

# Land For Sale

**ACREAGE:**

**166.21 Acres, m/l**

**LOCATION:**

**Winnebago County, IA**

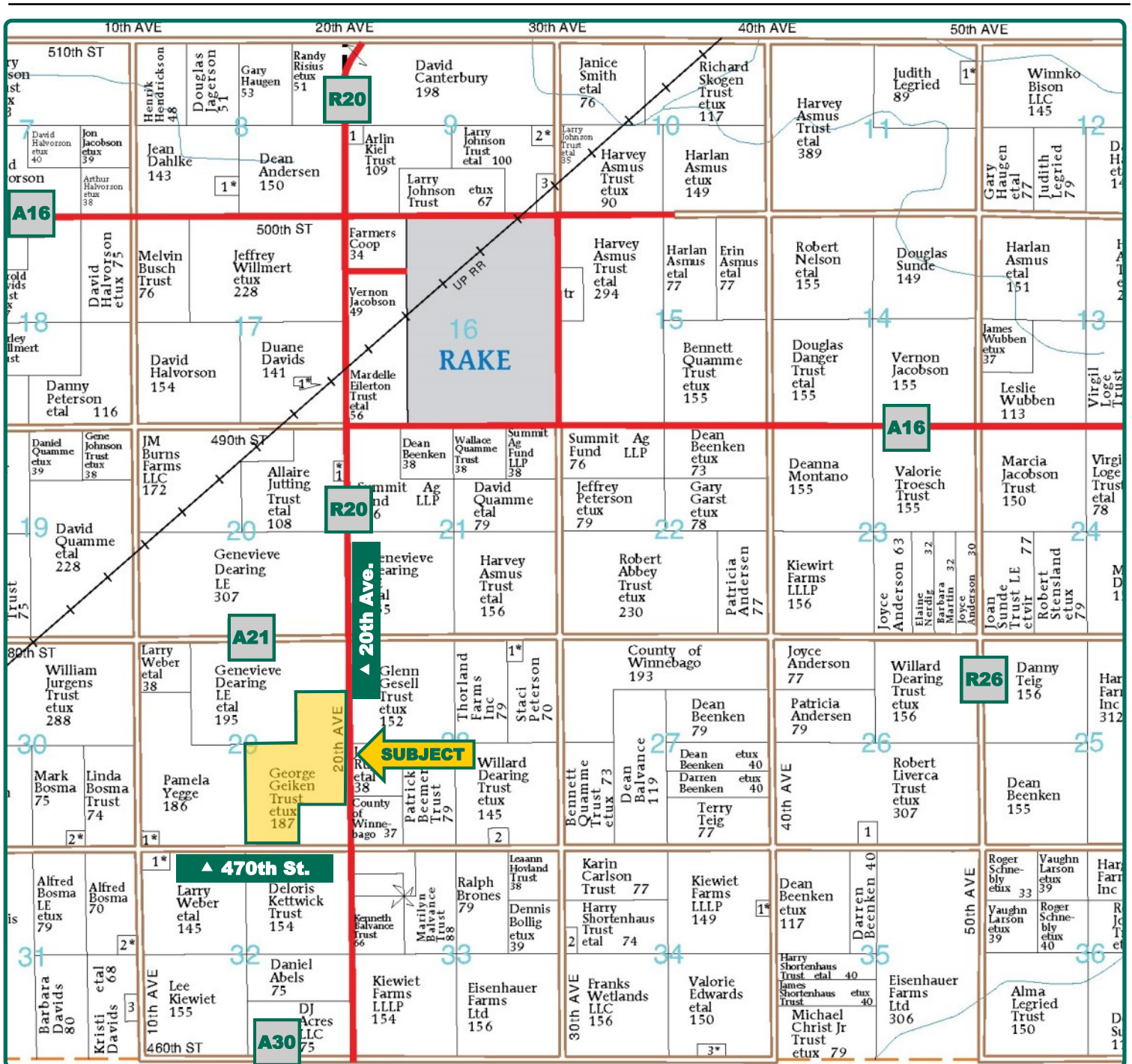


## Property Key Features

- Blacktop location
- Productive soils
- Majority of farm located in Drainage District #21

