

Land For Sale

ACREAGE:

67.5 Acres, m/l

LOCATION:

Calhoun County, IA

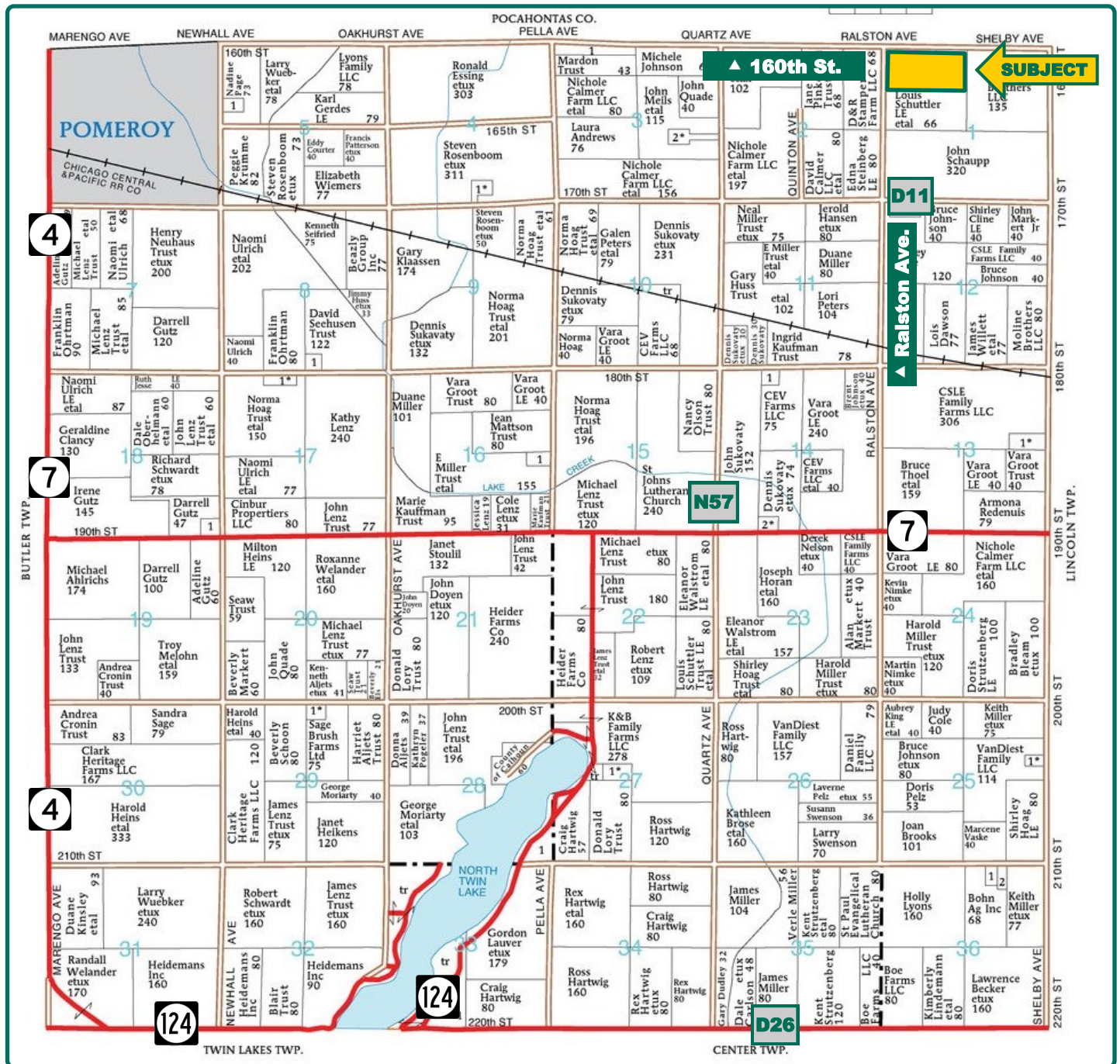


Property Key Features

- High-Quality Farm with 84.88 CSR2
- Located Between Manson & Pomeroy
- Open Lease for 2020

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FSA/Eff. Crop Acres:	63.13
Corn Base Acres:	47.10
Bean Base Acres:	15.70
Soil Productivity:	84.88 CSR2

Property Information

67.5 Acres, m/l

Location

Located 4 miles east of Pomeroy, or 2 miles northwest of Manson.

Legal Description

North Half of the Northwest Frl. Quarter of Section 1, Township 89 North, Range 32 West of the 5th P.M., Calhoun County, IA.

