

Land For Sale

ACREAGE:

56.01 Acres, m/l

LOCATION:

Hancock County, IA

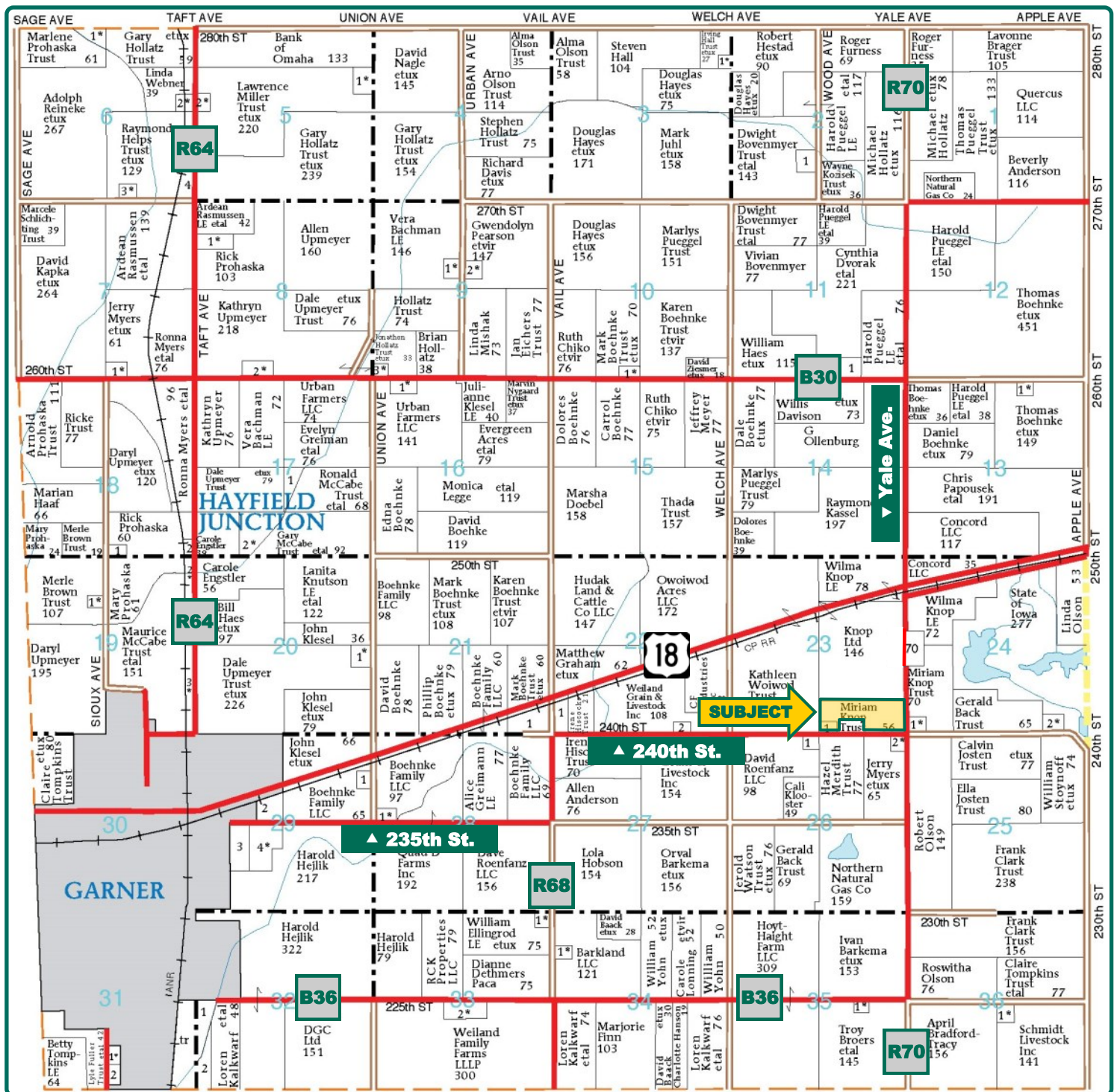


Property Key Features

- **Blacktop location between Garner and Ventura**
- **Combination of cropland and CRP acres with 10 years of payments**
- **Close to Clear Lake and other natural wildlife habitat areas**

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
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

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
www.Hertz.ag



FSA/Eff. Crop Acres:	18.85
CRP Acres:	37.03
Corn Base Acres:	18.73
Soil Productivity:	63.40 CSR2

Property Information

56.01 Acres, m/l

Location

From Garner: Proceed 4 miles east on Hwy 18 to Yale Ave. Turn south on Yale Ave., travel south ¾ mile. The property is located on the west side of Yale Ave.

