

Land For Sale

ACREAGE:

312.0 Acres, m/l

LOCATION:

Ida County, IA

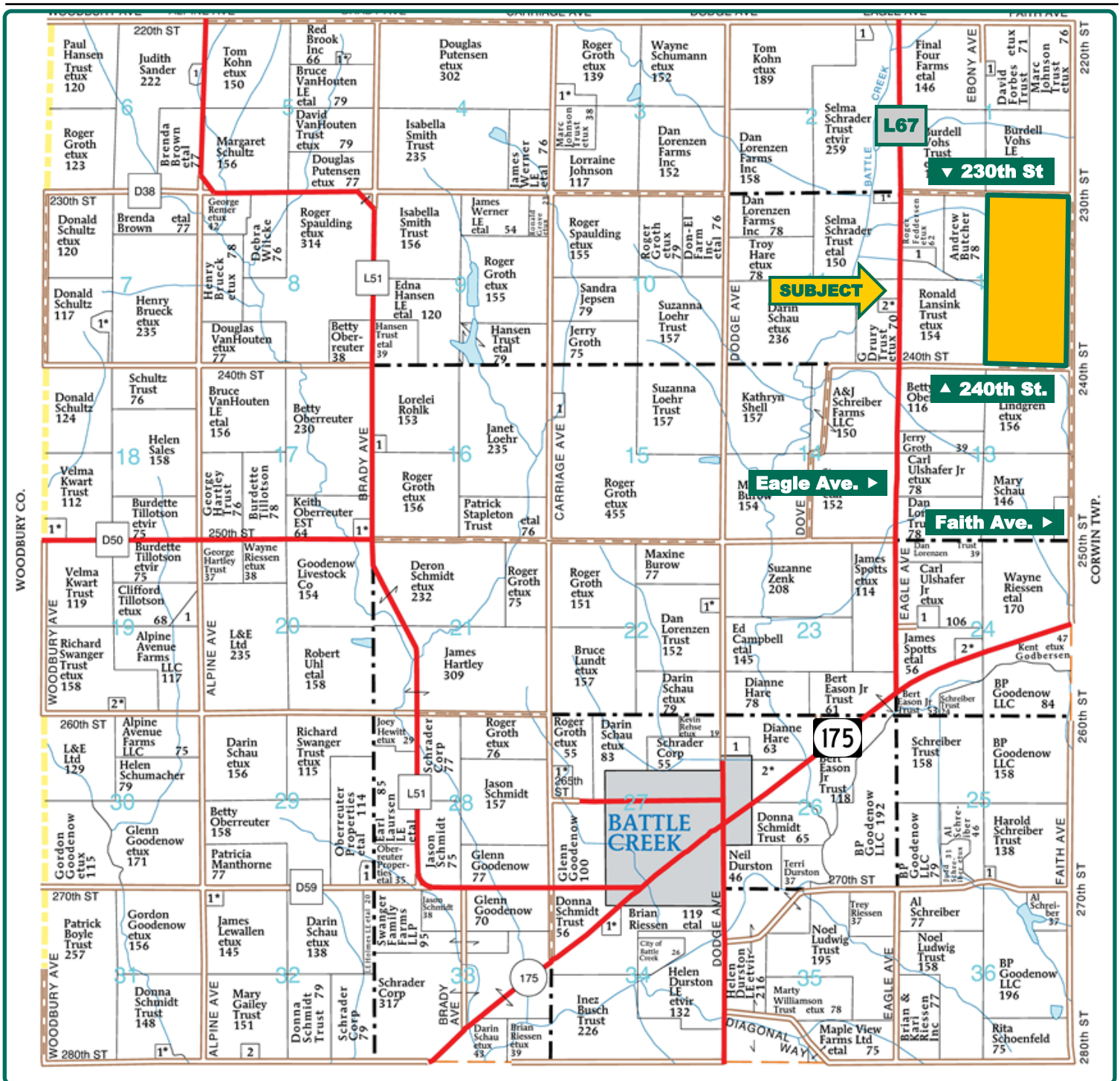


Property Key Features

- **Four Percent Sales Lease Back Offering**
- **307.75 Cropland Acres - 98.6% Tillable**
- **Excellent Yield History**

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FSA/Eff. Crop Acres: 307.75

Corn Base Acres: 197.90

Bean Base Acres: 86.20

Soil Productivity: 66.5 CSR2

Property Information

312.0 Acres, m/l

Location

Approximately 2.5 miles northeast on Highway 175 to Faith Avenue, then north 1.5 miles to 240th Street. Subject tract is on the west side of Faith Avenue from 240th Street to 230th Street

Legal Description

The East Half of Section 12, Township 87N, Range 41W of the 5th P.M., Ida County, Iowa (Maple Township)

Price & Terms

- \$3,000,000
- \$9,615.38/acre
- 10% down upon acceptance of offer; balance due in cash at closing

- Seller will lease back farm at 4% of agreed sales price.

Possession

Upon closing .

