

Land For Sale

ACREAGE:

65.5 Acres, m/l

LOCATION:

Calhoun County, IA

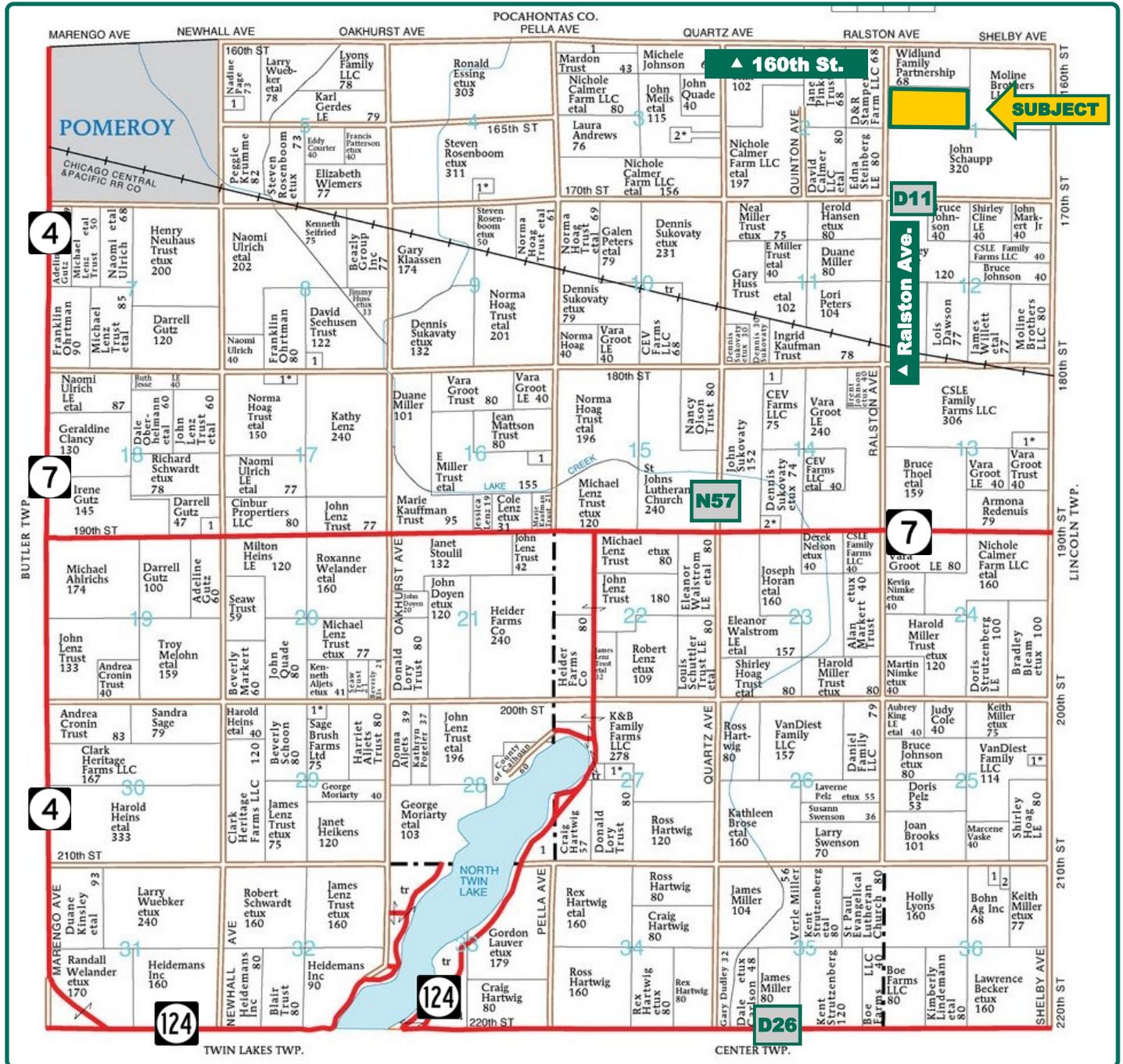


Property Key Features

- High-Quality Farm with 87.15 CSR2
- Located Between Manson & Pomeroy
- Open Lease for 2020

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FSA/Eff. Crop Acres:	63.92
Corn Base Acres:	45.50
Bean Base Acres:	15.10
Soil Productivity:	87.15 CSR2

Property Information

65.5 Acres, m/l

Location

Located 4 miles east of Pomeroy, or 1½ miles northwest of Manson, Iowa.

Legal Description

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

Price & Terms

- \$660,000
- \$10,076.34/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: \$1,666
Net Taxable Acres: 64.68
Tax per Net Taxable Acre: \$25.76

FSA Data

Farm Number 7397, Tract 3018
FSA/Eff. Crop Acres: 63.92
Corn Base Acres: 45.50
Corn PLC Yield: 160 Bu.
Bean Base Acres: 15.10
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Webster and Nicollet.
CSR2 on the FSA/Eff. crop acres is 87.15.
See soil map for detail.