From Ventura: Proceed 2 miles west on Hwy 18. Turn south on Yale Ave., travel 0.6 mile south. The property is on the west side of Yale Ave.

Legal Description

S 70 A S½ SE¼, less tract, Section 23, Concord Twp., T96N, R23W, Hancock Co., IA. Exact legal per Abstract of Title.

Price & Terms

- \$390,000.00
- \$6,963.04/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Full possession at closing subject to lease that expires March 1, 2020.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,318
Net Taxable Acres: 56.01
Tax per Net Taxable Acre: \$23.53

FSA Data

Farm Number 6414, Tracts 10357 & 10358
FSA/Eff. Crop Acres: 18.85
CRP Acres: 37.03

Corn Base Acres: 18.73
Corn PLC Yield: 128 Bu.

CRP Contracts

There are 15.65 acres enrolled in a CRP contract that pays \$3,177 annually and expires 09/30/2029.

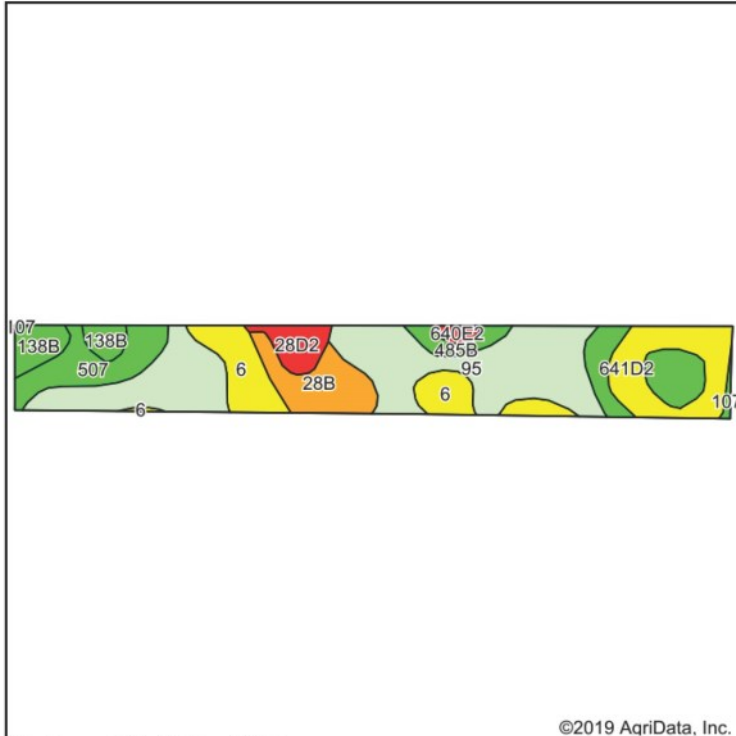
There are 21.38 acres enrolled in a CRP contract that pays \$4,340 annually and expires 09/30/2029.

Soil Types/Productivity

Primary soils are Harps, Okoboji and Clarion-Sunburg. CSR2 on the FSA/Eff. crop acres is 63.4. CSR2 on the FSA/Eff. crop and CRP acres is 72.1. See soil map for details.

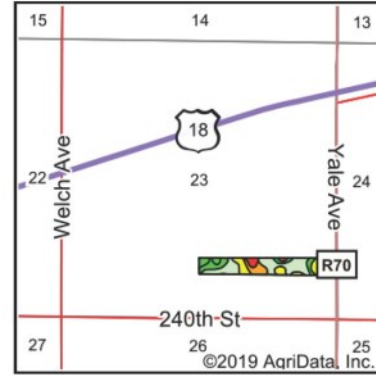
Land Description

Level to gently rolling.



