

# Land For Sale

**ACREAGE:**

**310.77 Acres, m/l**

**LOCATION:**

**Woodbury County, IA**

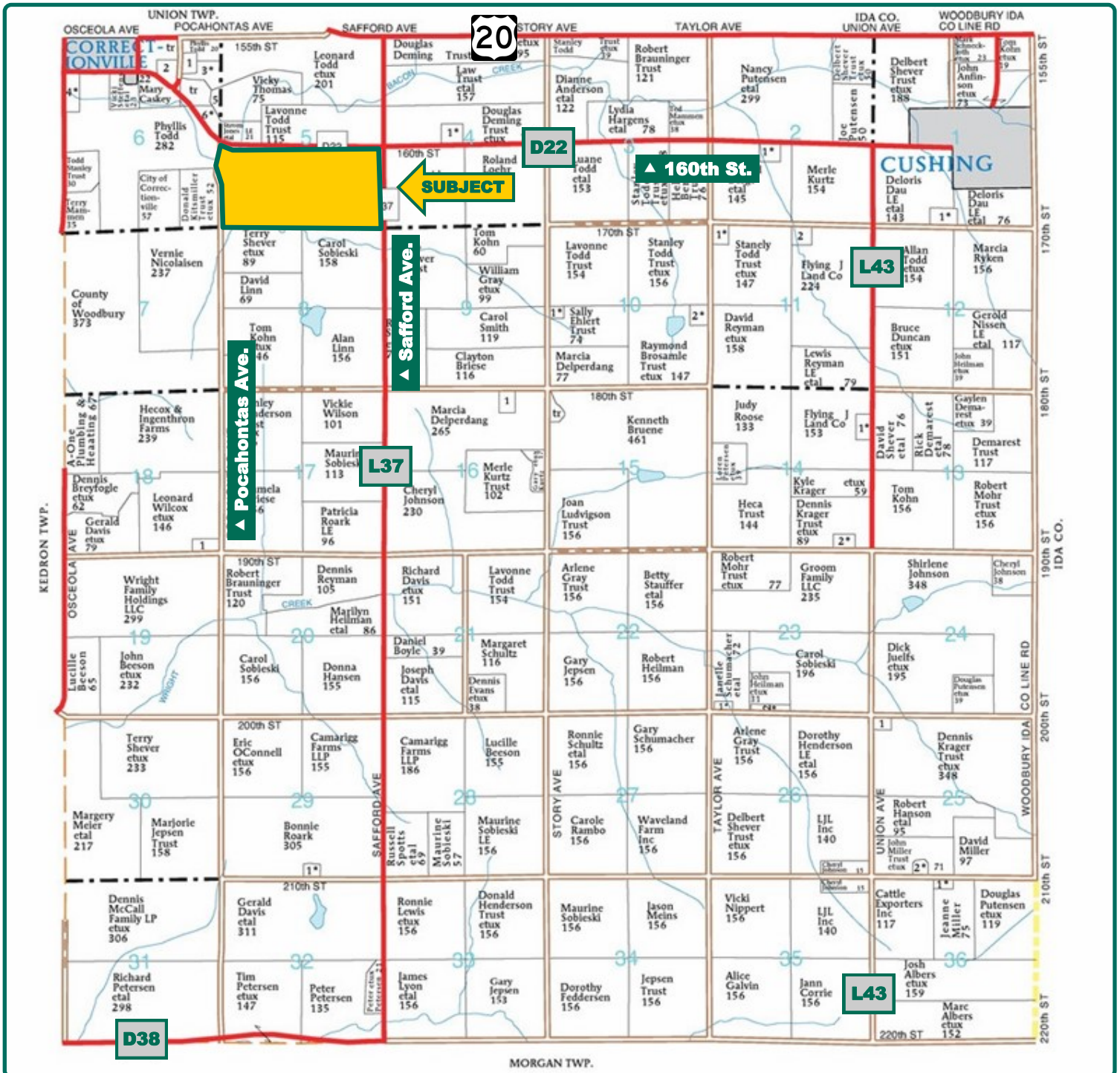


## **Property Key Features**

- **Four Percent Sale Leaseback Offering**
- **74.5 CSR2**
- **Excellent Yield History**

