

# Land For Sale

**ACREAGE:**

**123.87 Acres, m/l**

**LOCATION:**

**Polk County, IA**

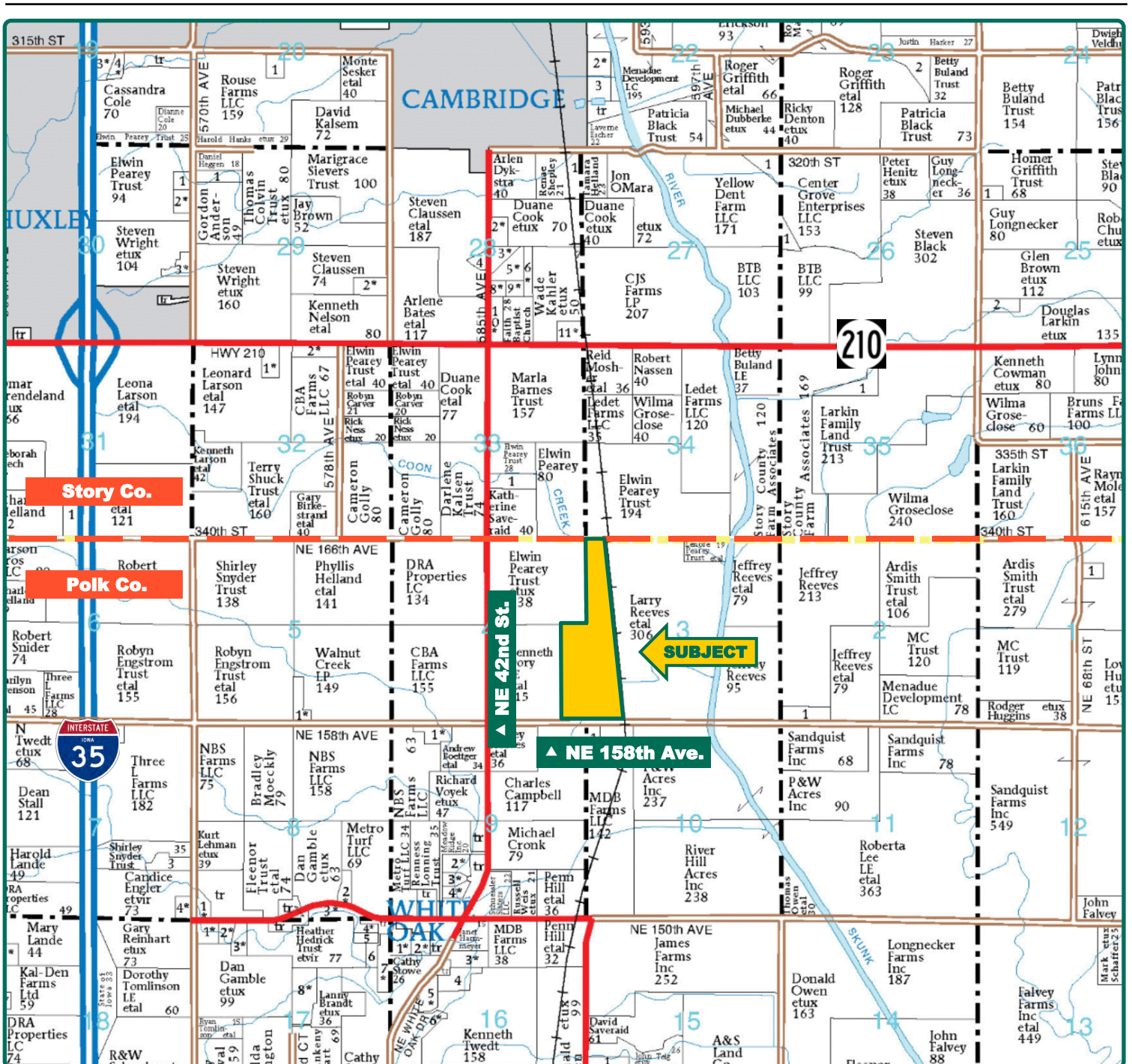


## Property Key Features

- 96.67 FSA/Eff. Crop Acres with an 84.7 CSR2
- Nice Mix of Tillable and Timber Acres
- Quality Soils on this Northern Polk County Farm