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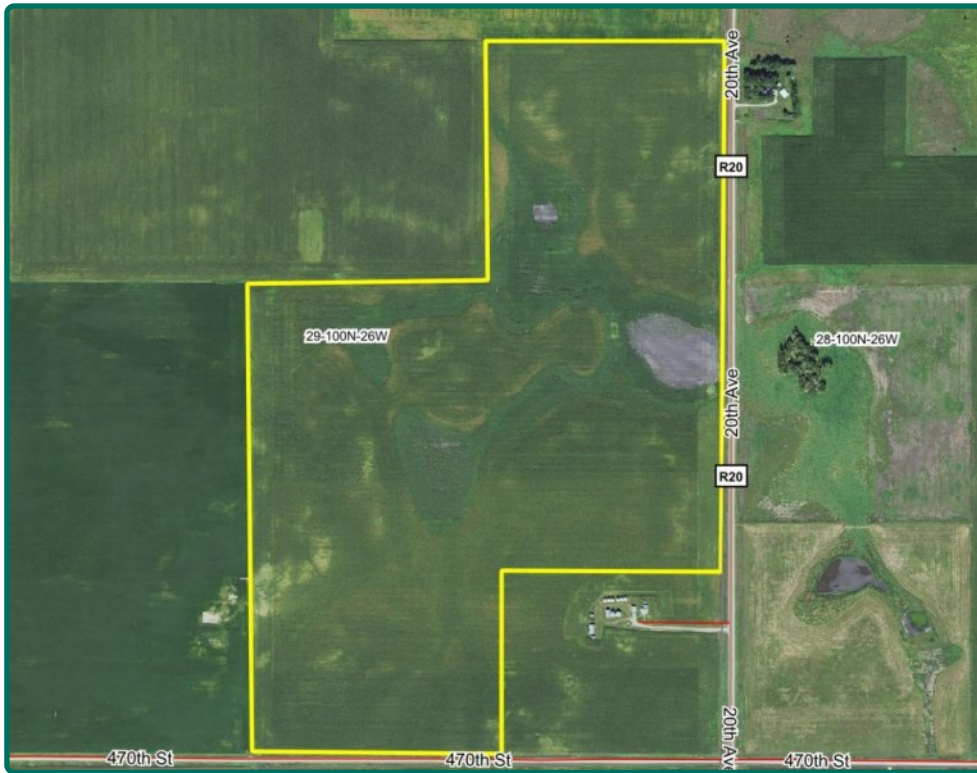
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<b>FSA/Eff. Crop Acres:</b>	<b>168.37</b>
<b>Corn Base Acres:</b>	<b>113.88</b>
<b>Bean Base Acres:</b>	<b>47.98</b>
<b>Soil Productivity:</b>	<b>77.7 CSR2</b>

## Property Information

**166.21 Acres, m/l**

### Location

From Rake: ¼ mile west on A16 then south 1¼ miles on R20. Property is located on west side of R20.

### Legal Description

The SE¼, except tract, and the SE¼ NE¼, Section 29, T100N, R26W, Lincoln Twp., Winnebago Co., IA. Exact legal per Abstract of Title.

### Price & Terms

- \$1,196,712
- \$7,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Full possession at closing subject to lease that expires 03/01/2021.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$5,404.00  
Net Taxable Acres: 166.21  
Tax per Net Taxable Acre: \$32.51

### Soil Types/Productivity

Primary soils are Canisteo, Harps, Clarion, Crippin and Okoboji silty clay loam. CSR2 on the estimated FSA/Eff. crop acres is 77.7. See soil map for detail.

### Drainage

Natural and tile. Located in Drainage District #21. Drainage assessments payable 09/30/2020 were \$1,622.02.

### FSA Data

Farm Number 4018, Tract 5444  
FSA/Eff. Crop Acres: 168.37  
Corn Base Acres: 113.88  
Corn PLC Yield: 152 Bu.  
Bean Base Acres: 47.98  
Bean PLC Yield: 41 Bu.

