

# Land For Sale

**ACREAGE:**

**138.00 Acres, m/l**

**LOCATION:**

**Warren County, IA**



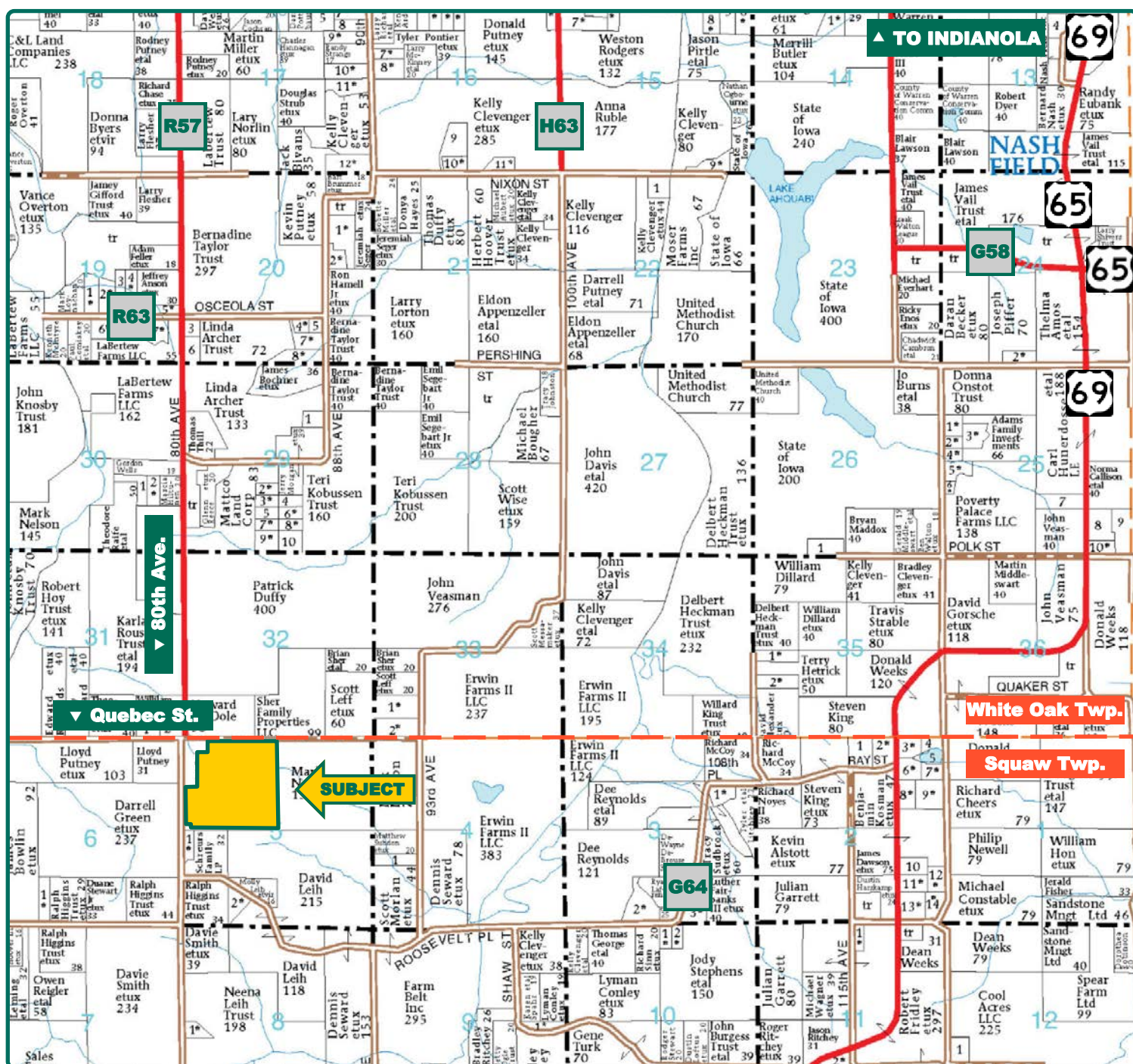
## Property *Key Features*

- 10½ Miles Southwest of Indianola
- 93.10 Estimated Crop Acres with an 83.10 CSR2
- Outstanding Recreational Opportunities