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: **Iowa**
County: **Hancock**
Location: **23-96N-23W**
Township: **Concord**
Acres: **18.81**
Date: **4/11/2019**



Area Symbol: IA081, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
95	Harps clay loam, 0 to 2 percent slopes	7.07	37.6%		Ilw	72	62	77
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.29	12.2%		Illw	59	57	77
641D2	Clarion-Sunburg complex, 9 to 14 percent slopes, moderately eroded	2.18	11.6%		Ille	44	44	51
138B	Clarion loam, 2 to 6 percent slopes	1.83	9.7%		Ile	89	80	83
507	Canisteo clay loam, 0 to 2 percent slopes	1.64	8.7%		Ilw	84	78	79
28B	Dickman sandy loam, 2 to 6 percent slopes	1.59	8.5%		Ille	20	36	33
485B	Spillville loam, 2 to 5 percent slopes	1.19	6.3%		Ile	88	85	82
28D2	Dickman sandy loam, 5 to 14 percent slopes, moderately eroded	0.73	3.9%		Ive	6	12	26
640E2	Sunburg sandy loam, 14 to 18 percent slopes, moderately eroded	0.19	1.0%		Ive	17	19	39
107	Webster clay loam, 0 to 2 percent slopes	0.10	0.5%		Ilw	86	83	80
Weighted Average						63.4	59.4	*n 69

Buildings/Improvements

None.

Water & Well Information

None known.

Additional Land for Sale

Seller has additional 67.05 acres available for sale directly east of this property. See Additional Land Aerial Map.

Drainage

Natural and tile drainage including outlet to drainage district tile.

Comments

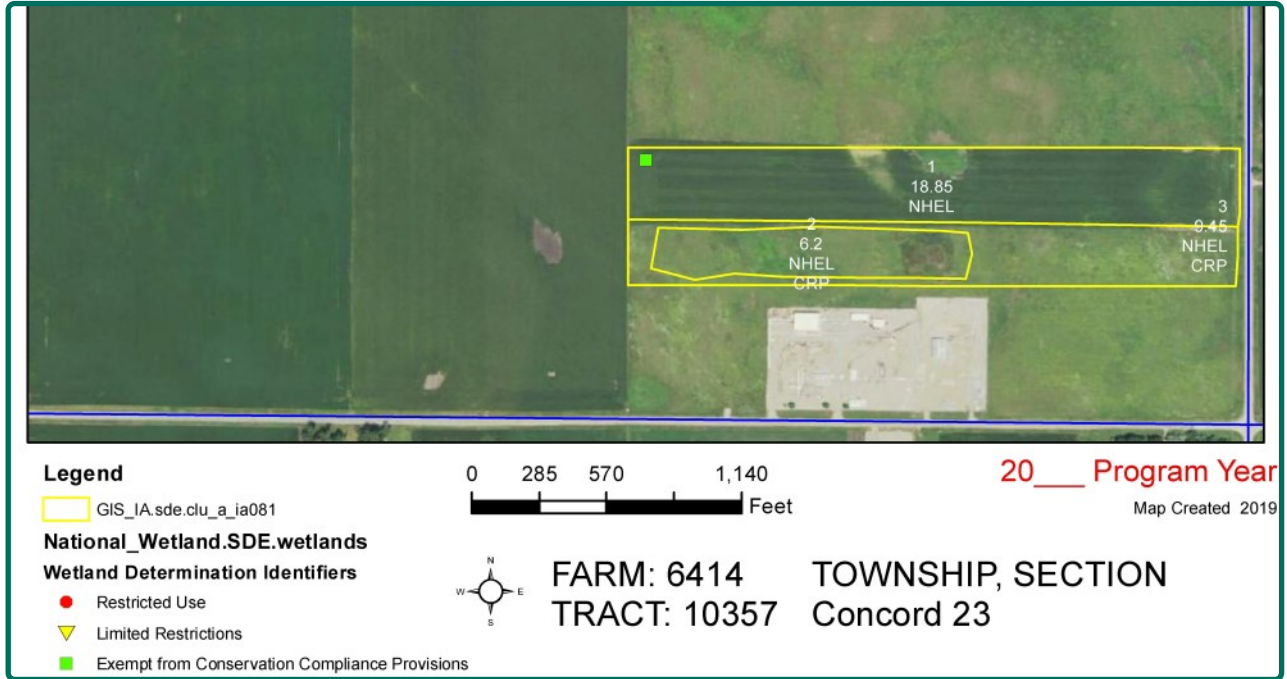
Combination of cropland and CRP areas.

