

# Land For Sale

**ACREAGE:**

**210.00 Acres, m/l**

**LOCATION:**

**Decatur County, IA**



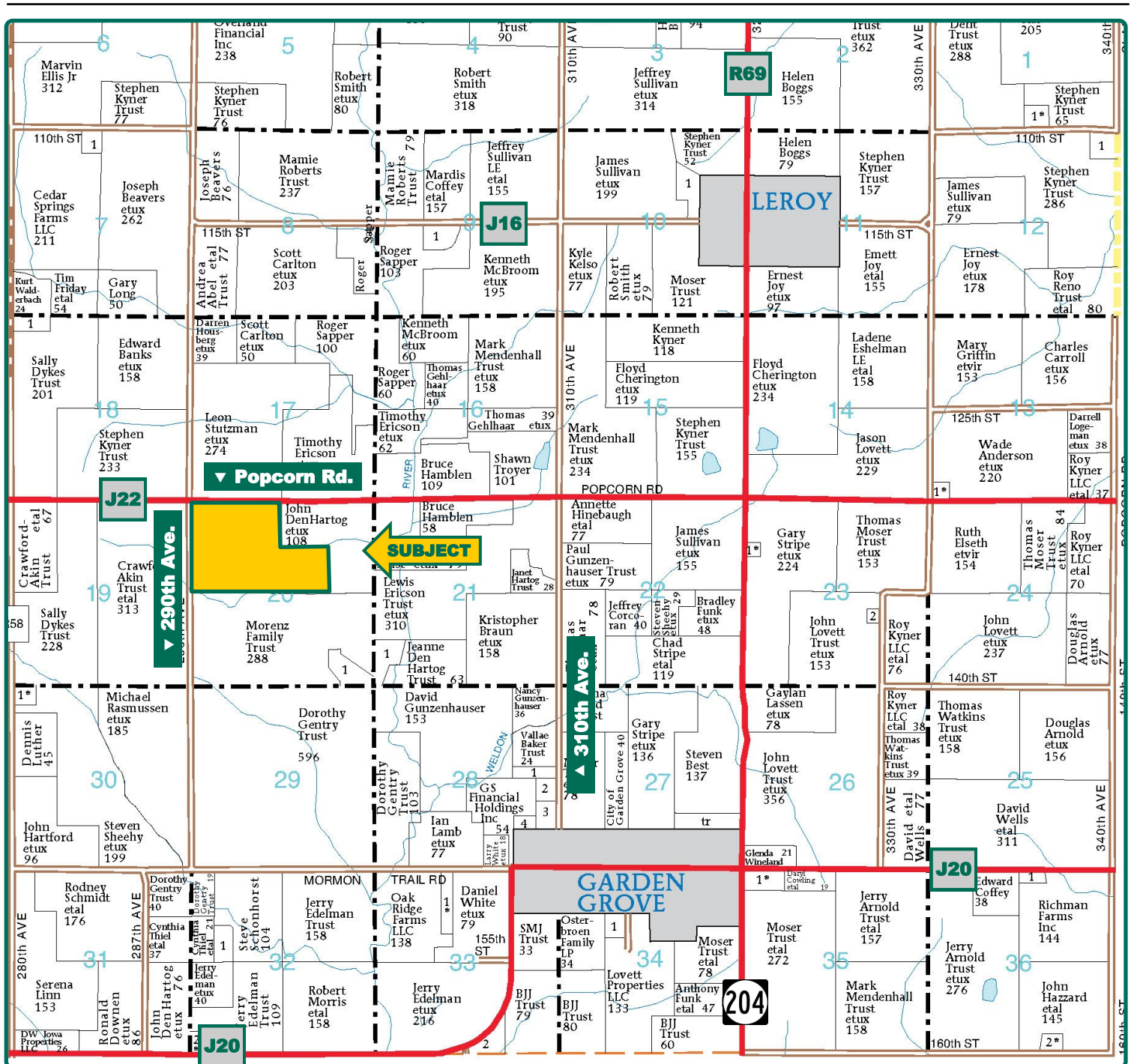
## Property Key Features

- 3½ Miles Northwest of Garden Grove, Iowa
- Great Opportunity to Own a Mixed-Use Farm
- Recreational Opportunities

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**FSA/Eff. Crop Acres: 152.12**  
**Current Cropped Acres: 130.87**  
**Corn Base Acres: 152.12**  
**Soil Productivity: 41.10 CSR2**

## Property Information

**210.00 Acres, m/l**

### Location

From Garden Grove: Go north on 310th Avenue for 2 miles, then west on J22/Popcorn Avenue for 1½ miles. The farm is on the southeast corner of the Popcorn Road and 290th Avenue intersection.

