

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Hardin County, IA**



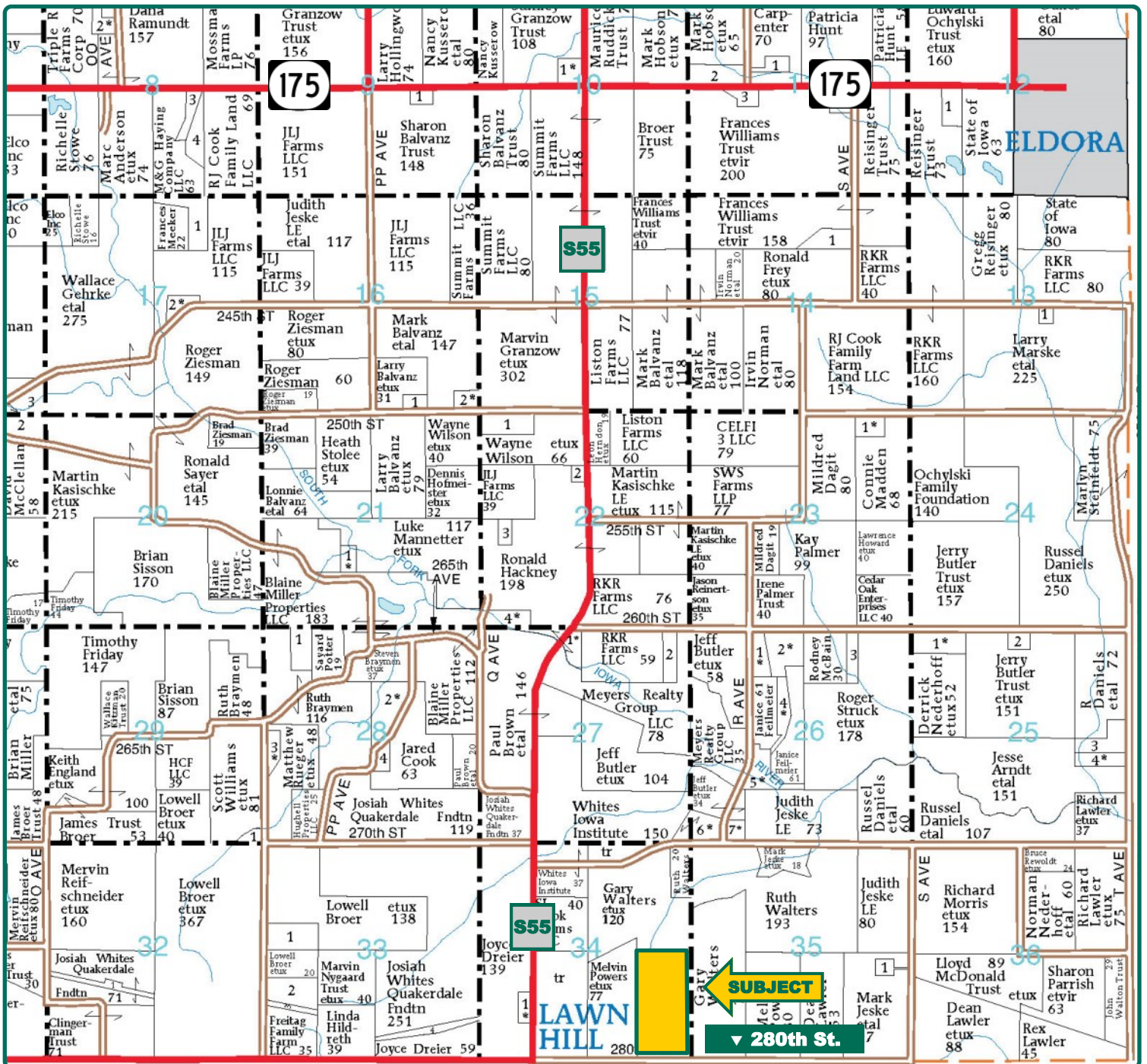
## **Property Key Features**

- **6½ Miles Southwest of Eldora**
- **76.25 est. FSA/Eff. Crop Acres with an 84.60 CSR2**
- **High-Quality Soils on this Hardin County Farm**

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**515-382-1500**  
415 S.11th St./ PO Box 500  
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**FSA/Eff. Crop Acres: 76.25\***

**Corn Base Acres: 37.51\***

**Bean Base Acres: 37.51\***

**Soil Productivity: 84.60 CSR2**

*\*FSA/Eff. Crop and Base Acres are estimated.*

## Property Information

**80.00 Acres, m/l**

### Location

From Eldora: Head west 2 miles on Hwy. 175, then go south 4½ miles on S55. Head east on 280th St. ½ mile, property is on the north side of the road.

