

Land For Sale

ACREAGE:

67.98 Acres, m/l

LOCATION:

Marshall County, IA



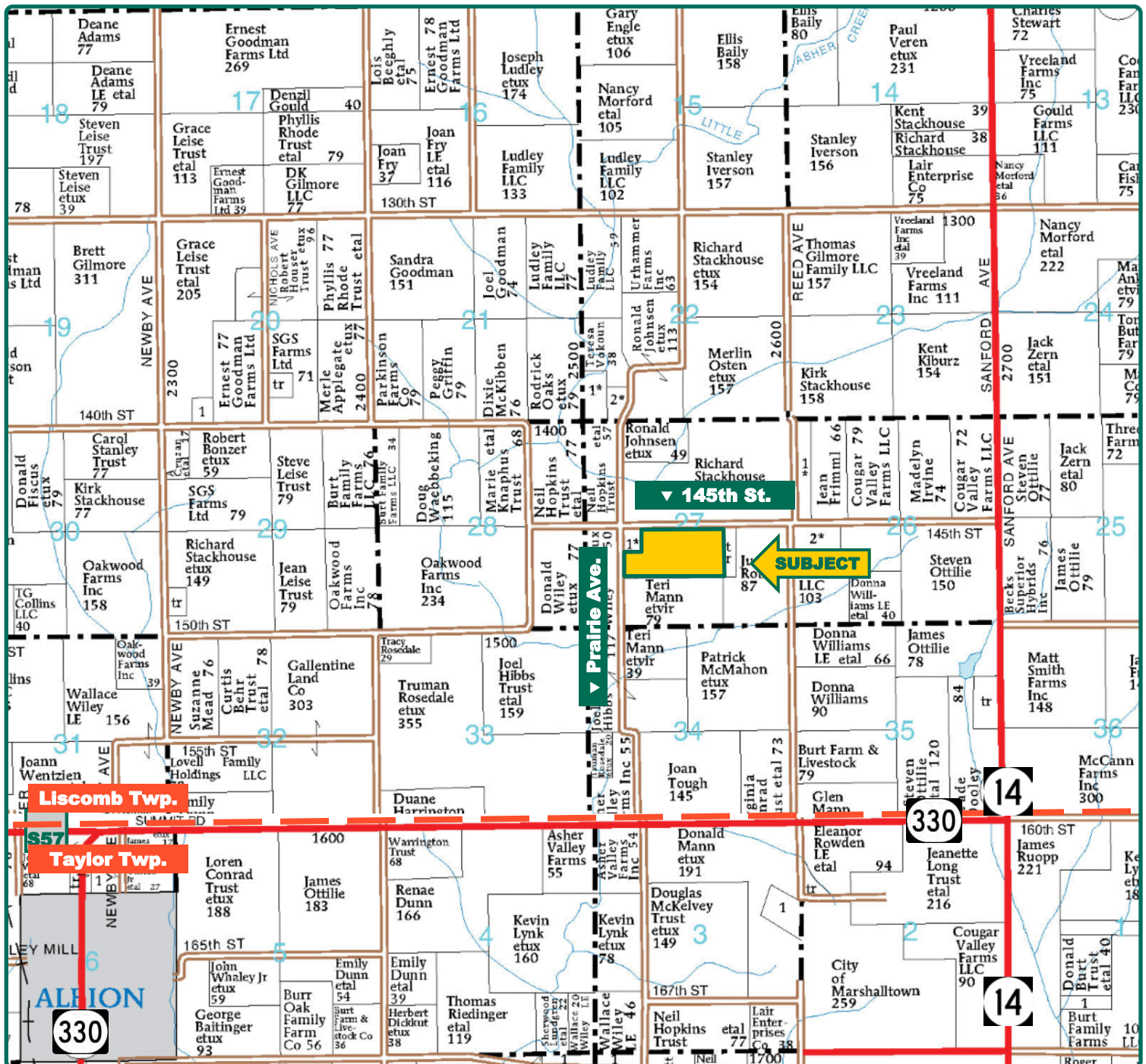
Property *Key Features*

- Four Miles Northeast of Albion
- 68.24 FSA/Eff. Crop Acres with a 90.80 CSR2
- High-Quality Soils on this Marshall County Farm

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FSA/Eff. Crop Acres:	68.24
Corn Base Acres:	45.86
Bean Base Acres:	14.62
Soil Productivity:	90.80 CSR2

Property Information

67.98 Acres, m/l

Location

From Albion: Head east on Hwy. 330 for 2½ miles. Go north on Prairie Ave. for 1½ miles. Property is on the east side of the road at the intersection of 145th St. and Prairie Ave.

