

Land For Sale

ACREAGE:

80.0 Acres, m/l

LOCATION:

Calhoun County, IA

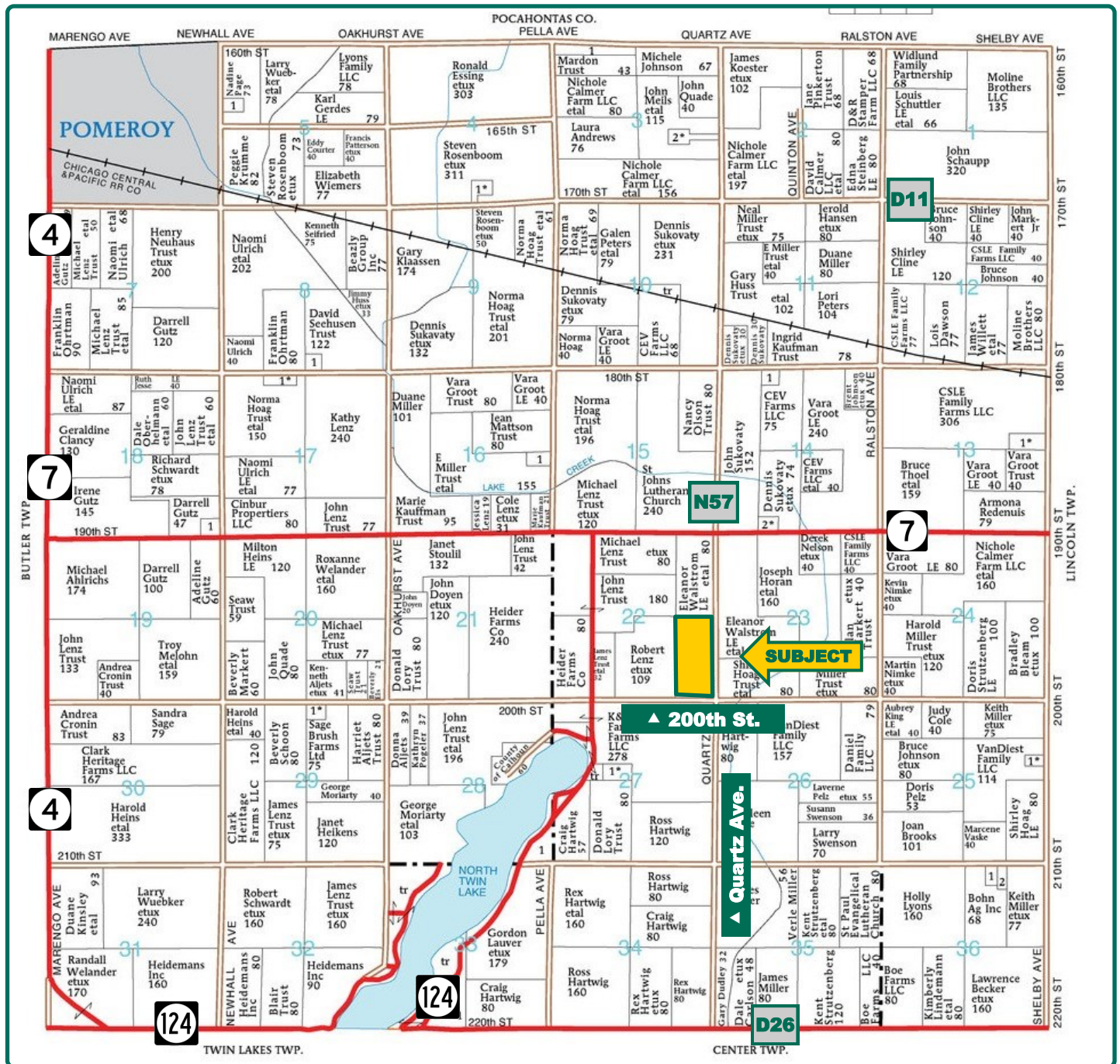


Property Key Features

- Located Between Manson & North Twin Lake
- Open Lease for 2020
- CRP Contract Terminated Effective June 2019

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FSA/Eff. Crop Acres: 73.86

Corn Base Acres: 20.70

Bean Base Acres: 6.80

Soil Productivity: 80.24 CSR2

Property Information

80.0 Acres, m/l

Location

Located 5½ miles southeast of Pomeroy, or 2½ miles southwest of Manson.

Legal Description

East Half of the Southeast Quarter, Section 22, Township 89 North, Range 32 West of the 5th P.M., Calhoun County, Iowa.

Price & Terms

- \$620,000
- \$7,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to existing 2019 lease.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,164
Net Taxable Acres: 76.43
Tax per Net Taxable Acre: \$28.32

FSA Data

Farm Number 7396, Tract 2313
FSA/Eff. Crop Acres: 73.86
Corn Base Acres: 20.70
Corn PLC Yield: 160 Bu.
Bean Base Acres: 6.80
Bean PLC Yield: 51 Bu.