Real Estate Tax

Taxes Payable 2020 - 2021: \$6,996.00

Net Taxable Acres: 312.00

Tax per Net Taxable Acre: \$22.42

FSA Data

Farm Number 2956/3097 Tracts 1784/433

FSA/Eff. Crop Acres: 307.75

Corn Base Acres: 197.9

Corn PLC Yield: 176 Bu.

Bean Base Acres: 86.2

Bean PLC Yield: 48 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Monona, Kennebec and Colo-Judson silty clay loams. CSR2 on the FSA/Eff. crop acres is 66.5. See soil map for detail.

Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|------|-------|
| 2015 | - | 65 |
| 2016 | 240 | - |
| 2017 | - | 70 |
| 2018 | 252 | - |
| 2019 | 223 | - |

Yield information is reported by Actual Production History (APH) Database.

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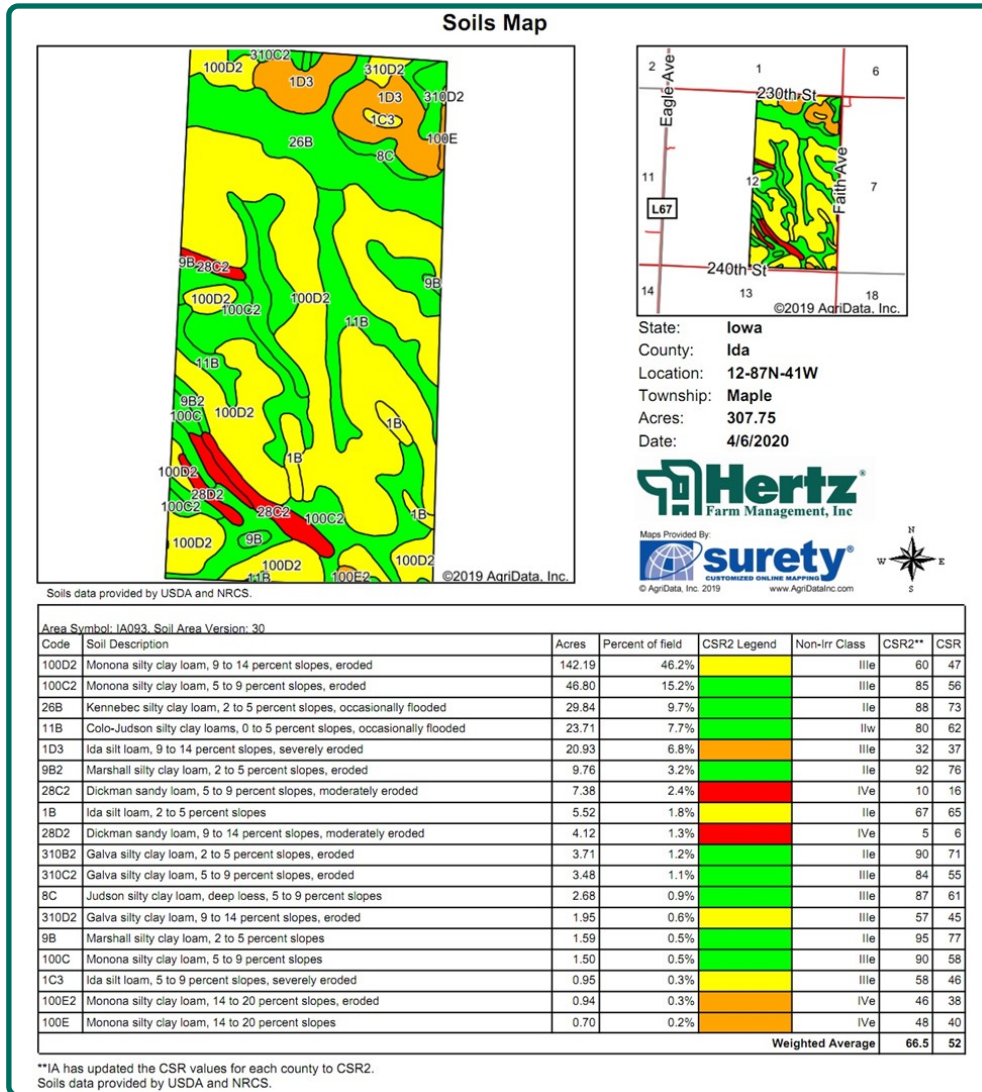
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Land Description

Rolling

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

None

Gas Line

Magellan Pipeline across the property south of the NE 1/4 of Section 12.

Comments

Rare opportunity to pick up an exceptional farm with a proven yield history in the highest corn yielding county in the State of Iowa and lock in a 4% return over the next four years. The operator has a history of applying high amounts of fertilizer to the farm. This farm is 98.6%

cropland and close to several ethanol plants. This farm checks all the boxes a buyer could possibly be looking for.

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 from 230th St South



View towards 230th St North



Magellan Pipeline Indicator



Make the Most of Your Farmland Investment

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