**Elliott Siefert**  
Licensed in IA  
**ElliottS@Hertz.ag**

**515-382-1500**  
415 S.11th St./ PO Box 500  
Nevada, IA 50201-0500  
**www.Hertz.ag**

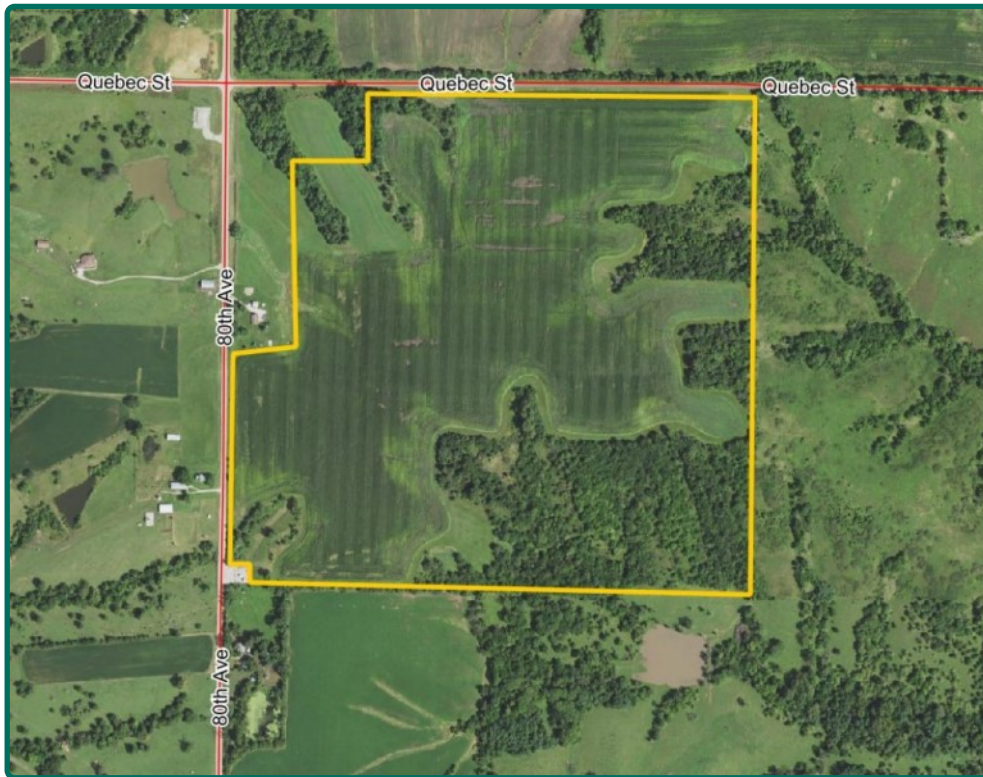




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**FSA/Eff. Crop Acres:** 93.10\*  
**Corn Base Acres:** 69.89\*  
**Bean Base Acres:** 16.47\*  
**Wheat Base Acres:** 3.02\*  
**Soil Productivity:** 83.10 CSR2

*\*FSA acres are estimated.*

## Property Information

**138.00 Acres, m/l**

### Location

From Indianola: Go west on Highway 92 for 4 miles, then go south on R57 for 1½ miles, then continue south on 80th Avenue/R57 for 5 miles. The farm is on the southeast corner of 80th Avenue and Quebec Street.

### Legal Description

NW¼, except acreage sites, in Section 5, Township 74 North, Range 24 West of the 5th P.M. (Squaw Township)

## Price & Terms

### Price Reduced!

- ~~\$983,250.00~~ \$962,550
- ~~\$7,125.00/acre~~ \$6,975/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$3,022.06\*  
 Net Taxable Acres: 136.79\*  
 Tax per Net Taxable Acre: \$22.09\*  
*\*Taxes are estimated pending survey.*

### Land Description

Nearly level to moderately sloping on the tillable acres. Moderately sloping to strongly sloping on the timber acres.

## Soil Types/Productivity

Primary soils are Macksburg, Sharpsburg and Ladoga. CSR2 on the est. FSA/Eff. crop acres is 83.10. See soil map for detail.