### Land Description

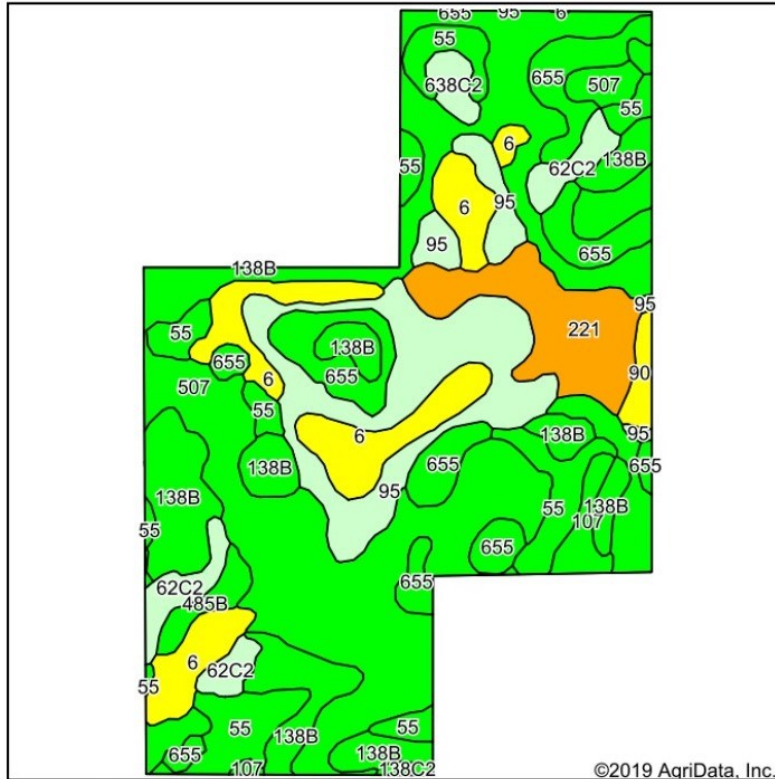
Level to gently rolling topography.

### Water & Well Information

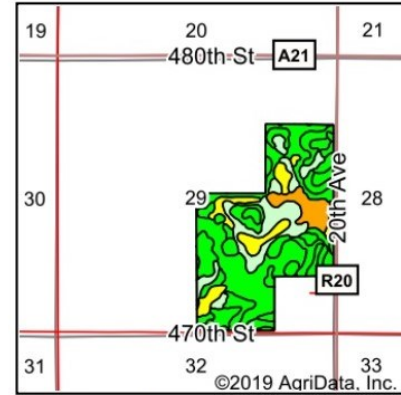
None known.

### Comments

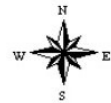
Desirably located, productive farm in a strong farming area.



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Winnebago**  
 Location: **29-100N-26W**  
 Township: **Lincoln**  
 Acres: **168.37**  
 Date: **3/27/2020**



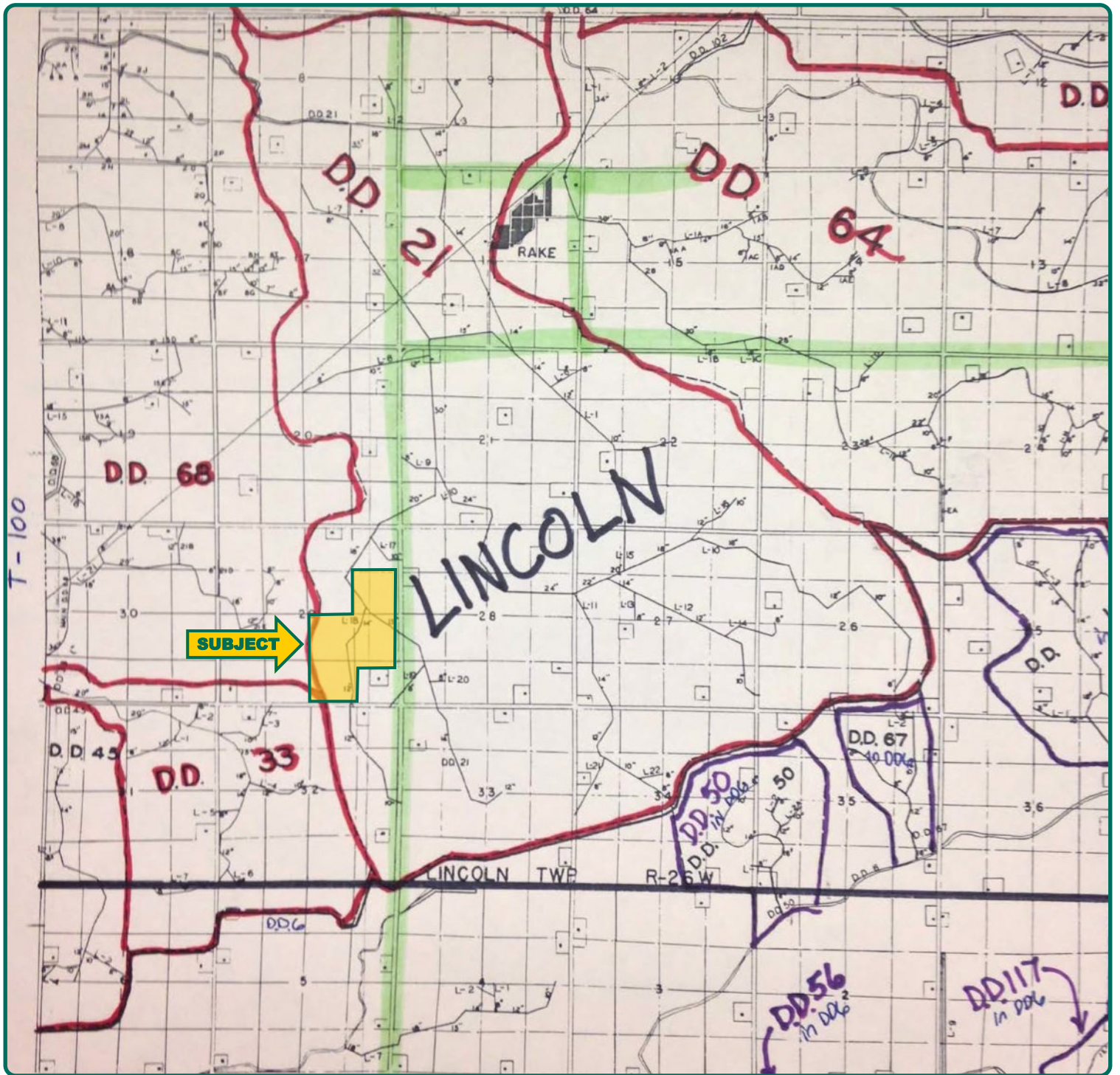
Area Symbol: IA189, Soil Area Version: 29