Price & Terms

- \$660,000
- \$9,777.78/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: \$1,654.00
Net Taxable Acres: 64.00
Tax per Net Taxable Acre: \$25.85

FSA Data

Farm Number 5574, Tract 3019
FSA/Eff. Crop Acres: 63.13
Corn Base Acres: 47.10
Corn PLC Yield: 160 Bu.
Bean Base Acres: 15.70
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Canisteo, Nicollet, Webster and Clarion. CSR2 on the FSA/ Eff. crop acres is 84.88. See soil map for detail.

Land Description

Level to gently rolling soils.

Drainage

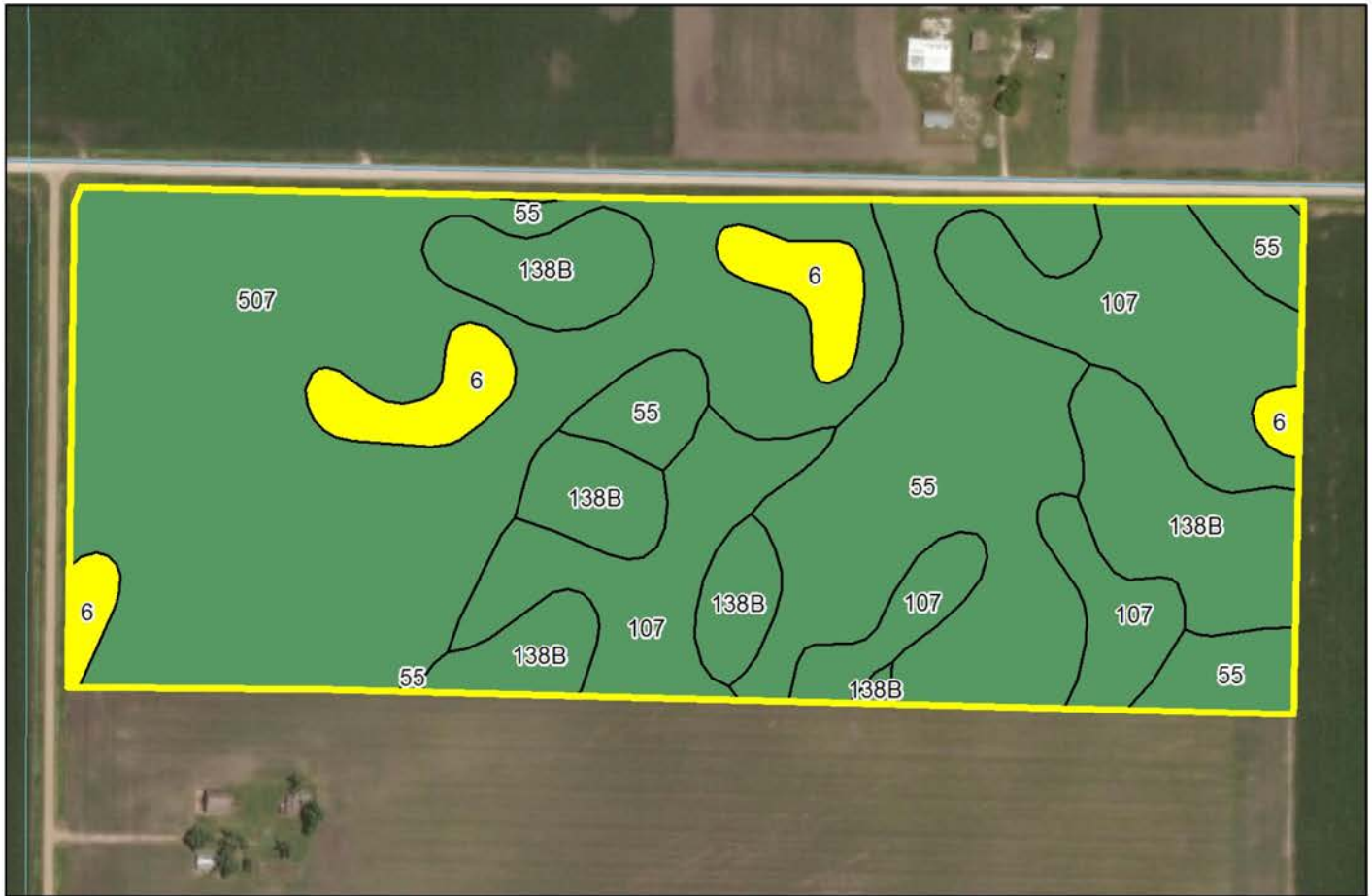
Natural plus tile. No private drainage maps are available. Farm is located in Calhoun County D.D. #J.T. 9 & 13 and D.D. #15.