### FSA Data

Farm Number 8818, Tract 14597  
 FSA/Eff. Crop Acres: 93.10\*  
 Corn Base Acres: 69.89\*  
 Corn PLC Yield: 130 Bu.  
 Bean Base Acres: 16.47\*  
 Bean PLC Yield: 41 Bu.  
 Wheat Base Acres: 3.02\*  
 Bean PLC Yield: 32 Bu.

*\*FSA acres are estimated pending reconstitution of farm by Warren County FSA office.*

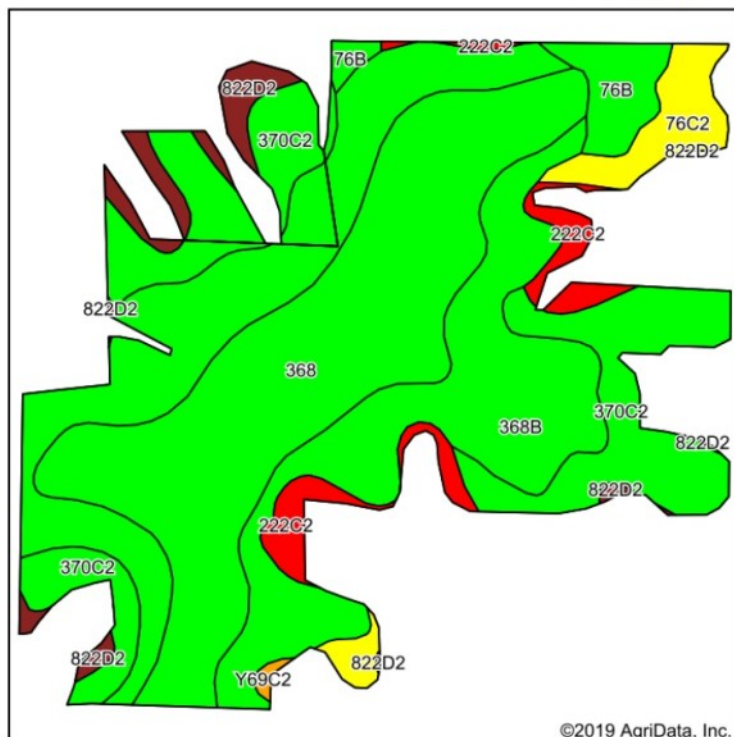
## Buildings/Improvements

None.

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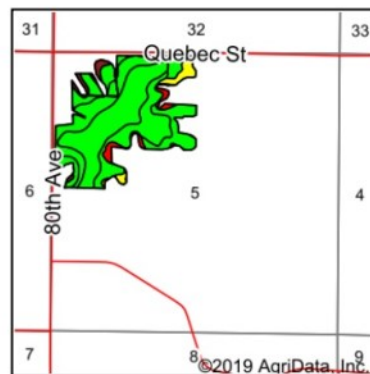
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Soils data provided by USDA and NRCS.

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State: Iowa  
County: Warren  
Location: 5-74N-24W  
Township: Squaw  
Acres: 93.1  
Date: 2/25/2020



Maps Provided By:



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Area Symbol: JA181, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
368B	Macksburg silty clay loam, 2 to 5 percent slopes	33.70	36.2%		Ile	89	90
368	Macksburg silty clay loam, 0 to 2 percent slopes	28.84	31.0%		Iw	93	95
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	16.97	18.2%		IIle	80	67
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	3.92	4.2%		IIle	75	65
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.52	3.8%		IVw	28	25
76B	Ladoga silt loam, 2 to 5 percent slopes	3.06	3.3%		Ile	86	85
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	2.90	3.1%		IVe	10	15
Y69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.19	0.2%		IIIw	56	
Weighted Average						83.1	*.

## Drainage

Natural, no tile maps available.

## Water & Well Information

No known wells

## Lease

Leased for 2020 crop year. Contact Agent for details.

## Comments

Above-average soil quality on the tillable acres. Great recreational opportunities with approximately 36 acres of timber.

*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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East Looking West



Taken in January 2019



Southeast Looking Northwest



Trail Cam Photo - 2018



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