

Land For Sale

ACREAGE:

120.48 Acres, m/l

LOCATION:

Kossuth County, IA



Property *Key Features*

- Open Lease for 2020
- 81.20 CSR2 on Cropland Acres
- Located South of Swea City

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FSA/Eff. Crop Acres:	118.70
Corn Base Acres:	60.90
Bean Base Acres:	57.00
Soil Productivity:	81.20 CSR2

Property Information

120.48 Acres, m/I

Location

The farm is located 2.5 miles south and 1 mile west of Swea City, Iowa.

Legal Description

The West Half of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter (excluding acreage) in Section 1 Township 98 North, Range 30 West of the 5th P.M., Kossuth County, Iowa.

Price & Terms

- \$1,000,000
- \$8,300.13/Acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to existing 2019 lease. Lease is open for the 2020 crop year.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,716
Net Taxable Acres: 119.83
Tax per Net Taxable Acre: \$22.66

FSA Data

Farm Number 4518, Tract 10565
FSA/Eff. Crop Acres: 118.70
Corn Base Acres: 60.90 Bu.
Corn PLC Yield: 161 Bu.
Bean Base Acres: 57.00 Bu.
Bean PLC Yield: 41 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo, Nicollet, Okobojo, Clarion and Harps. CSR2 on the FSA/Eff. crop acres is 81.20. See soil map for details.

Buildings/Improvements

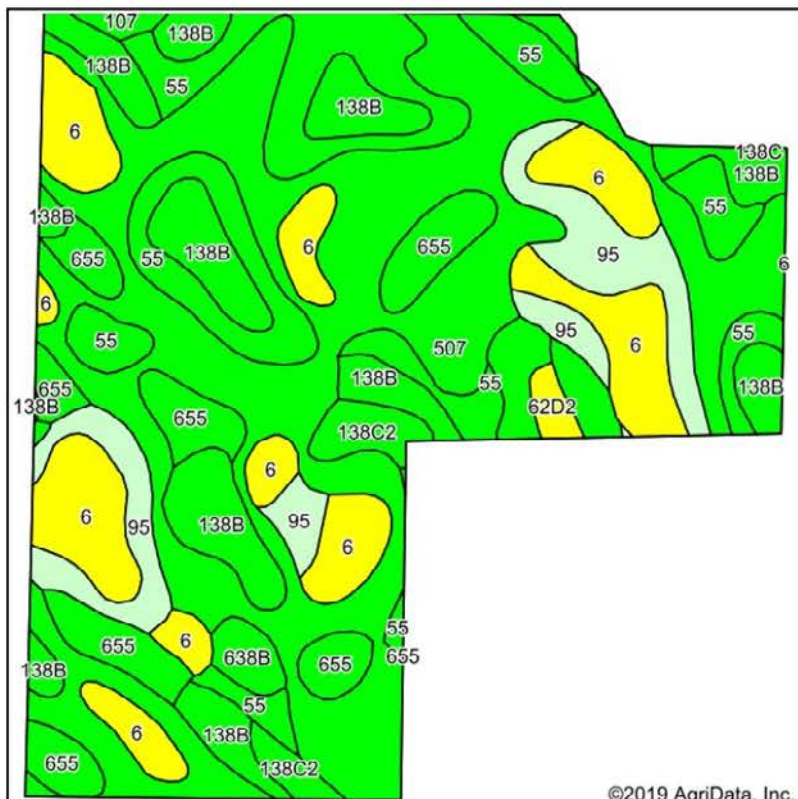
None

Drainage

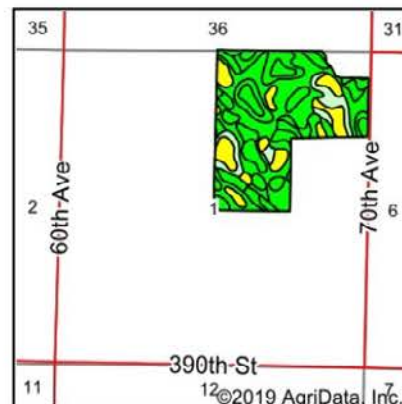
Natural drainage.

Comments

A nice Kossuth County farm with good soils. Would make a good addition to existing farming operation or for investment property.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Kossuth**
Location: **1-98N-30W**
Township: **Seneca**
Acres: **118.7**
Date: **10/29/2019**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA109, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	43.55	36.7%		IIw	84	75	79
55	Nicollet clay loam, 1 to 3 percent slopes	17.20	14.5%		Iw	89	85	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	17.06	14.4%		IIIw	59	54	77
138B	Clarion loam, 2 to 6 percent slopes	16.60	14.0%		Ile	89	77	83
95	Harps clay loam, 0 to 2 percent slopes	9.49	8.0%		IIw	72	60	77
655	Crippin loam, 1 to 3 percent slopes	9.17	7.7%		Ie	91	80	84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.27	1.9%		IIle	83	62	65
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.12	0.9%		Ile	85	71	82
485B	Spillville loam, 2 to 5 percent slopes	1.02	0.9%		Ile	88	77	82
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	0.69	0.6%		IVe	41	39	61
107	Webster clay loam, 0 to 2 percent slopes	0.53	0.4%		IIw	86	80	80
Weighted Average						81.2	72.4	*n 79

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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