

# Land For Sale

**ACREAGE:**

**110.61 Acres, m/l**

**LOCATION:**

**Taylor County, IA**

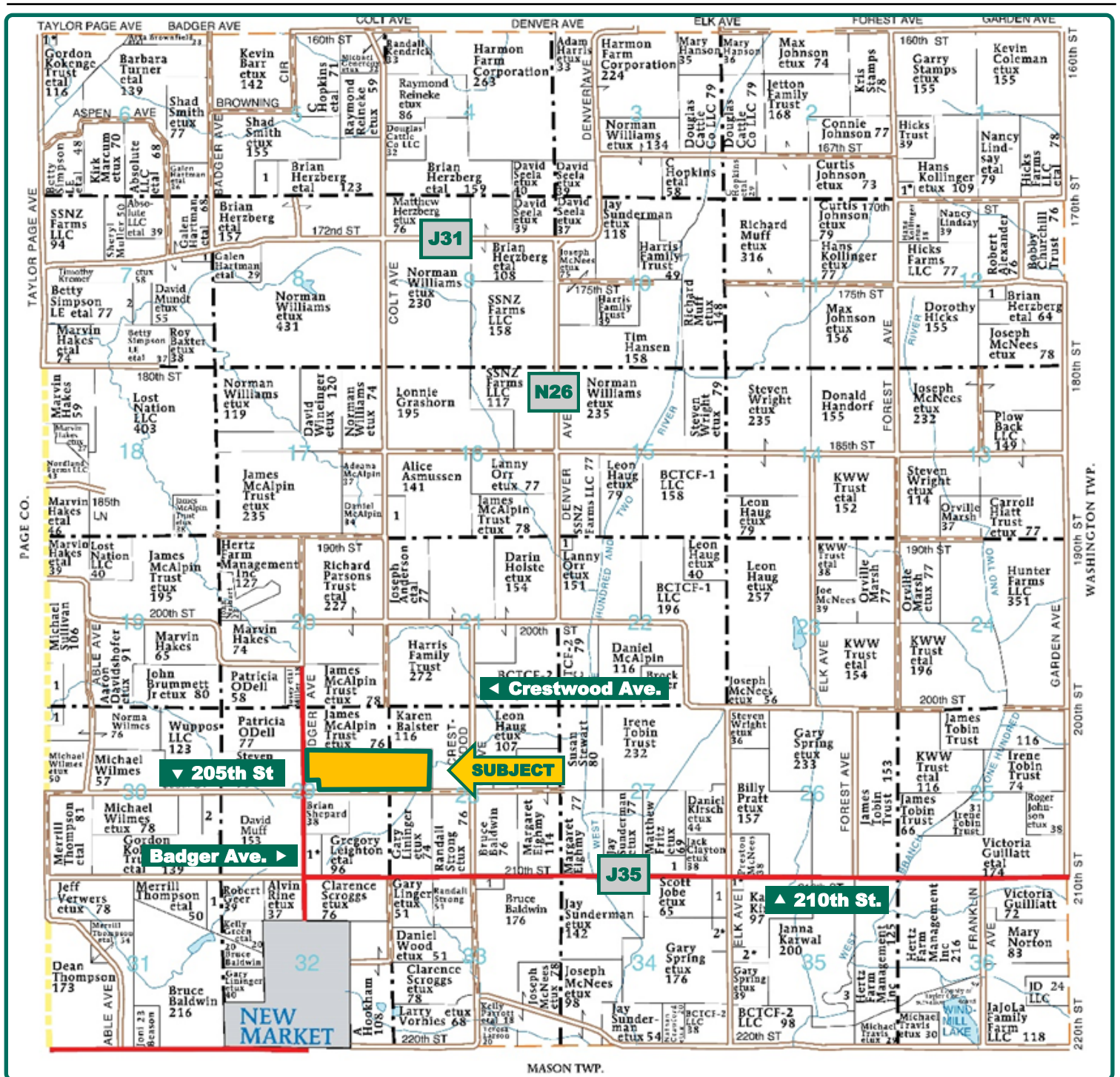


## **Property** *Key Features*

- **Highly Improved Farm**
- **3 Year Sale-Leaseback Available**
- **102.20 Acres in Production**

**Scott Henrichsen, AFM**  
Licensed in IA and NE  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**



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<b>FSA/Eff. Crop Acres:</b>	<b>95.32</b>
<b>Add'l. Ac. in Prod.:</b>	<b>6.88</b>
<b>Corn Base Acres:</b>	<b>20.81</b>
<b>Bean Base Acres:</b>	<b>7.45</b>
<b>Soil Productivity:</b>	<b>61.5 CSR2</b>

## Property Information

**110.61 Acres, m/l**

### Location

From New Market, go approximately ¾ mile north on Badger Avenue to 205th St. Property (less the acreage site) lies on east side of Badger Ave./north side of 205th St.

### Legal Description

The SW¼ NW¼ of Section 28 and Pt. S½ NE¼ of Section 29, all in Township 69N, Range 35W of the 5th P.M., Taylor County, Iowa (Dallas Township).

### Price & Terms

- \$660,000
- \$5,966.91/acre
- 10% down upon acceptance of offer;

balance due in cash at closing

### Possession

Upon closing.