### Legal Description

NW¼, S¼ NW¼ NE¼, SW¼ NE¼ of Section 20 Township 70 North, Range 24 West of the 5th P.M.  
(Garden Grove Township)

### Price & Terms

- \$840,000
- \$4,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,892  
Net Taxable Acres: 192.90  
Tax per Net Taxable Acre: \$14.99

### FSA Data

Farm Number 606, Tract 1302  
FSA/Eff. Crop Acres: 152.12  
Current Cropped Acres: 130.87  
Corn Base Acres: 152.12  
Corn PLC Yield: 86 Bu.

### Soil Types/Productivity

Primary soils are Shelby, Arispe and Lamoni. CSR2 on the Currently cropped acres is 41.10. See soil map for detail.

### Land Description

Gently to strongly sloping.

### Buildings/Improvements

35' x 50' steel building, built in 2011.

### Drainage

Natural, with use of waterways. No tile maps available.

### Water & Well Information

- No known wells
- One ¾-acre farm pond

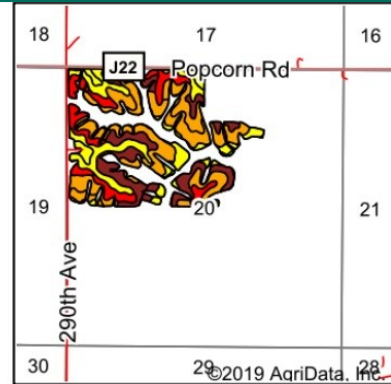
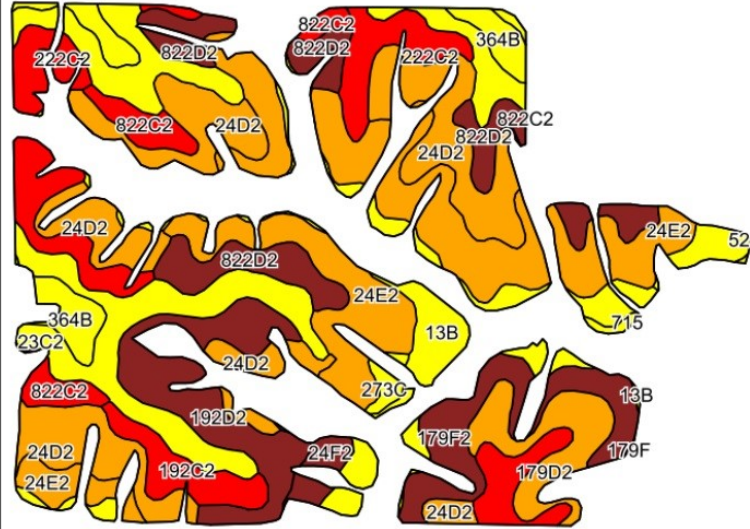
### Lease

Leased for 2020 crop year. Contact Agent for details.

### Comments

Great opportunity to own a mixed-use farm with solid income from tillable land, as well as high-quality recreational opportunities.





State: Iowa  
County: Decatur  
Location: 20-70N-24W  
Township: Garden Grove  
Acres: 130.87  
Date: 3/3/2020



Soils data provided by USDA and NRCS.

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Area Symbol: IA053, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	24.71	18.9%		IVe	40	38
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	21.76	16.6%		IIIe	51	48
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	17.08	13.1%		IIIe	62	50
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	10.06	7.7%		IVe	11	15
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.99	7.6%		IVw	28	25
192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	8.90	6.8%		IVe	9	15
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	8.65	6.6%		IIw	76	55
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	6.78	5.2%		IVe	11	13
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	5.03	3.8%		IVe	43	43
364B	Grundy silty clay loam, 2 to 5 percent slopes	4.59	3.5%		IIe	72	75
822C2	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	3.79	2.9%		IIIe	31	24
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	3.27	2.5%		IIIe	29	30
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	2.72	2.1%		IIIe	24	27
56C	Cantril loam, 5 to 9 percent slopes	1.31	1.0%		IIIe	76	52
24F2	Shelby clay loam, 18 to 25 percent slopes, moderately eroded	1.27	1.0%		VIe	17	18
273C	Olmitz loam, heavy till, 5 to 9 percent slopes	0.67	0.5%		IIIe	77	57
715	Nodaway-Lawson-Klum complex, 0 to 3 percent slopes, occasionally flooded	0.29	0.2%		IIw	68	
<b>Weighted Average</b>						<b>41.1</b>	<b>*-</b>

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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Northwest Looking Southeast



Southeast Looking Northwest



Buildings / Pond



Northeast Looking Southwest



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