Land Description

Level to gently rolling

Buildings/Improvements

Traditional set of outbuildings with limited utility.

Drainage

Natural plus tile. No private drainage maps are available. Farm is located in Calhoun County D.D. #15 & D.D. #197.

Water & Well Information

There is an abandoned well located on the property. Condition of the well is unknown.

Comments

Tremendous Calhoun County farm located in a strong farming community.

Additional Land

There are an additional 67.5 acres adjacent to this property available for sale. See Additional Land Aerial Photo.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
107	Webster clay loam, 0 to 2 percent slopes	30.43	47.60	2	86	
55	Nicollet clay loam, 1 to 3 percent slopes	23.36	36.54	1	89	
138B	Clarion loam, 2 to 6 percent slopes	7.51	11.75	2	89	
507	Canisteo clay loam, 0 to 2 percent slopes	2.07	3.24	2	84	
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.56	0.87	3	59	

Measured Tillable Acres: 63.92

Average CSR2: 87.15

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

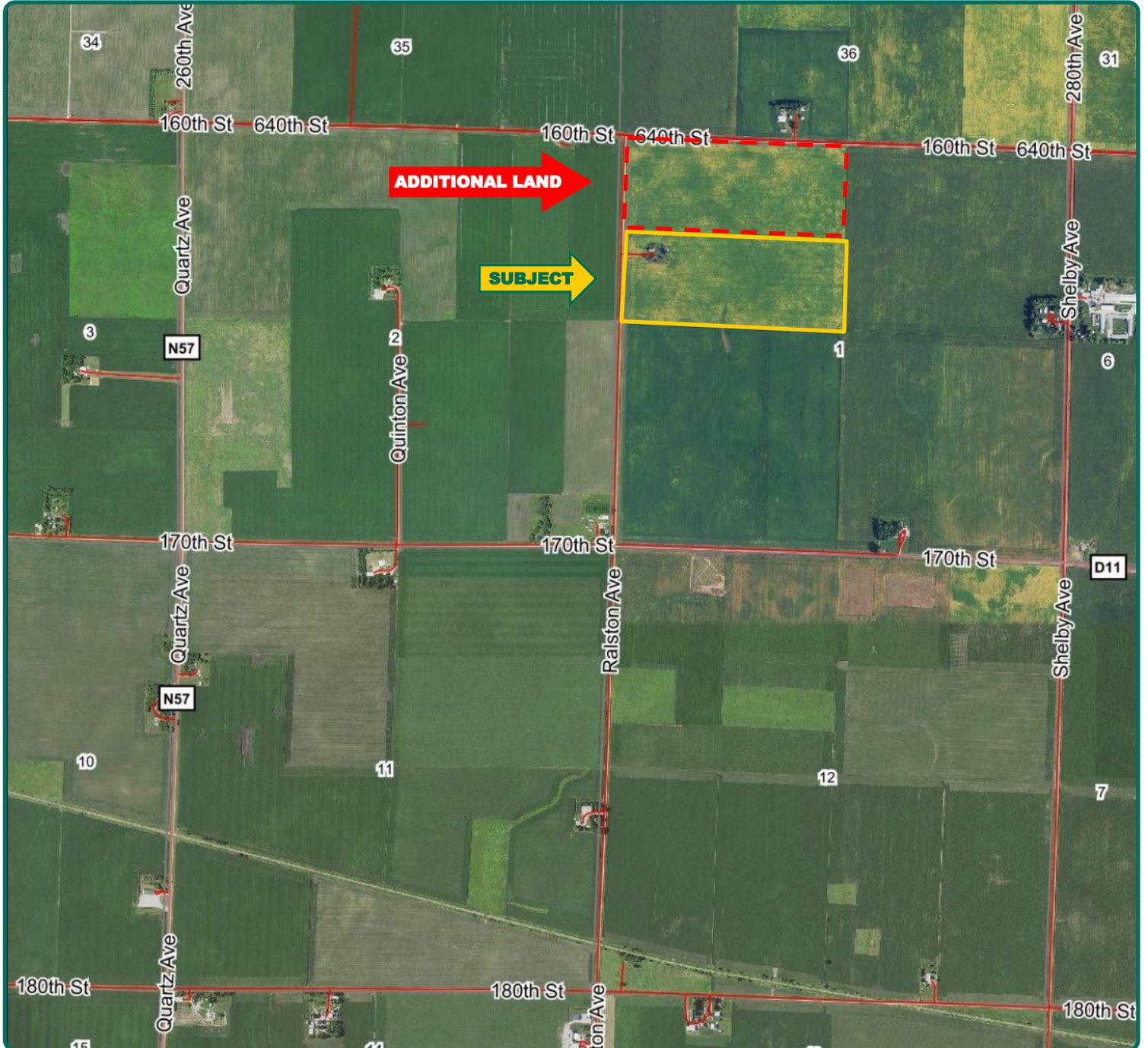


Southeast Looking Northeast



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