

Land For Sale

ACREAGE:

241.0 Acres, m/l

LOCATION:

Humboldt County, IA

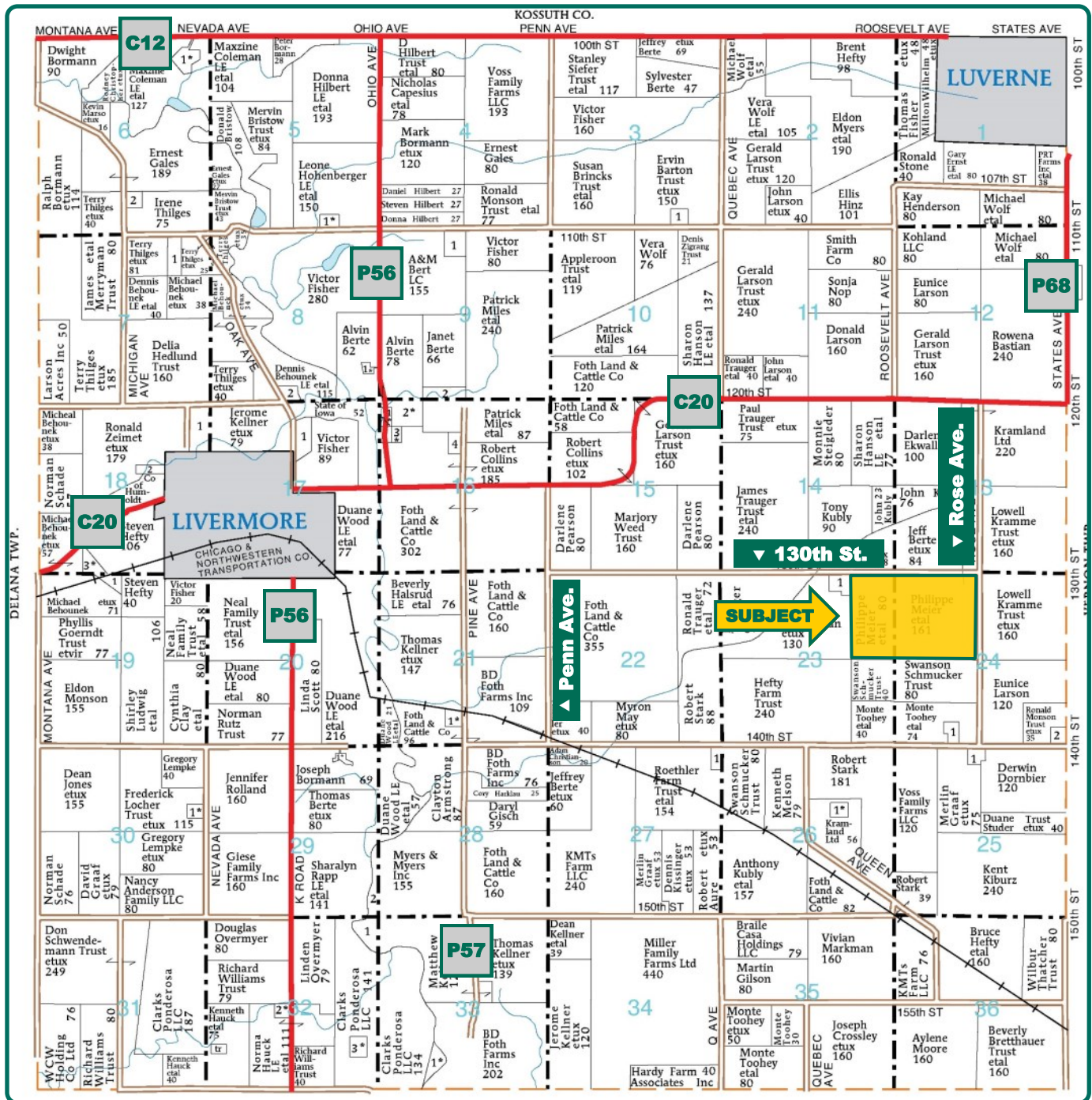


Property Key Features

- **Open Lease for 2020**
- **80.2 CSR2 on Cropland Acres**
- **Located East of Livermore**

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FSA/Eff. Crop Acres:	224.53
Corn Base Acres:	197.00
Bean Base Acres:	27.50
Soil Productivity:	80.20 CSR2

Property Information

241.0 Acres, m/l

Location

The farm is located 3 miles east of Livermore, Iowa

Legal Description

The East Half of the Northeast Quarter Section 23 and the Northwest Quarter Section 24 Township 93 North, Range 28 West of the 5th P.M. Humboldt County, Iowa.