CRP Contracts

Existing CRP contract was terminated by the owner effective June 2019.

Soil Types/Productivity

Primary soils are Clarion, Webster, Nicollet and Okoboji. CSR2 on the FSA/Eff. crop acres is 80.24. See soil map for detail.

Land Description

Gently to moderately sloping

Buildings/Improvements

Vacant building site with limited utility. Improvements are being sold “as is where is” with no warranties.

Drainage

Natural plus tile. No private drainage maps are available. Farm is located in Calhoun County D.D. #J.T. 9 & 13.

Septic

Buyer will be responsible to install a code-compliant private sewage disposal system at the time of transfer or agree to remove the dwelling.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
138B	Clarion loam, 2 to 6 percent slopes	20.39	27.61	2	89	
107	Webster clay loam, 0 to 2 percent slopes	13.10	17.74	2	86	
55	Nicollet clay loam, 1 to 3 percent slopes	12.87	17.43	1	89	
6	Okoboji silty clay loam, 0 to 1 percent slopes	10.37	14.04	3	59	
95	Harps clay loam, 0 to 2 percent slopes	7.44	10.07	2	72	
507	Canisteo clay loam, 0 to 2 percent slopes	5.16	6.99	2	84	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.52	6.12	3	57	

Measured Tillable Acres: 73.86

Average CSR2: 80.24

Water & Well Information

There is a single well located on the property. Condition of the well is unknown.

Comments

Farmability of the property will improve significantly by returning CRP acres to cropland and potential razing of the building site.

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

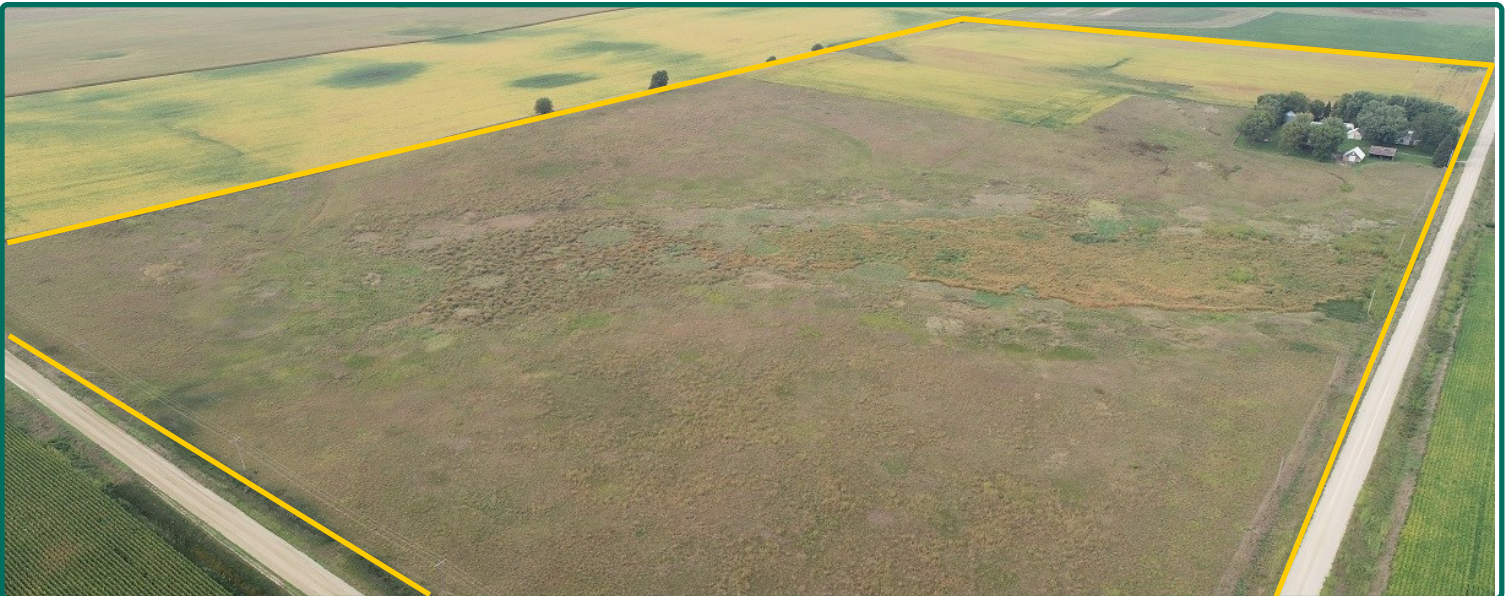
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Building Site



Southeast Looking Northwest



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