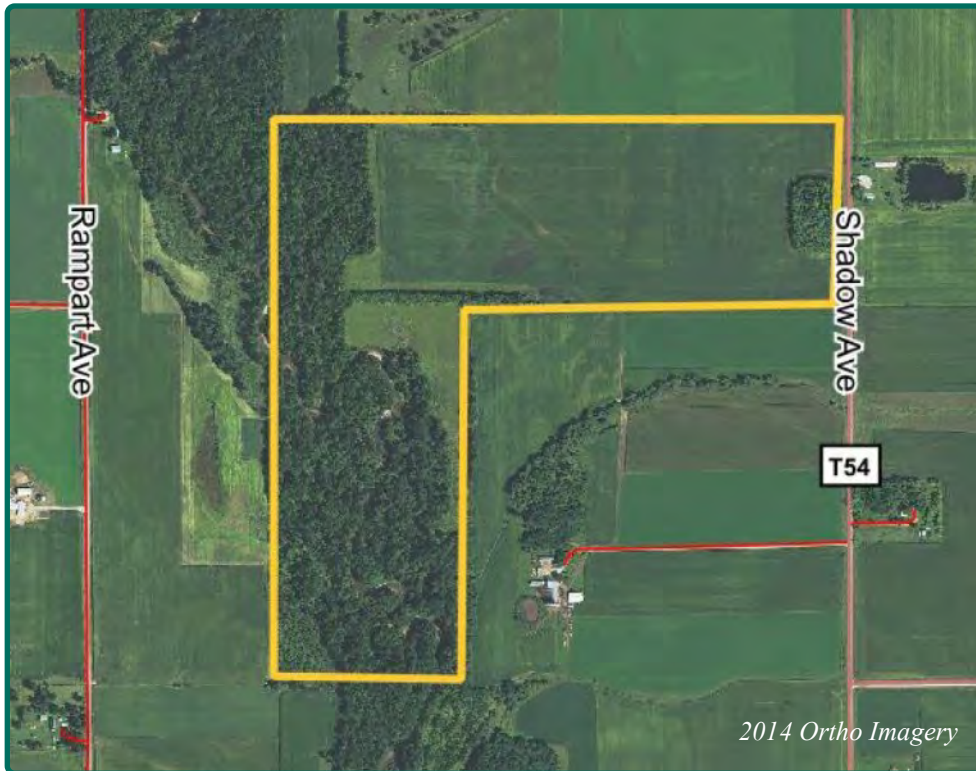
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<b>FSA/Eff. Crop Acres:</b>	<b>55.21</b>
<b>CRP Acres:</b>	<b>54.36</b>
<b>Corn Base Acres:</b>	<b>55.21</b>
<b>Soil Productivity:</b>	<b>76.70 CSR2</b>

## Property Information

### 200 Acres, m/l

#### Location

From B33 east of Floyd: 2.5 miles north on Rustic Ave., 0.25 miles east on 130th Street, 1.5 miles north on Shadow Ave. Property driveway is on the west side of Shadow Ave.

From Hwy 218, 4 ½ miles north of Floyd: 3 miles east on 110th Street, 0.25 miles south on Shadow Ave.

From T64, 4 ½ miles northwest of Colwell: 2 miles west on 110th Street, 0.25 miles south on Shadow Ave.

#### Legal Description

E1/2 SW1/4; S1/2 NE1/4; SE1/4 NW1/4; Section 25, T97N, R16W of the 5th P.M.

#### Price & Terms

##### Price Reduced!

- ~~\$900,000~~ \$850,000
- ~~\$4,500/acre~~ \$4,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

At closing, subject to the existing cash rent lease that expires 2/28/2020.

#### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,498  
Net Taxable Acres: 115.64  
Tax per Net Taxable Acre: \$21.60

#### FSA Data

Farm Number 51, Tract 1342  
FSA/Eff. Crop Acres: 55.21  
Corn Base Acres: 55.21  
Corn PLC Yield: 122 Bu.

#### CRP Contracts

There are 20.6 acres of CRP with an annual payment of \$4,746. This contract expires 9/30/2022.

There are 33.76 acres of CRP with an annual payment of \$10,128. This contract expires 9/30/2032.