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.

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
www.Hertz.ag

Crop & CRP Acres, Tract 10357



CRP Acres, Tract 10358



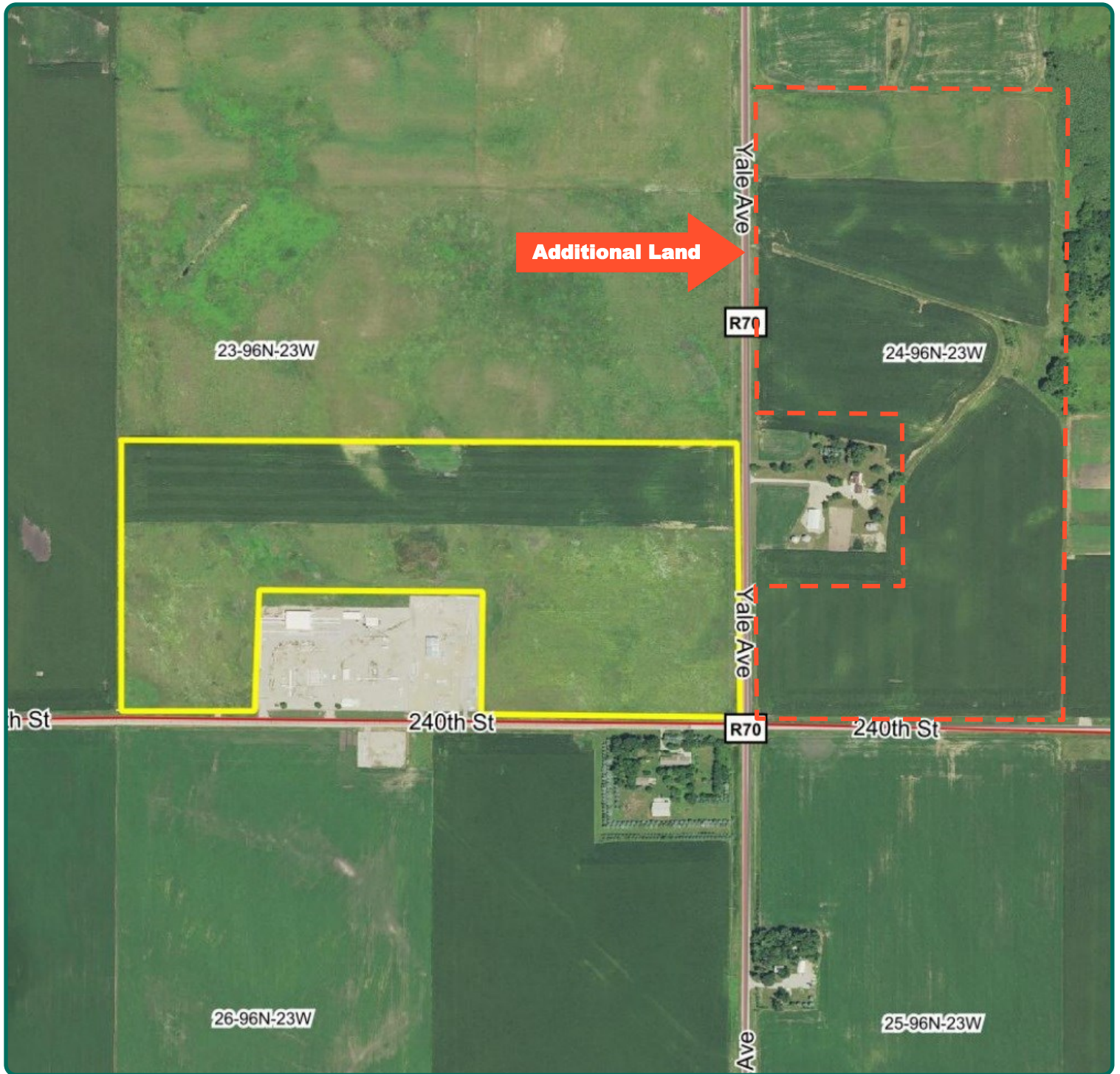
Looking Southeast From Northwest Corner



Looking West From East Side



Additional Land Aerial Photo



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
www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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
www.Hertz.ag