

Land For Sale

ACREAGE:

67.05 Acres, m/l

LOCATION:

Hancock County, IA

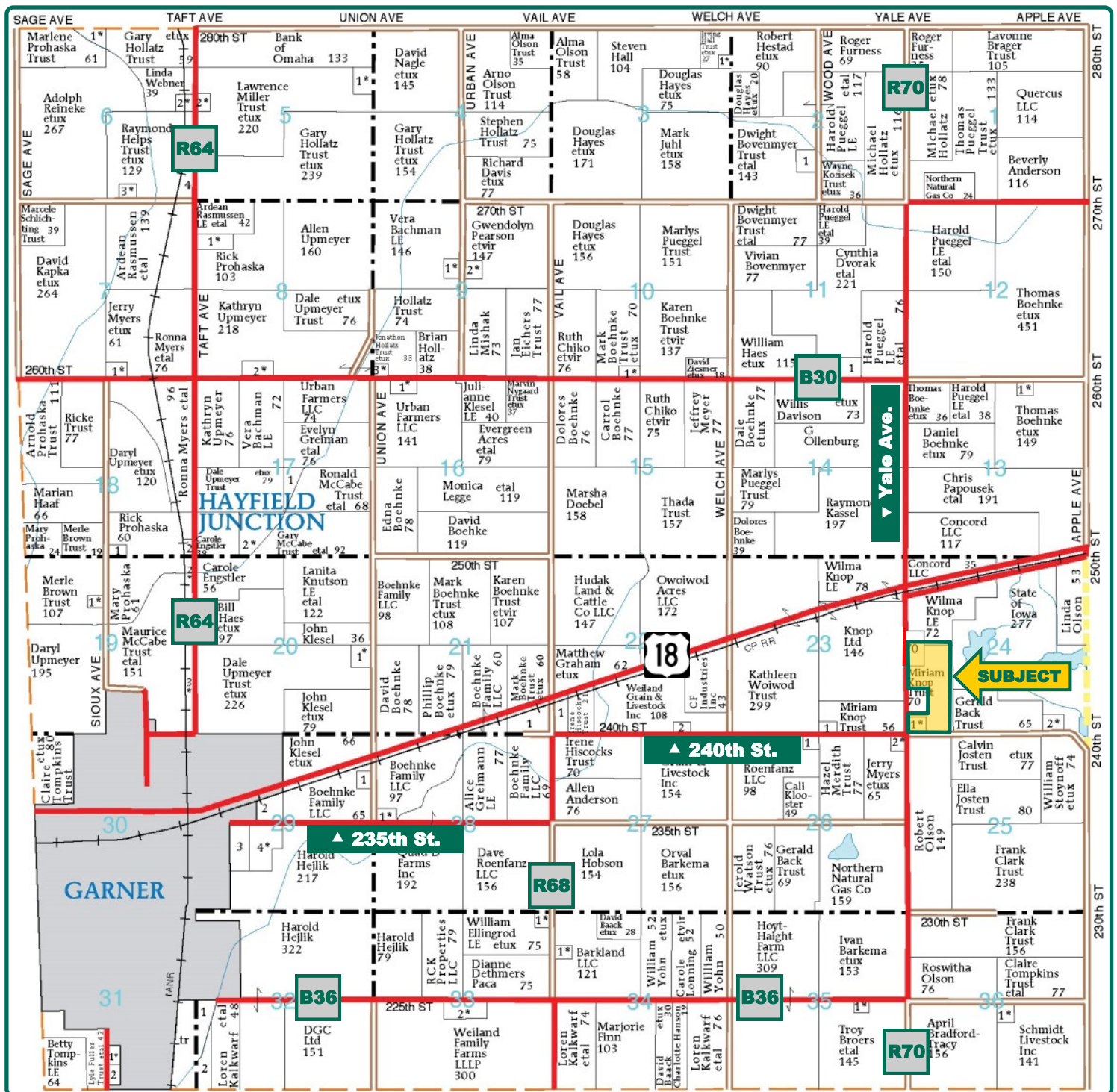


Property Key Features

- 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

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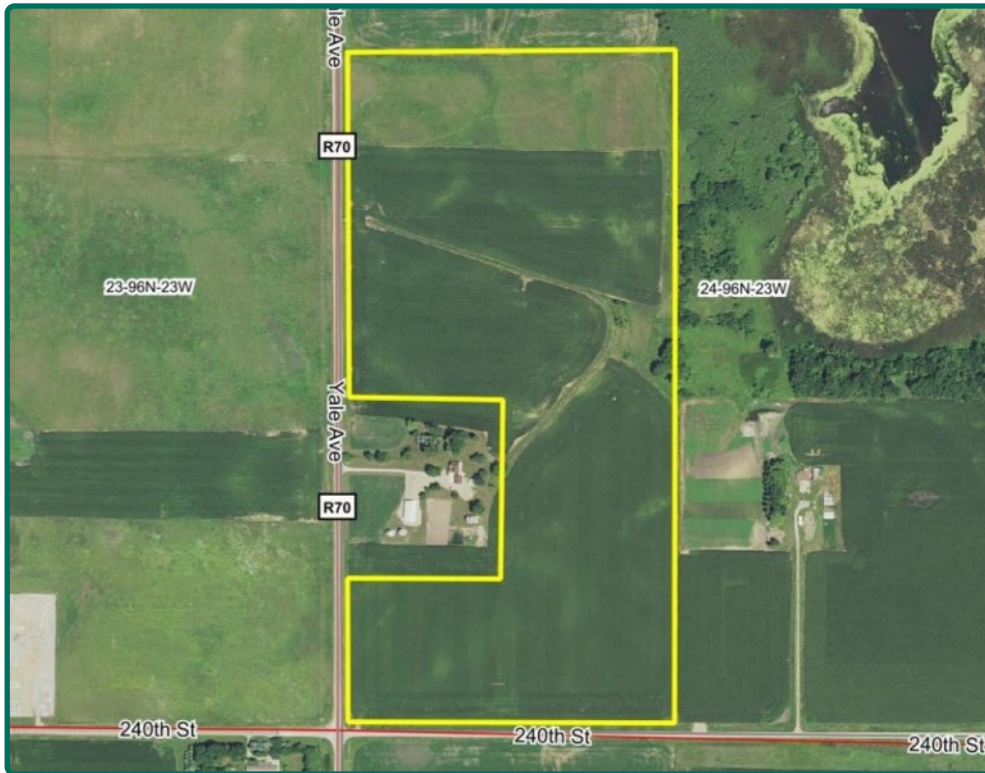
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FSA/Eff. Crop Acres: 52.92*
CRP Acres: 14.41
Corn Base Acres: 52.73*
Soil Productivity: 74.1 CSR2

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

Property Information

67.05 Acres, m/l

Location

From Garner: Proceed 4 miles east on Hwy 18 to Yale Ave. Turn south on Yale Ave., travel south ¼ mile. The property is located on the east side of Yale Ave.

From Ventura: Proceed 2 miles west on Hwy 18. Turn south on Yale Ave., travel ⅜ mile south. The property is on the east side of Yale Ave.

Legal Description

W½ SW¼, less tract, Section 24, Concord Twp., T96N, R23W, Hancock Co., IA.
Exact legal per Abstract of Title.

Price & Terms

- \$500,000.00
- \$7,457.12/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.

Estimated Real Estate Tax

Taxes Payable 2019 - 2020: \$1,517*
 Net Taxable Acres: 65.94*
 Tax per Net Taxable Acre: \$23.01*
 *Taxes estimated due to survey of property.

FSA Data

Farm Number 6414, Tract 10283
 FSA/Eff. Crop Acres: 52.92*

CRP Acres: 14.41

Corn Base Acres: 52.73*

Corn PLC Yield: 128 Bu.

**Acres and bases are estimated pending reconstitution of farm by Hancock County FSA Office.*

CRP Contracts

There are 3.21 acres enrolled in a CRP contract that pays \$963 annually and expires 09/30/2027.