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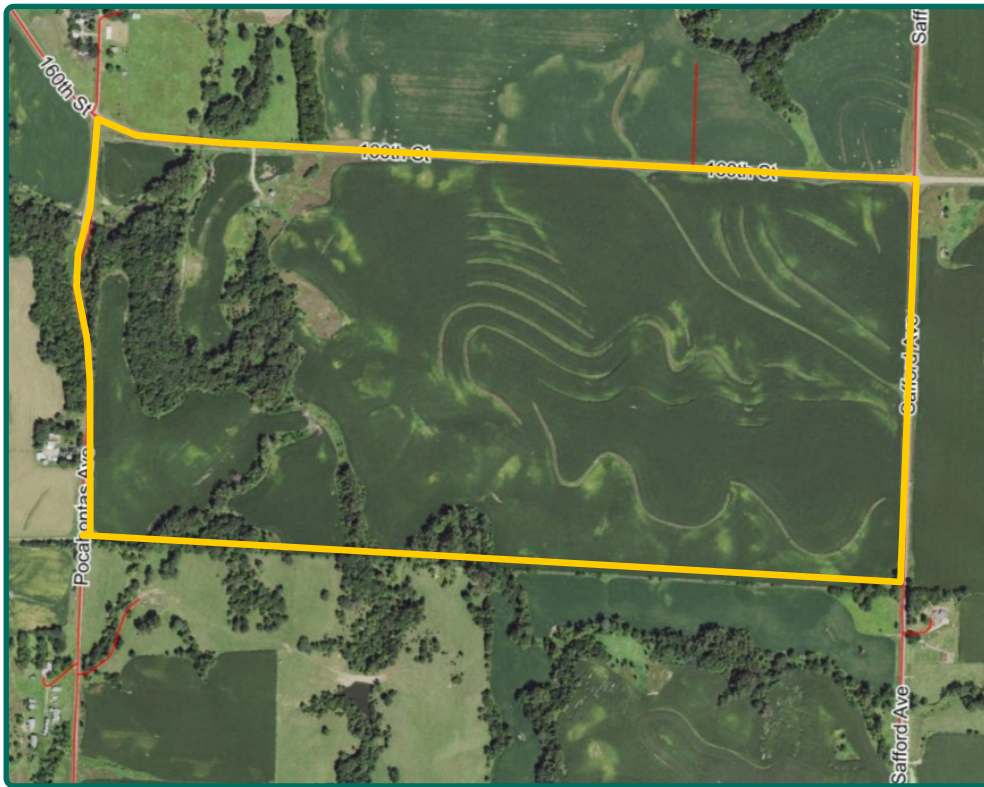


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<b>FSA/Eff. Crop Acres:</b>	<b>261.12</b>
<b>Corn Base Acres:</b>	<b>135.66</b>
<b>Bean Base Acres:</b>	<b>73.34</b>
<b>Soil Productivity:</b>	<b>74.5 CSR2</b>

## Property Information

**310.77 Acres, m/l**

### Location

From Correctionville, go approximately ½ mile southeast on D22 (160th St) to the Pocahontas Avenue intersection. Subject tract is on the south side of D22 and the east side of Pocahontas Avenue.

### Legal Description

The South half of Section 5, Township 88N, Range 42W of the 5th P.M., Woodbury County, Iowa (Rock Twp.)

### Price & Terms

- \$2,575,000
- \$8,285.87/acre
- 10% down upon acceptance of offer; balance due in cash at closing
- Seller will leaseback farm for four years at 4% of agreed sale price.

### Possession

Upon closing.

### Real Estate Tax

Taxes Payable 2020 - 2021 \$8,246.00  
Net Taxable Acres: 249.42  
Tax per Net Taxable Acre: \$33.06

### FSA Data

Farm Number 1785, Tract 2196  
FSA/Eff. Crop Acres: 261.12  
Corn Base Acres: 135.66  
Corn PLC Yield: 187 Bu.  
Bean Base Acres: 73.34  
Bean PLC Yield: 44 Bu.

### CRP Contracts

None

### Land Description

Rolling

### Soil Types/Productivity

Primary soils are Galva silty clay loam, Smithland-Danbury-Judson complex and Monona silty clay loam. CSR2 on the FSA/Eff. crop acres is 74.5. See soil map for detail.