Price & Terms

- \$1,800,000
- \$7,468.88/Acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to existing 2019 lease. Lease is open for the 2020 crop year.

Real Estate Tax

Taxes Payable 2019 - 2020: \$5,666
Net Taxable Acres: 228.10
Tax per Net Taxable Acre: \$24.84

FSA Data

Farm Number 564, Tract 559
FSA/Eff. Crop Acres: 224.53
Corn Base Acres: 197 Bu.
Corn PLC Yield: 144 Bu.
Bean Base Acres: 27.5 Bu.
Bean PLC Yield: 47 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Calcousta. CSR2 on the FSA/Eff. crop acres is 80.2. See soil map for details.

Buildings/Improvements

Fully depreciated grain bins.

Drainage

Natural plus tile. No maps available.

Comments

A nice Humboldt County farm with good soils.

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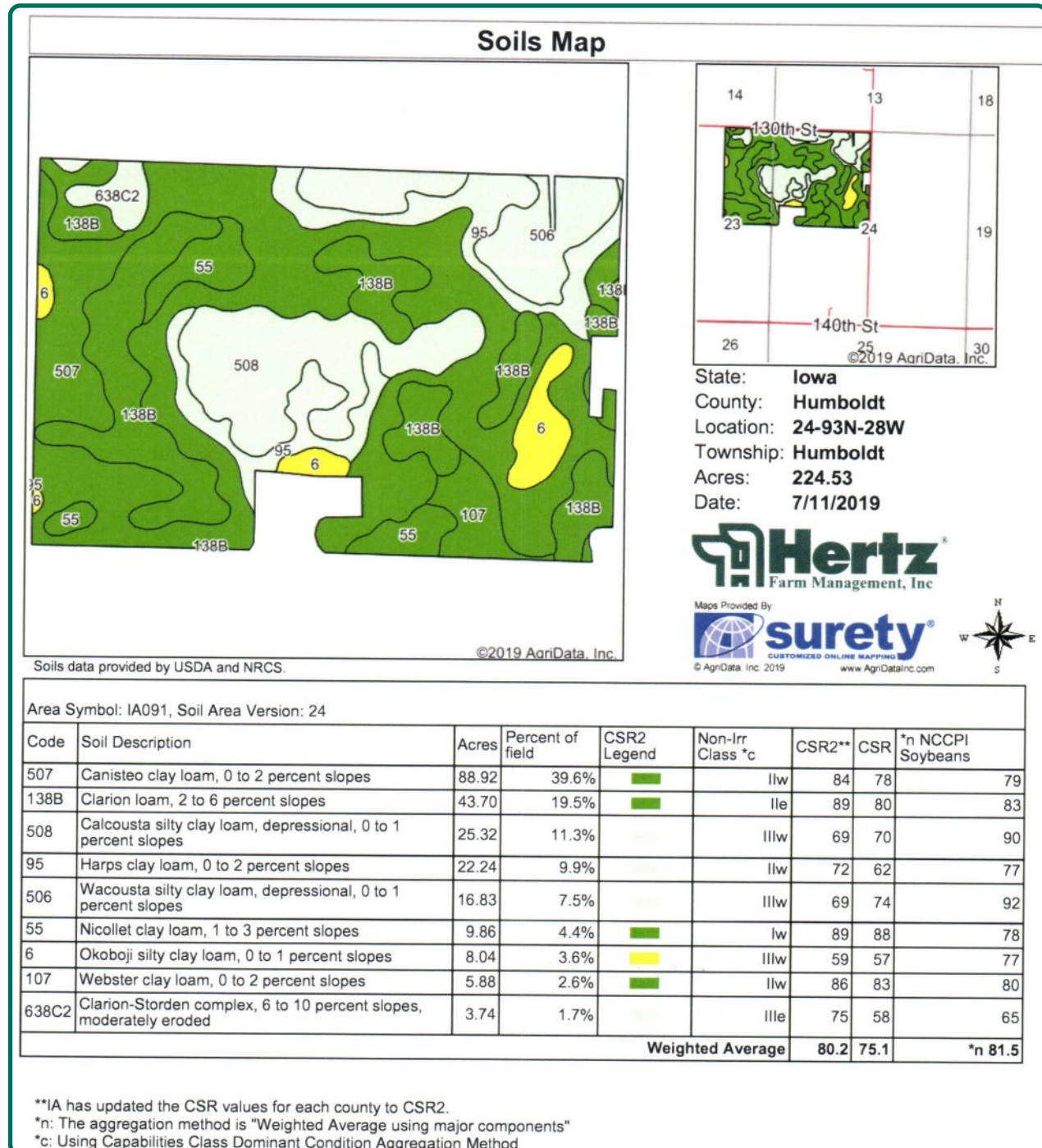
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