### Real Estate Tax

Taxes Payable 2020 - 2021 \$1,904.00  
Net Taxable Acres: 110.61  
Tax per Net Taxable Acre: \$17.21

### FSA Data

Farm Number 5754, Tract 4475  
FSA/Eff. Crop Acres: 95.32  
Add'l. Ac. in Production: 6.88  
Corn Base Acres: 20.81  
Corn PLC Yield: 117 Bu.  
Bean Base Acres: 7.45  
Bean PLC Yield: 32 Bu.

### Soil Types/Productivity

Primary soils are Colo-Judson-Nodaway complex, Shelby and Nira clay loams. CSR2 on the FSA/Eff. crop acres is 61.5. See soil map for detail.

### Yield History (Bu./Ac.)

Year	Corn	Beans
2018	218	-
2019	-	71

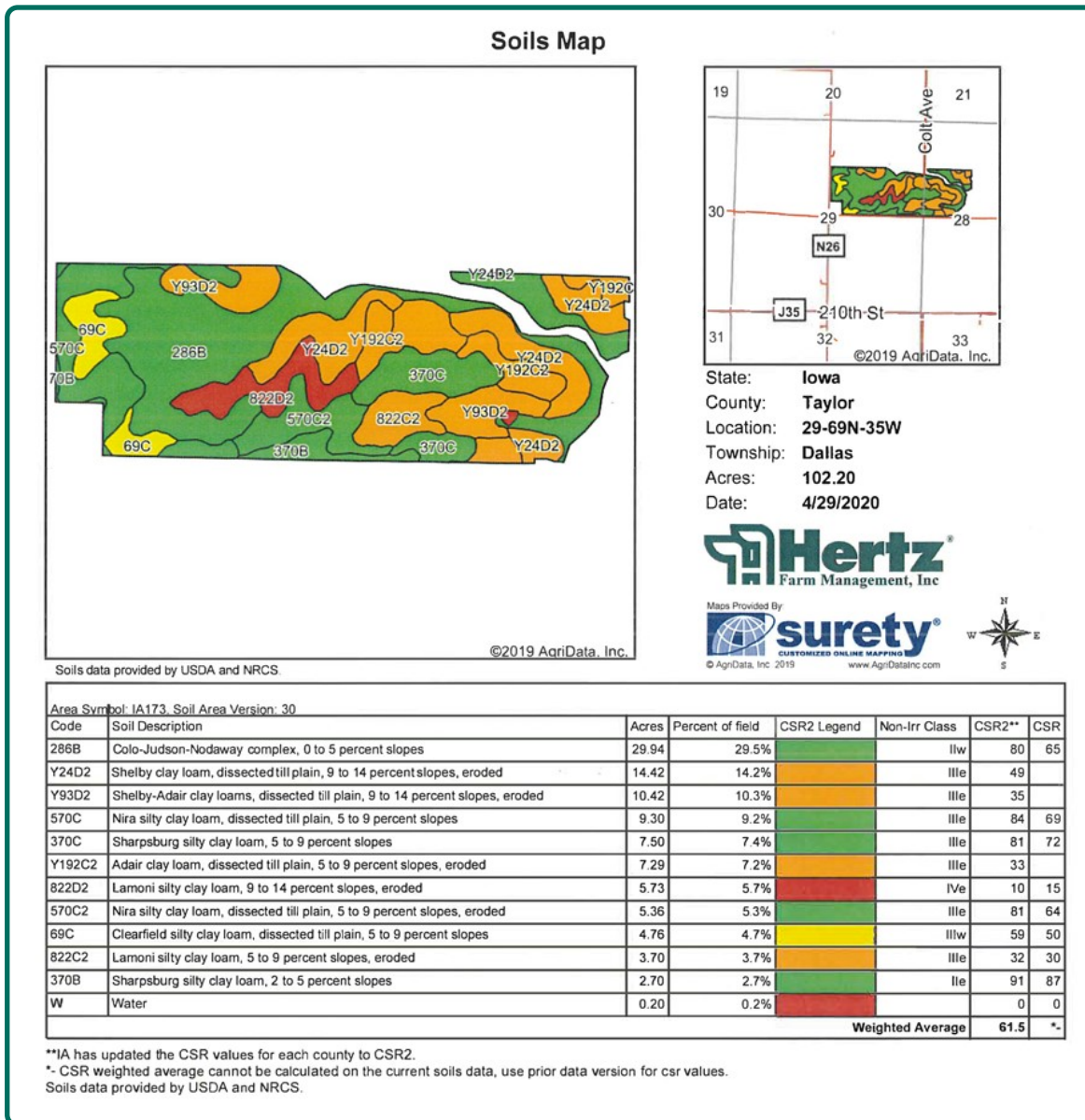
Yield information is reported from APH Database.

### Land Description

Rolling

### Drainage

Natural, Tile, Terraces



## Buildings/Improvements

None

## Water & Well Information

None

## Comments

Opportunity to pick up a turnkey farm extensively improved in 2018 when it was tiled and terraced, allowing the owner to increase planted acres to 102.20 in 2019. An additional 1.5 crop acres, m/l, could be added in the southeast corner of the farm. Seller willing to do a 3-year cash leaseback.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, 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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View Facing East



View Facing West



View Facing West



View Facing East



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