Comments

Tremendous Calhoun County farm located in a strong farming community.

Additional Land

There are an additional 65.5 acres adjacent to this property available for sale. See Additional Land Aerial Photo.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
507	Canisteo clay loam, 0 to 2 percent slopes	24.75	39.21	2	84	
55	Nicollet clay loam, 1 to 3 percent slopes	13.51	21.41	1	89	
107	Webster clay loam, 0 to 2 percent slopes	12.27	19.44	2	86	
138B	Clarion loam, 2 to 6 percent slopes	9.27	14.69	2	89	
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.32	5.25	3	59	

Measured Tillable Acres: 63.13

Average CSR2: 84.88

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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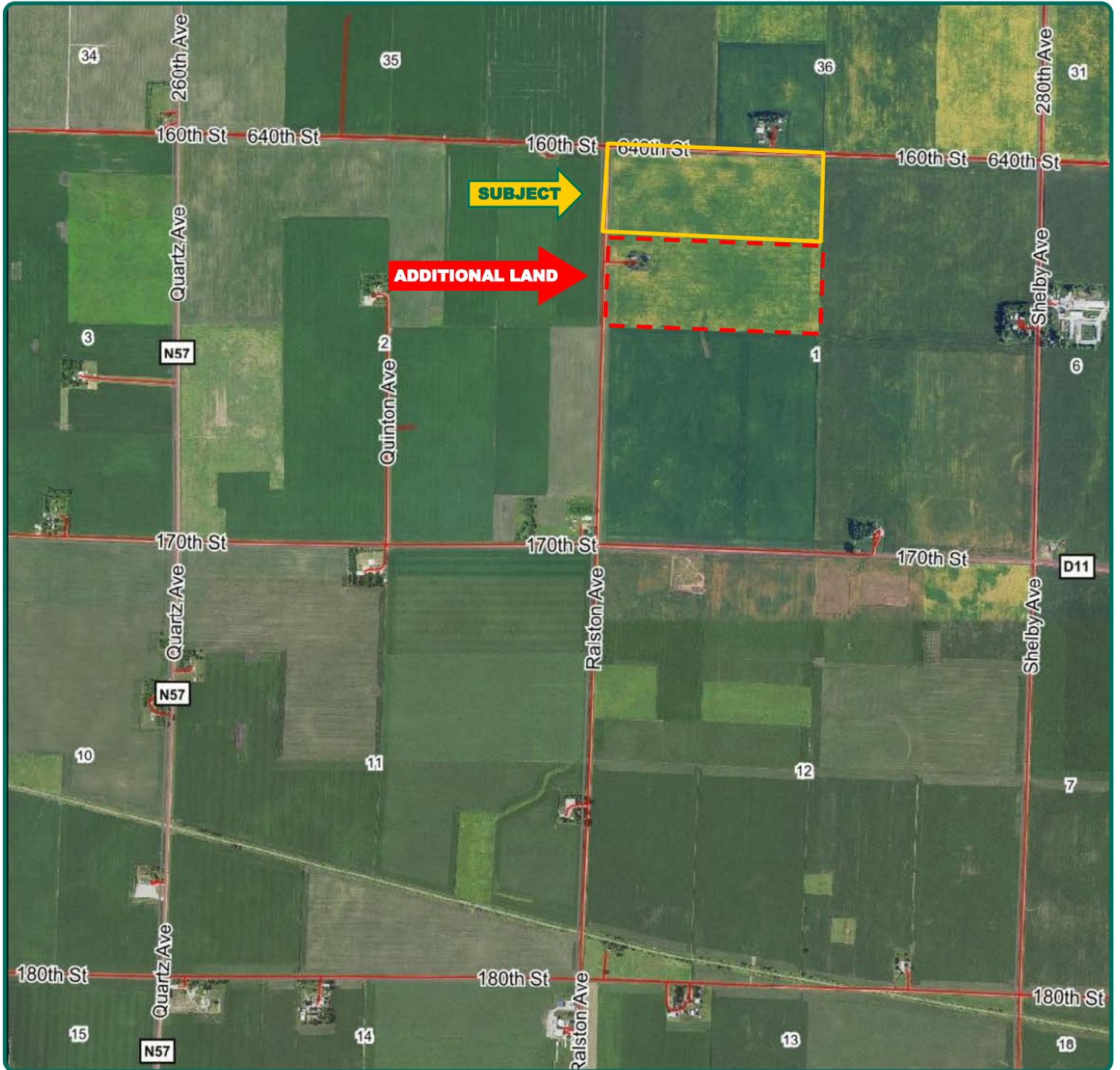
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West Looking East



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