**Matt Vegter**  
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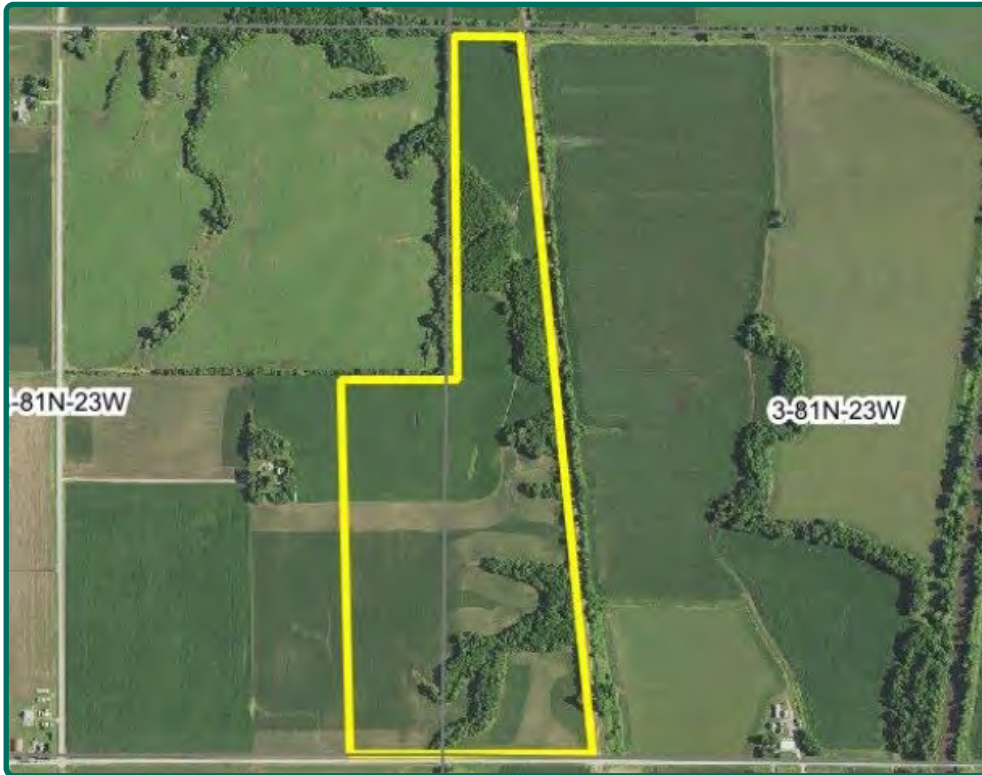
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<b>FSA/Eff. Crop Acres:</b>	<b>96.67</b>
<b>Corn Base Acres:</b>	<b>49.59</b>
<b>Bean Base Acres:</b>	<b>46.92</b>
<b>Soil Productivity:</b>	<b>84.70 CSR2</b>

## Property Information

**123.87 Acres, m/l**

### Location

From Cambridge: head south on NE 42nd St. for 3½ miles. Turn east on NE 158th Ave. Farm is 1 mile east on the north side of the road.

### Legal Description

E¼ SE¼ of Section 4, and all of the W½ of Section 3, lying west of the RR, all in Township 81 North, Range 23 west of the 5th P.M. (Elkhart Township)

### Price & Terms

- \$900,000
- \$7,265.68/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon

### Real Estate Tax

Taxes Payable 2019 - 2020: \$3,126  
Net Taxable Acres: 123.87  
Tax per Net Taxable Acre: \$25.23

### FSA Data

Farm Number 7780, Tract 1113 & 11523  
FSA/Eff. Crop Acres: 96.67  
Corn Base Acres: 49.59  
Corn PLC Yield: 143 Bu.  
Bean Base Acres: 46.92  
Bean PLC Yield: 44 Bu.

### Soil Types/Productivity

Primary soils are Clarion, Webster & Coland. CSR2 on the FSA/Eff. crop acres is 84.7. See soil map for detail.

### Lease

Open lease for 2020 crop year.