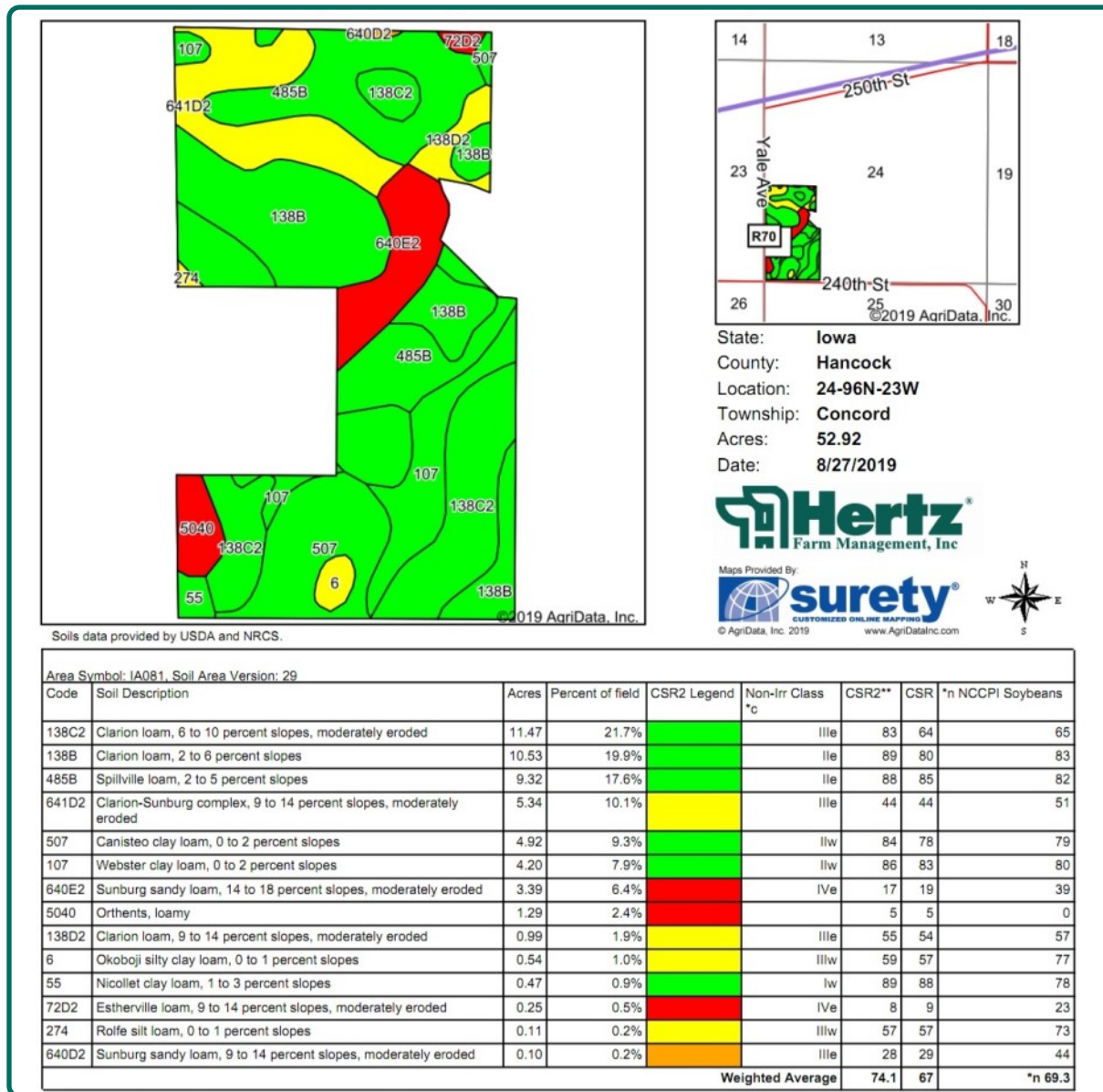
There are 11.20 acres enrolled in a CRP contract that pays \$1,570 annually and expires 09/30/2020.

Soil Types/Productivity

Primary soils are Clarion, Spillville and Clarion-Sunburg complex. CSR2 on the Est. FSA/Eff. crop acres is 74.1 See soil map for detail.

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Land Description

Level to gently rolling.

Drainage

Tile and natural.

Water & Well Information

None known.

Comments

Productive soils located on hard surface road adjoining outdoor recreation areas.

Additional Land for Sale

Seller has additional 56.01 acres available for sale directly west of this property. See Additional Land Aerial Photo.