#### Soil Types/Productivity

Primary soils are Floyd, Wapsie and Bassett loam. CSR2 on the FSA/Eff. crop acres is 76.7. See soil map for detail.

#### Land Description

Level to gently rolling.

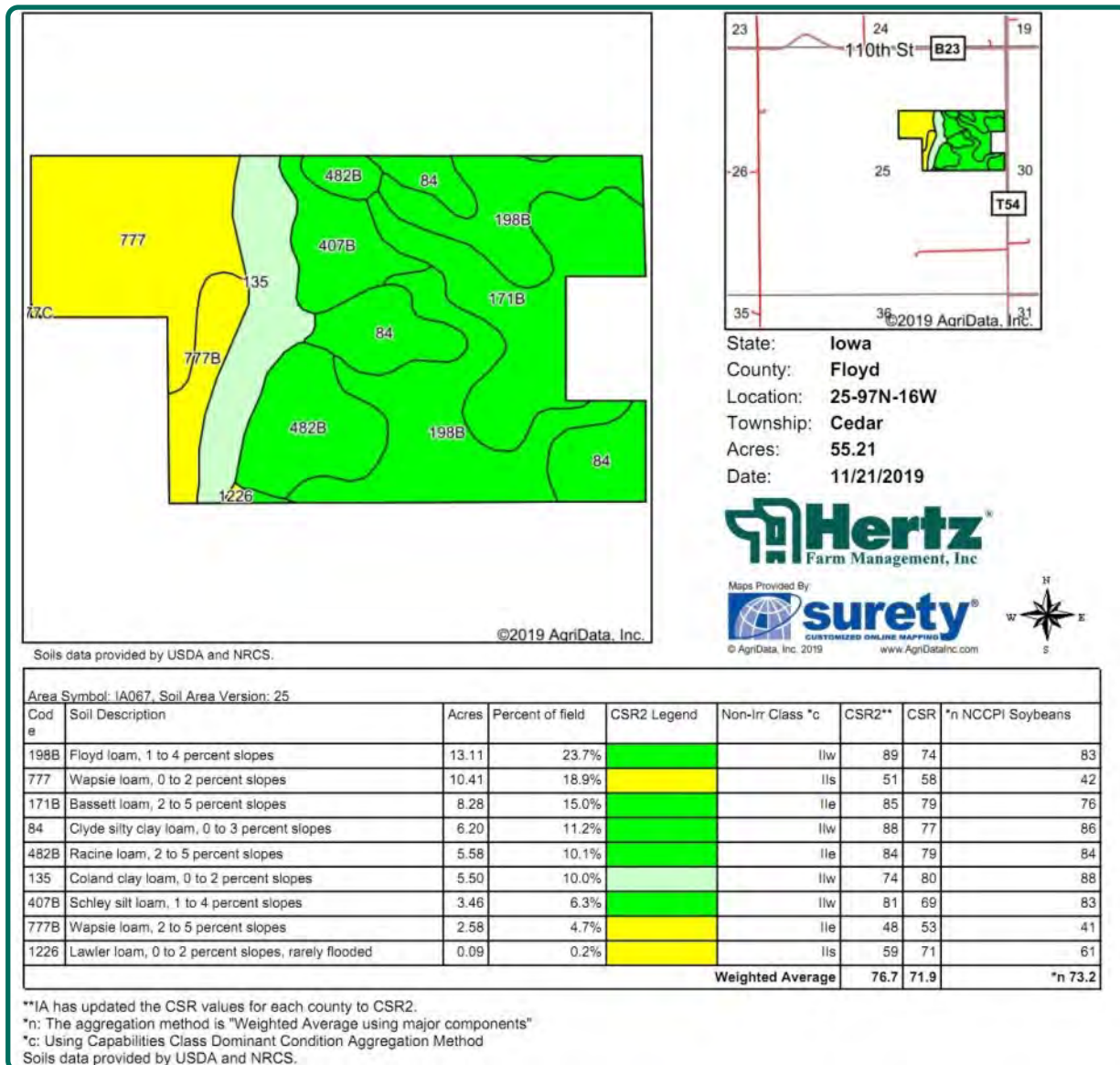
#### Buildings/Improvements

None.

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### Drainage

Tiled. Tile maps available upon request.

### Water & Well Information

None known.

