

Land For Sale

ACREAGE:

116.00 Acres, m/l

LOCATION:

Chickasaw County, IA

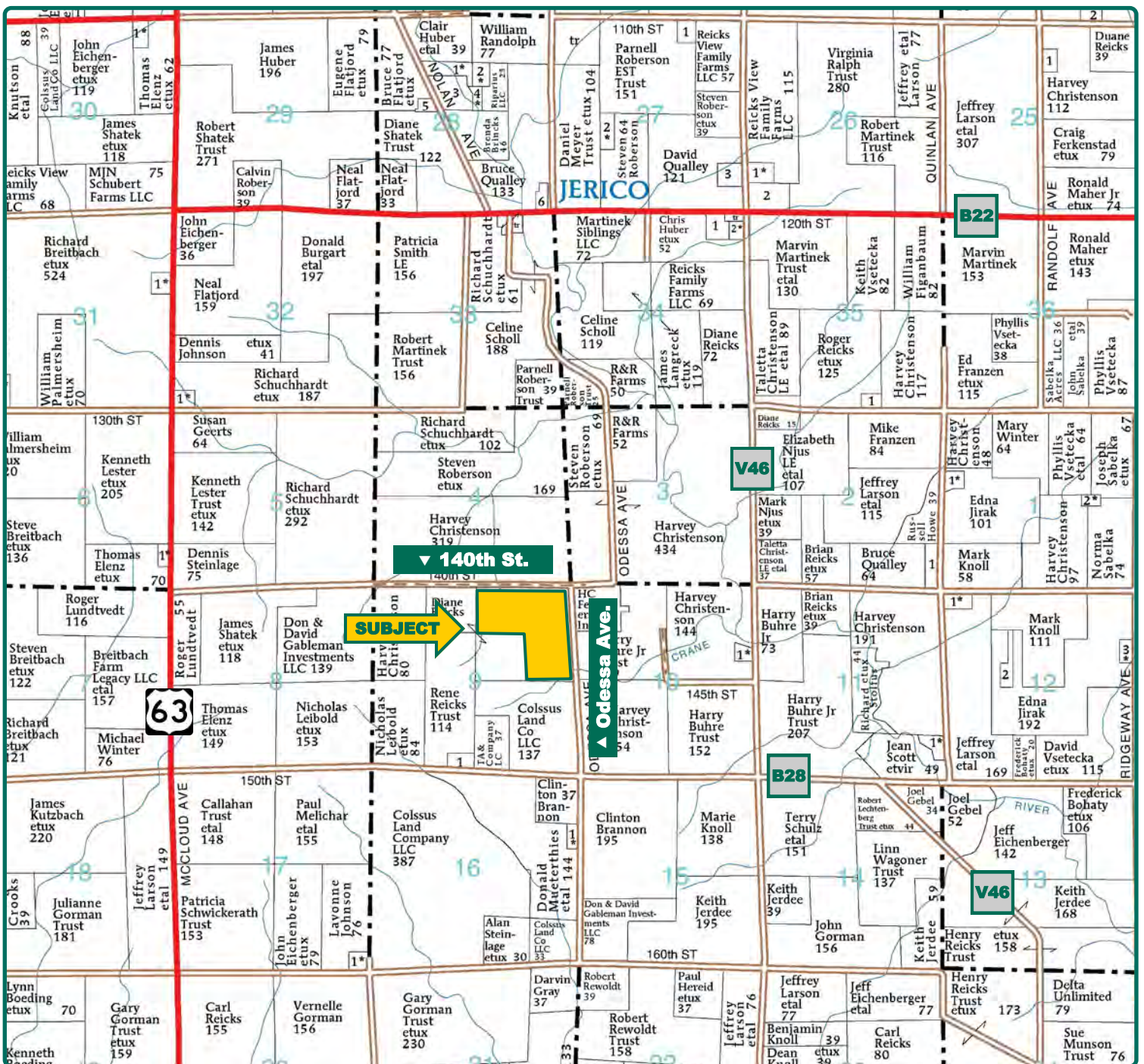


Property Key Features

- **Good-Quality Soils with a 80.74 CSR2**
- **Located Nine miles from Homeland Energy Ethanol Plant in Lawler, IA**
- **Eight miles Northeast of New Hampton, IA**

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FSA/Eff. Crop Acres: 116.10
Corn Base Acres: 115.60
Soil Productivity: 80.74 CSR2

Property Information

116.00 Acres, m/l

Location

Approximately 2 miles south of Jerico and 8 miles northeast of New Hampton

Legal Description

N 1/2 NE 1/4 AND SE 1/4 NE 1/4 Section 9, Township 96 North, Range 12 West of the 5th P.M., Chickasaw County, IA

Price & Terms

- \$1,025,000.00
- \$8,836.21/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to the 2020 cash rent lease.

