

Land For Sale

ACREAGE:

LOCATION:

56.01 Acres, m/l

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

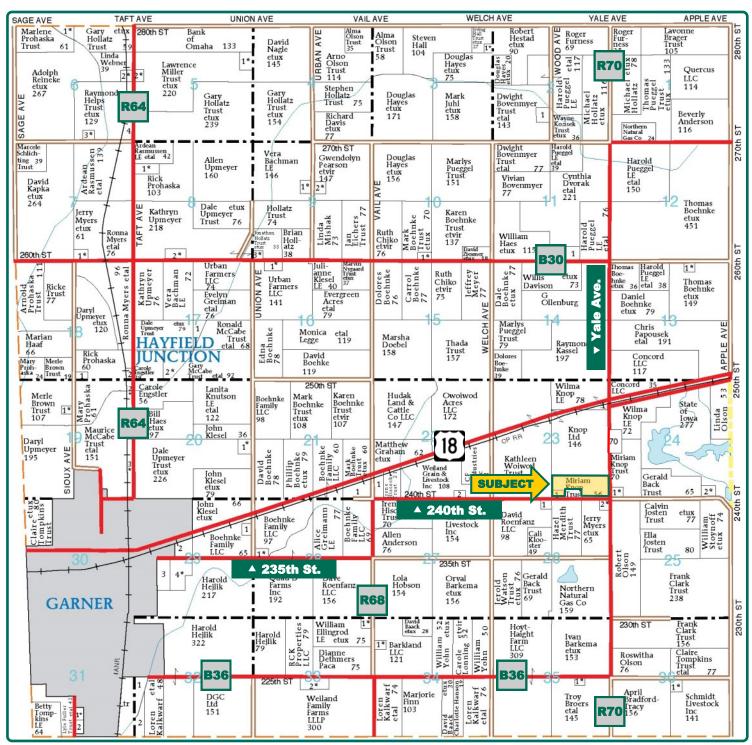
Mason City, IA 50401 www.Hertz.ag

REID: 020-0420-01



Plat Map

Concord Township, Hancock County, IA



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Aerial Photo

56.01 Acres



FSA/Eff. Crop Acro	es: 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 ³/₄ 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 S¹/₂ SE¹/₄, 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.

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Buildings/Improvements

None.

Drainage

Natural and tile drainage including outlet to drainage district tile.

Water & Well Information

None known.

Comments

Combination of cropland and CRP areas.

Additional Land for Sale

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

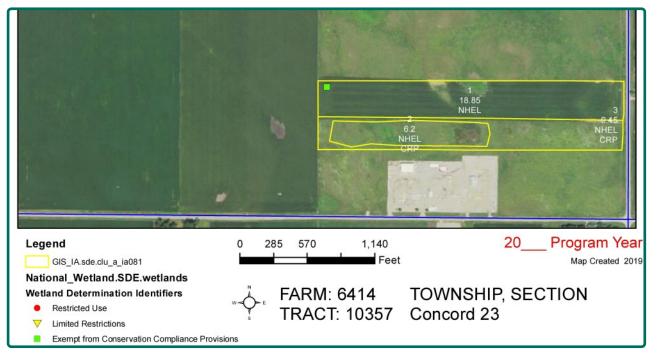
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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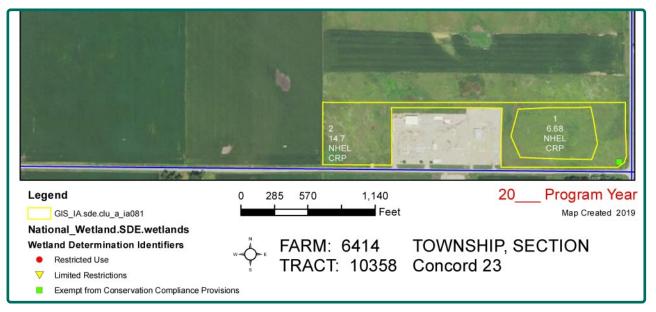




Crop & CRP Acres, Tract 10357



CRP Acres, Tract 10358



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Property Photos

Looking Southeast From Northwest Corner



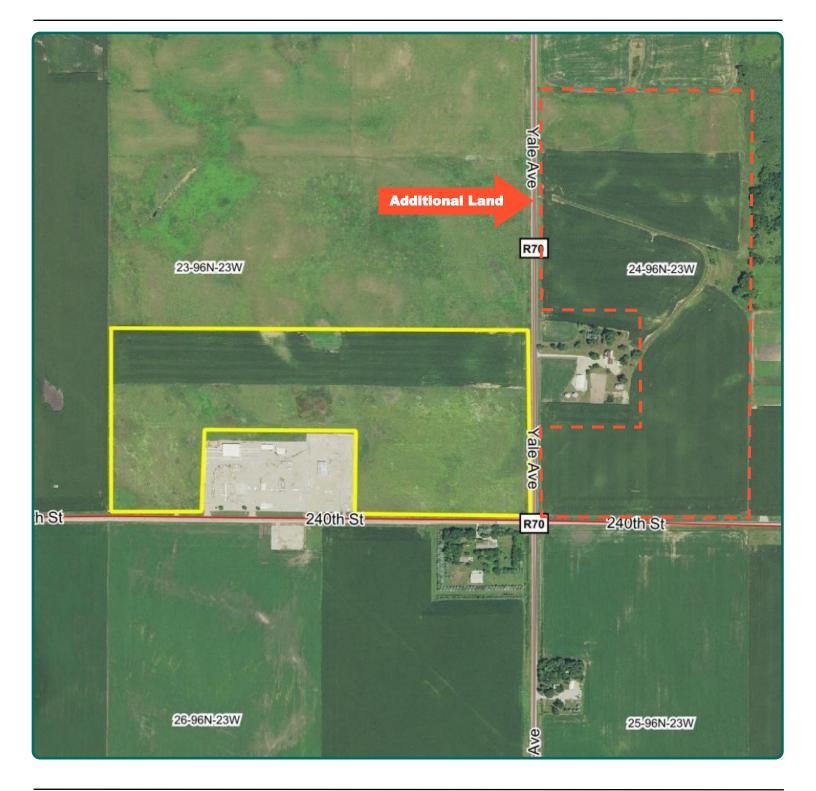
Looking West From East Side



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Additional Land Aerial Photo



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