### Comments

Productive farmland plus timber with potential for future lumber and hardwood log income. Excellent habitat for wildlife hunting with abundant cover and water provided by the Little Cedar River.

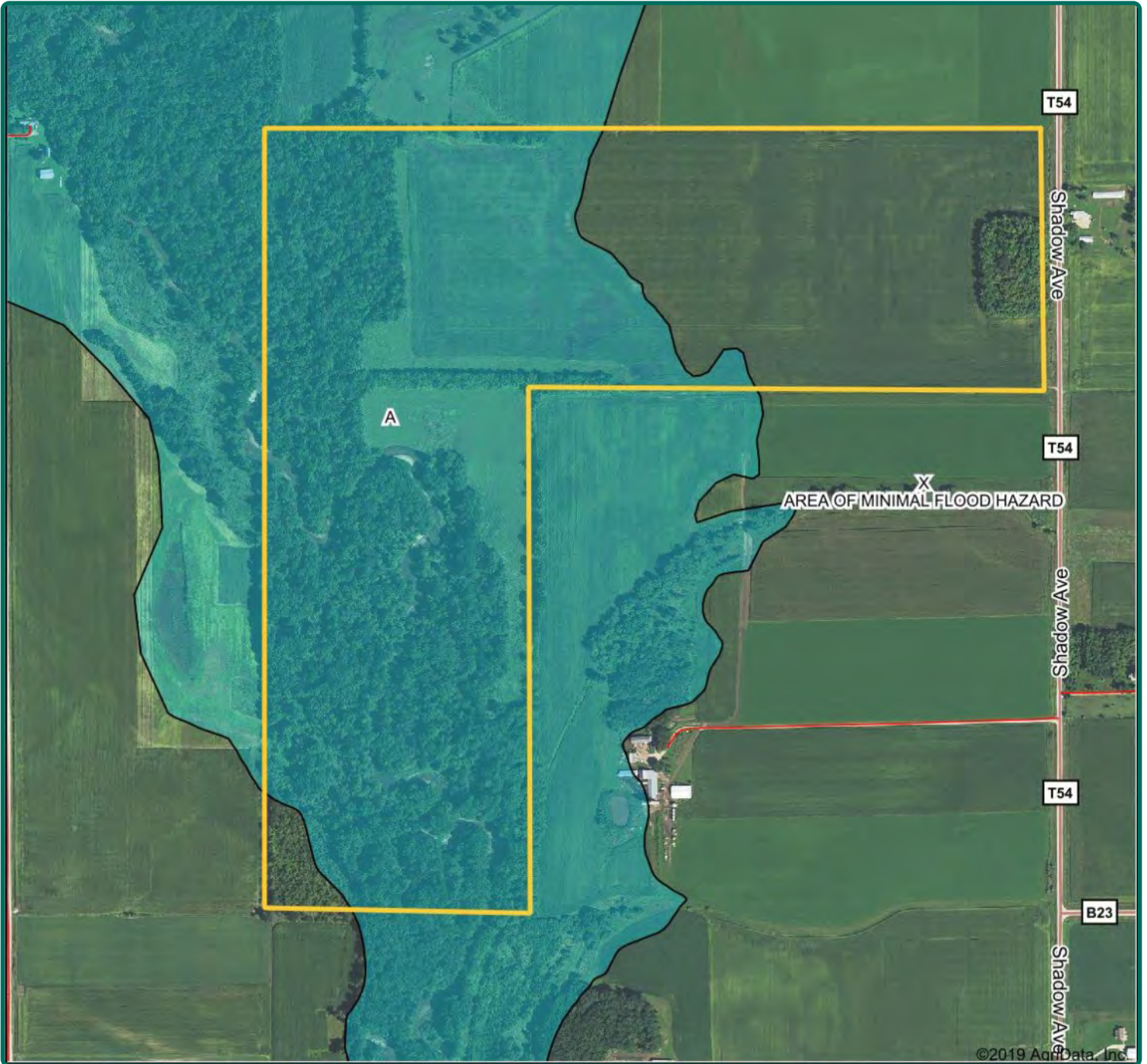
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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Looking west at 33.76 CRP acres



Looking southwest from northeast corner



Looking east at cropland acres



Looking south at southwest 80 acres



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