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	56.44	33.5%		llw	84	78	79
95	Harps clay loam, 0 to 2 percent slopes	20.97	12.5%		llw	72	62	77
138B	Clarion loam, 2 to 6 percent slopes	19.56	11.6%		lle	89	80	83
655	Crippin loam, 1 to 3 percent slopes	16.74	9.9%		le	91	83	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	16.14	9.6%		lllw	59	57	77
55	Nicollet clay loam, 1 to 3 percent slopes	14.77	8.8%		lw	89	88	78
221	Klossner muck, 0 to 1 percent slopes	10.36	6.2%		lllw	32	49	88
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	5.77	3.4%		llle	64	51	65
107	Webster clay loam, 0 to 2 percent slopes	2.24	1.3%		llw	86	83	80
485B	Spillville loam, 2 to 5 percent slopes	1.99	1.2%		lle	88	85	82
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.57	0.9%		llle	75	57	65
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.44	0.9%		lllw	55	59	71
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.38	0.2%		llle	83	63	65
<b>Weighted Average</b>						<b>77.7</b>	<b>72.6</b>	<b>*n 79.3</b>

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. Soil productivity ratings are based on the information currently available in the USDA/NRSC soil survey database. Those numbers are subject to change on an annual basis.

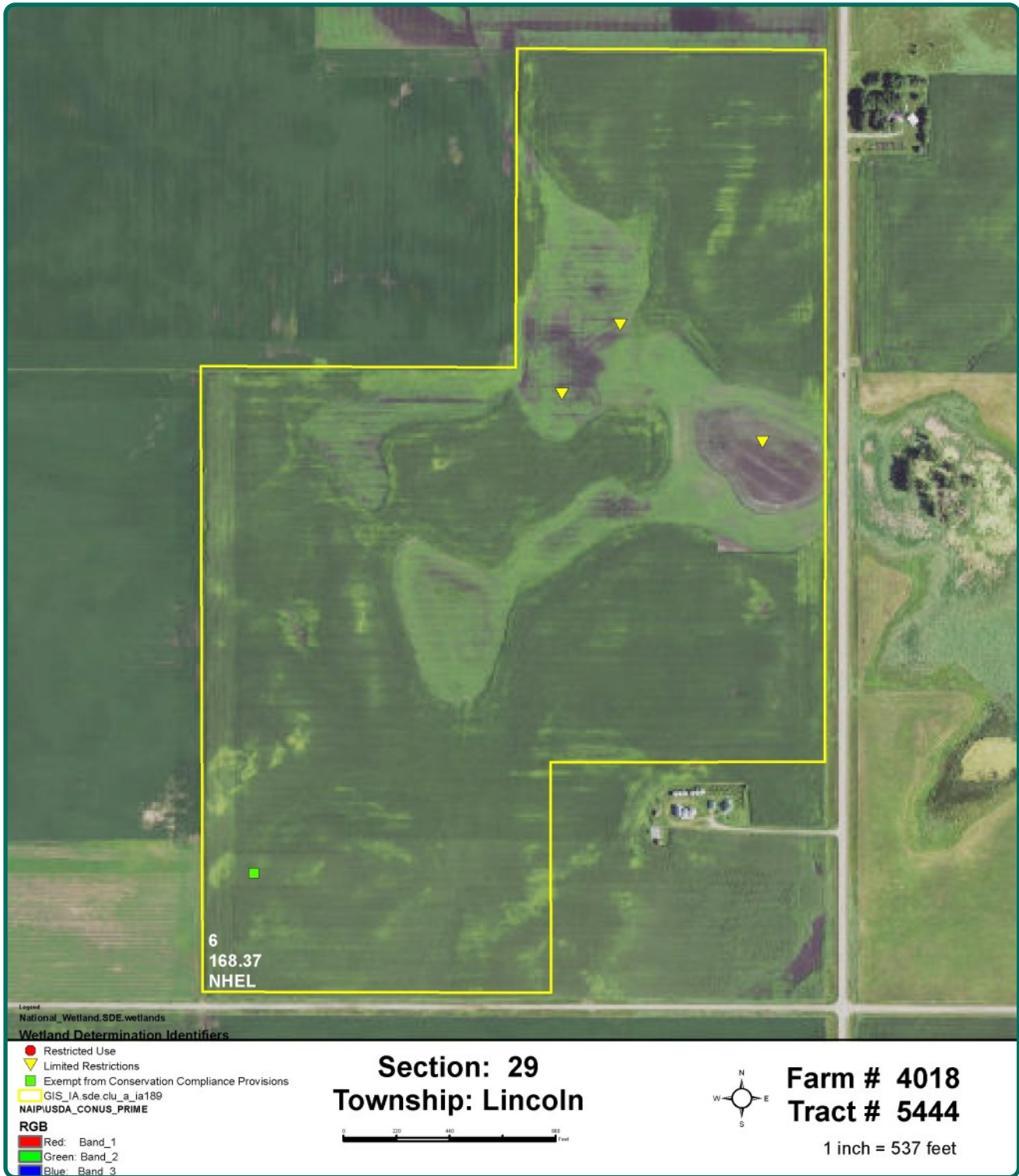
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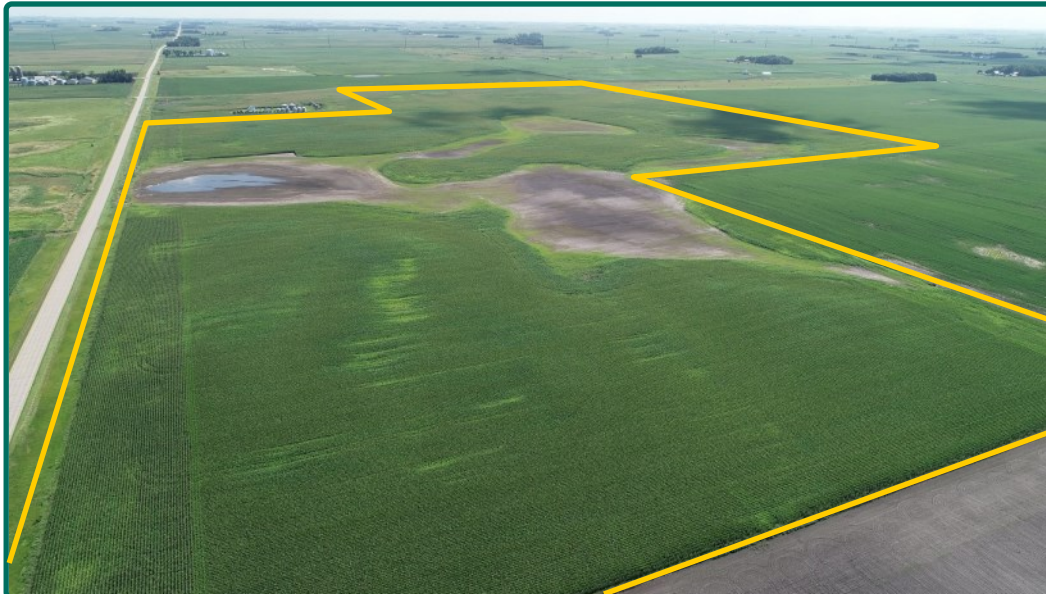
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Looking NE from SW corner



Looking SW from NE corner



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