Real Estate Tax

Taxes Payable 2019 - 2020: \$3,120.00
Net Taxable Acres: 116.00
Tax per Net Taxable Acre: \$26.90

FSA Data

Farm Number 5879, Tract 2498
FSA/Eff. Crop Acres: 116.10
Corn Base Acres: 115.60
Corn PLC Yield: 158 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Cresco loam. CSR2 on the FSA/Eff. crop acres is 80.74. See soil map for detail.

Drainage Easement

There is a tile easement associated with this property. Contact listing agent for details.

Land Description

Gently rolling.

Buildings/Improvements

None.

Drainage

Substantial pattern tile.

Water & Well Information

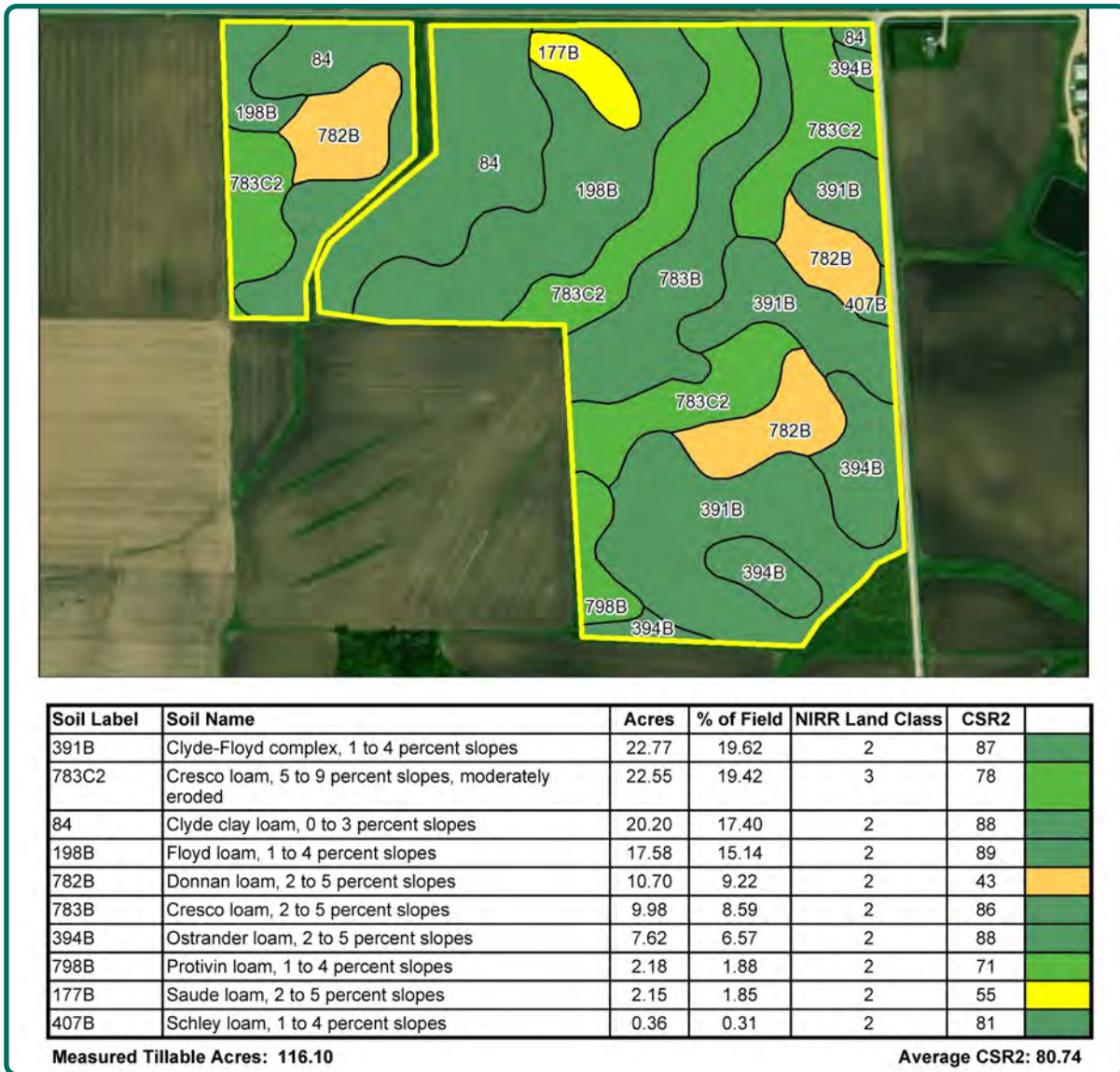
None.

Wind Turbine Agreement

In January 2017, an agreement was signed giving Invenergy Wind Development LLC the option to install a wind-power facility on the property. The term of the agreement expires in January 2024. Contact listing agent for additional details.

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Comments

Investor-quality farm located in a strong area. Conveniently located nine miles from Homeland Energy Ethanol Plant in Lawler, IA.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking south



Looking east



Looking west



Looking northwest



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