Legal Description

Part of N½ SW¼, Part of NW¼ SE¼, all in Section 27, Township 85 North, Range 18 West of the 5th P.M. (Liscomb Township)

Possession

As agreed upon.

Price & Terms

Price Reduced

- ~~\$764,775~~ \$730,785
- ~~\$11,250/acre~~ \$10,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,662
Net Taxable Acres: 67.98
Tax per Net Taxable Acre: \$39.16

FSA Data

Farm Number 7230, Tract 10338
FSA/Eff. Crop Acres: 68.24
Corn Base Acres: 45.86
Corn PLC Yield: 189 Bu.
Bean Base Acres: 14.62
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Tama, Colo - Ely and Liscomb. CSR2 on the FSA/Eff. crop acres is 90.80. See soil map for detail.

Land Description

Level to gently sloping

Buildings/Improvements

None

Drainage

Natural, no tile maps available.

Water & Well Information

None known

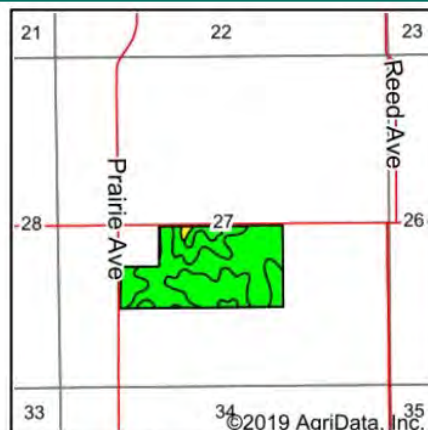
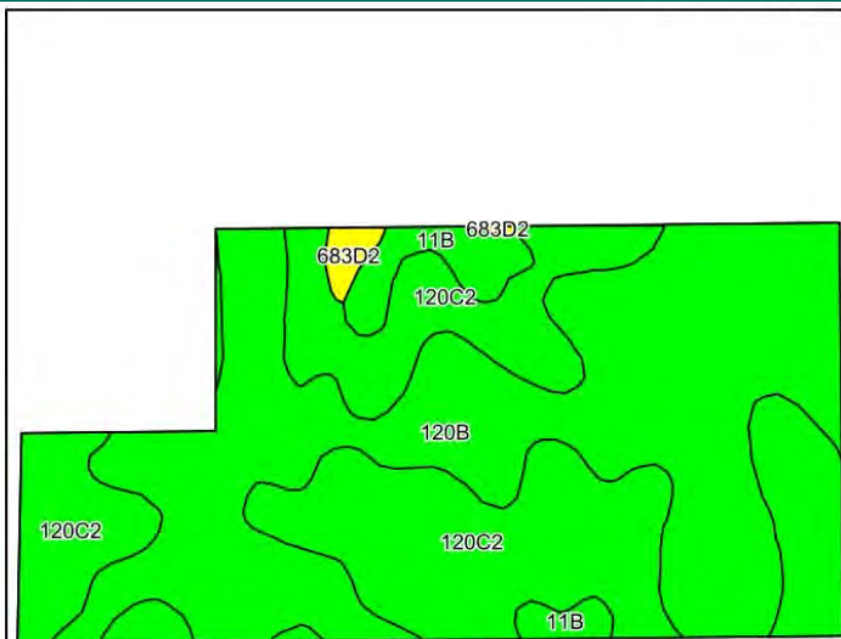
Comments

Productive soils on this Marshall County farm.

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State: **Iowa**
County: **Marshall**
Location: **27-85N-18W**
Township: **Taylor**
Acres: **68.24**
Date: **10/30/2019**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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Area Symbol: IA127, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	35.39	51.9%		Ile	95	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	29.27	42.9%		IIle	87	78
11B	Colo-Ely complex, 0 to 5 percent slopes	2.93	4.3%		IIw	86	68
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	0.65	1.0%		IIIe	55	58
Weighted Average						90.8	86.2

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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West Looking East



Southwest Looking Northeast



Northeast Looking Southwest



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