### Legal Description

E½ SE¼ Section 34, Township 87 North, Range 20 West of the 5th P.M. (Pleasant Township)

### Price & Terms

- \$710,000
- \$8,875/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed upon

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,362  
Net Taxable Acres: 79.00  
Tax per Net Taxable Acre: \$29.90

### FSA Data

Part of Farm Number 1159, Tract 2508  
FSA/Eff. Crop Acres: 76.25\*  
Corn Base Acres: 37.51\*  
Corn PLC Yield: 149 Bu.  
Bean Base Acres: 37.51\*  
Bean PLC Yield: 48 Bu.

*\*FSA/Eff. crop and base acres are estimated pending reconstitution of farm by Hardin County FSA office.*

### Soil Types/Productivity

Primary soils are Clarion, Webster and Coland. CSR2 on the est. FSA/Eff. crop acres is 84.60. See soil map for detail.

### Land Description

Nearly level to moderately sloping

### Buildings/Improvements

- 7,400 bu. grain bin
- 8,520 bu. grain bin
- 3,070 bu. grain bin
- 4,450 bu. dryer bin

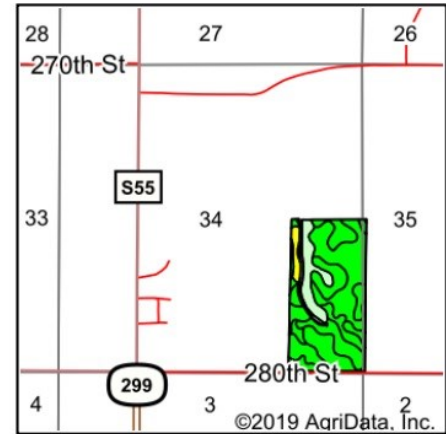
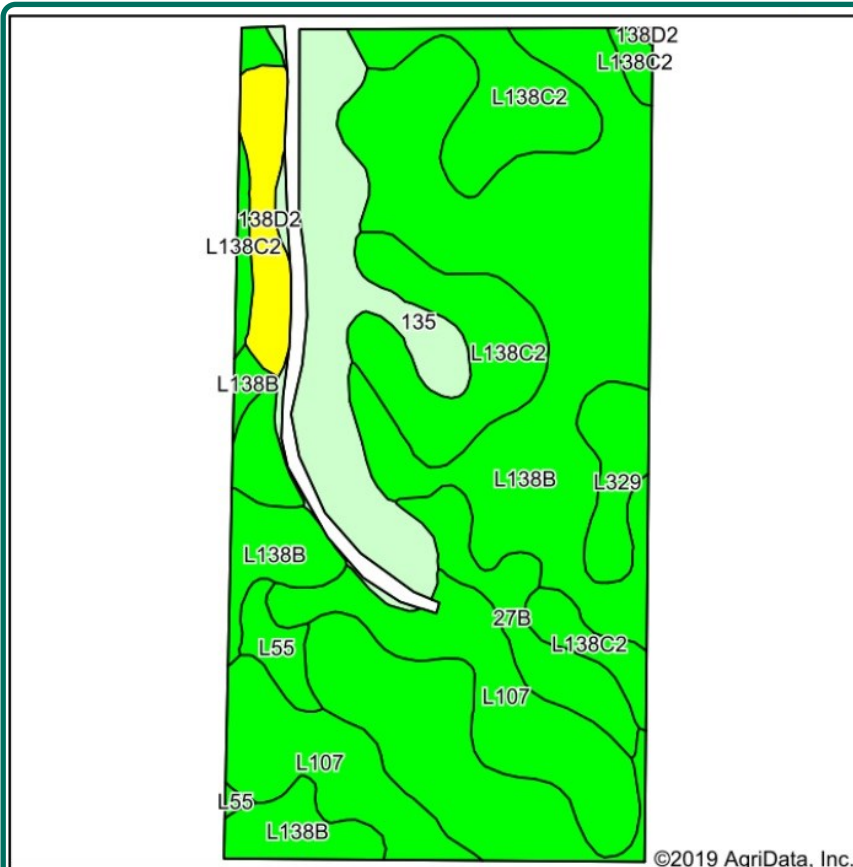
### Lease

Open lease for 2020

### Comments

Great soils on this Hardin County farm.





State: Iowa  
 County: Hardin  
 Location: 34-87N-20W  
 Township: Pleasant  
 Acres: 76.25  
 Date: 10/22/2019



Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	32.96	43.2%		lle	88	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	12.36	16.2%		llw	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	12.24	16.1%		llle	83	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.32	12.2%		llw	76	80
27B	Terril loam, 2 to 6 percent slopes	3.31	4.3%		lle	87	84
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.61	3.4%		llle	55	56
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	2.21	2.9%		llw	89	
L55	Nicollet loam, 1 to 3 percent slopes	1.24	1.6%		le	91	
<b>Weighted Average</b>						<b>84.6</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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Northwest Looking Southeast



Northeast Looking Southwest



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