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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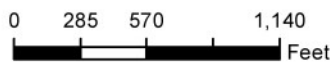
Legend

 GIS_IA.sde.clu_a_ja081

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

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



20__ Program Year

Map Created 2019



FARM: 6414

TRACT: 10283

TOWNSHIP, SECTION

Concord 24

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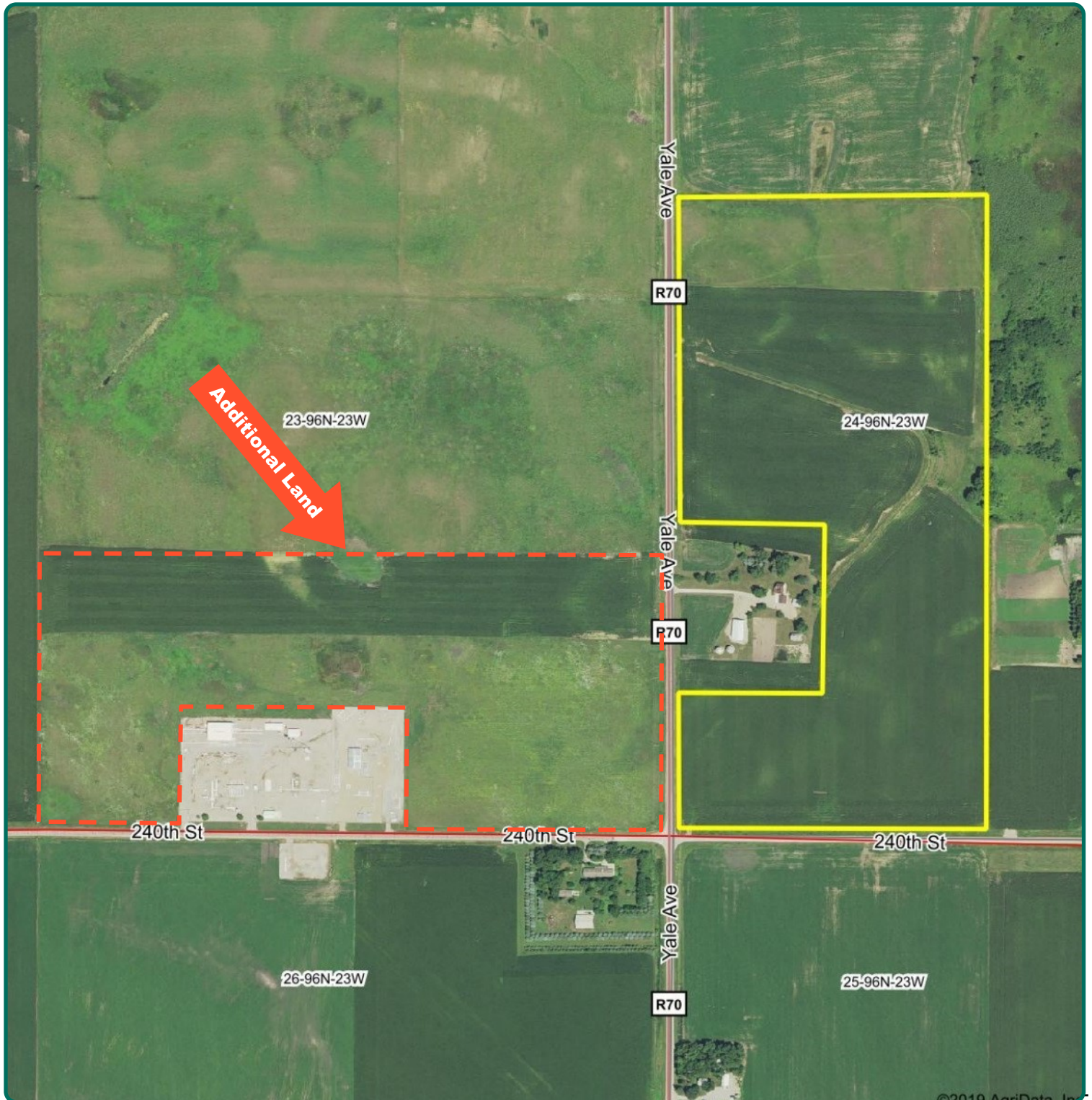
Looking North From South Side



Looking South From North Side



Additional Land Aerial Photo



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