### Land Description

Level to moderately sloping

### Drainage

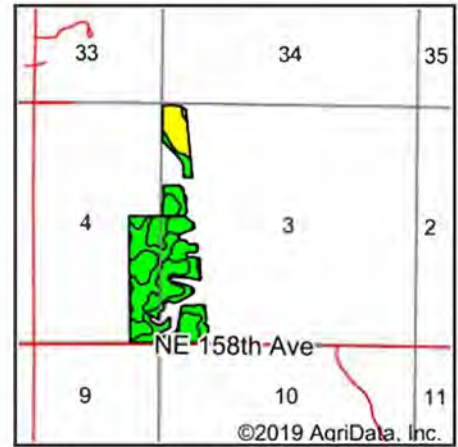
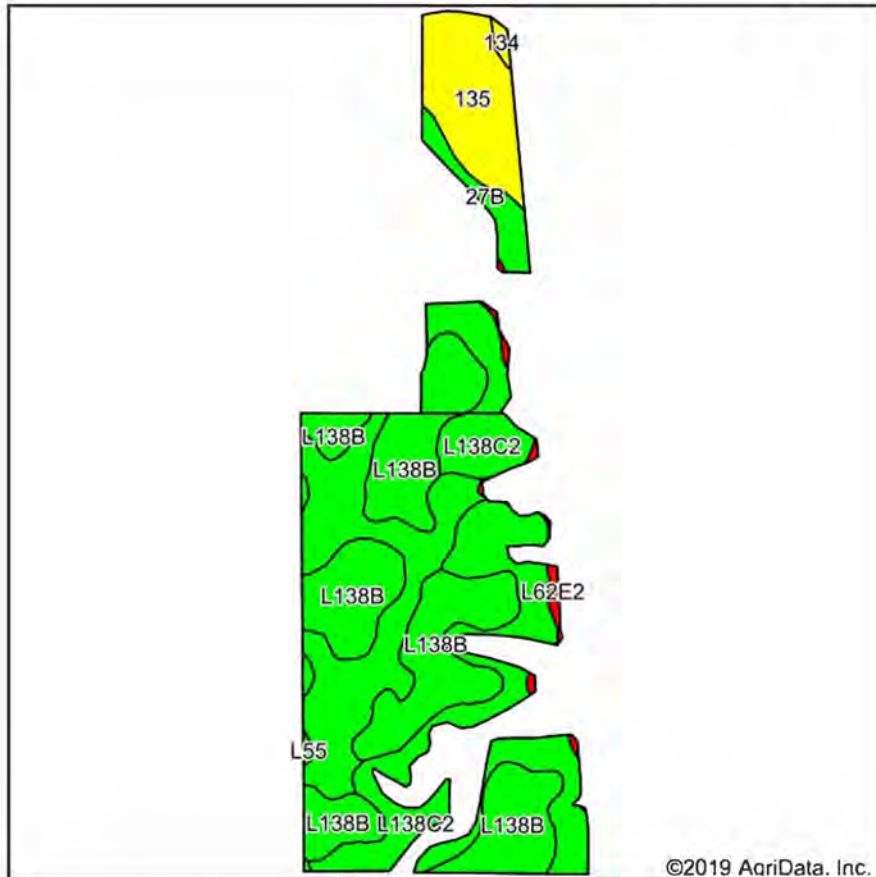
Natural, with some tile. No maps available.

### Property Disclosure

There is a junk pile in one of the timber draws. Contact Agent for details.

### Comments

Timber acres include an area that was planted with Black Walnut trees in approximately 1973.











State: **Iowa**  
 County: **Polk**  
 Location: **4-81N-23W**  
 Township: **Elkhart**  
 Acres: **96.67**  
 Date: **2/20/2019**



Maps Provided By:  
  
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Area Symbol: IA153. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn	*1 Soybeans	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	36.84	38.2%		Ile	80	23.2	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	26.22	27.2%		IIle	0	0	83	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	18.81	19.5%		IIlw	0	0	88	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.97	10.3%		IIlw	198.4	57.5	76	80
27B	Terril loam, 2 to 6 percent slopes	2.96	3.1%		Ile	224	65	87	86
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	1.11	1.2%		IVe	0	0	32	
134	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.41	0.4%		IIlw	185.6	53.8	70	65
L55	Nicollet loam, 1 to 3 percent slopes	0.18	0.2%		Ile	0	0	91	
<b>Weighted Average</b>						<b>58.7</b>	<b>17</b>	<b>84.7</b>	<b>*</b>

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.

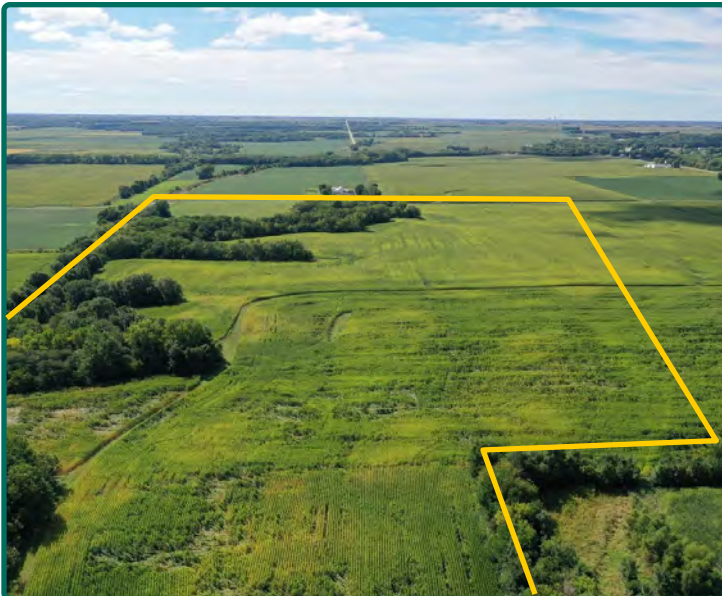
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Southeast Looking Northwest



North Looking South



North Looking South



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