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

Year	Corn	Beans
2015	-	58
2016	216	-
2017	-	44
2018	240	-
2019	223	-

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

### Drainage

Natural

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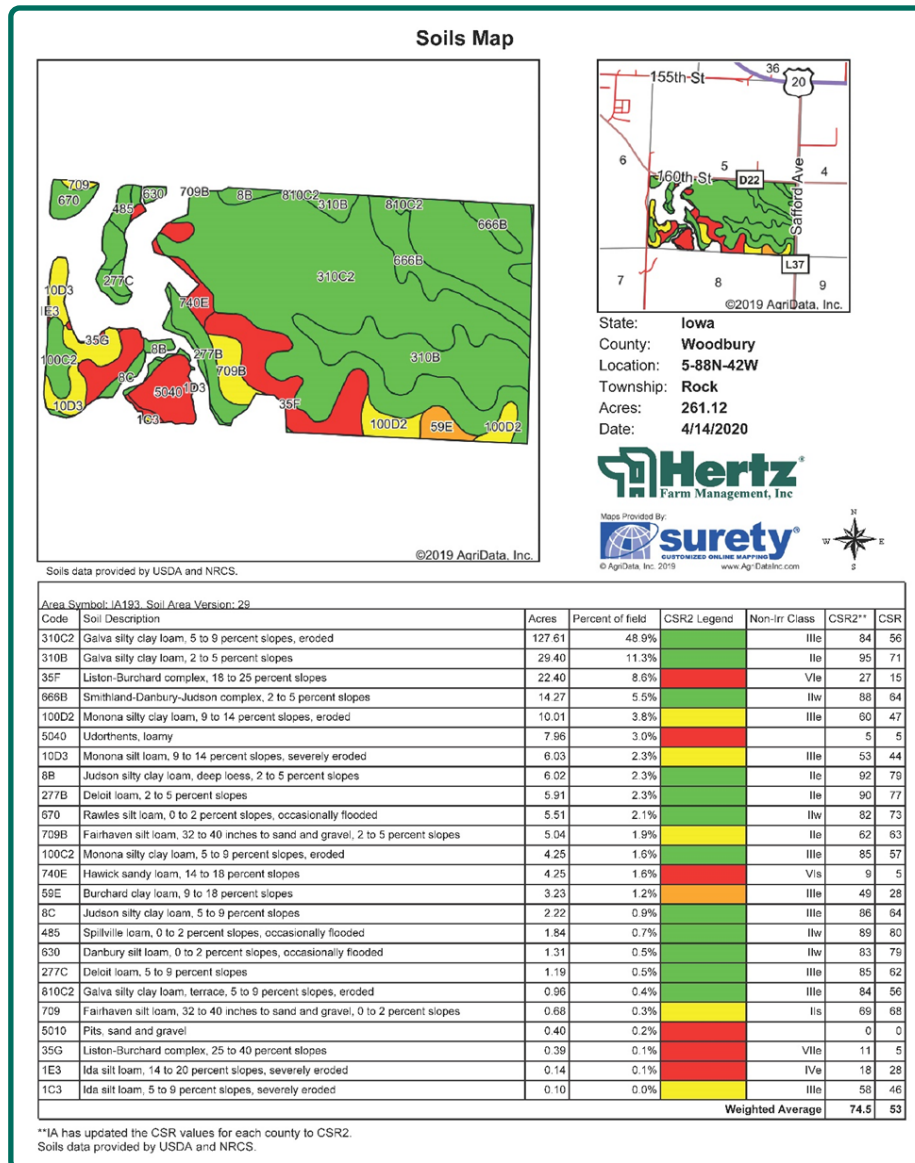
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## Buildings/Improvements

There is a 30' x 21' Brock grain bin w/ drying floor. 12,000-bushel estimated capacity. Built in 1982.

## Water & Well Information

Abandoned well in tree area.

## Comments

Opportunity to pick up a highly productive farm with a 4% return over the next four years on a well-maintained farm that is close to several ethanol plants.

Exceptional yield history, which comes from a strong fertility plan and good farming practices. North and east boundaries are on hard surface roads.

*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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