

# Land For Sale

**ACREAGE:**

**93.14 Acres, m/l**

**LOCATION:**

**Hardin County, IA**



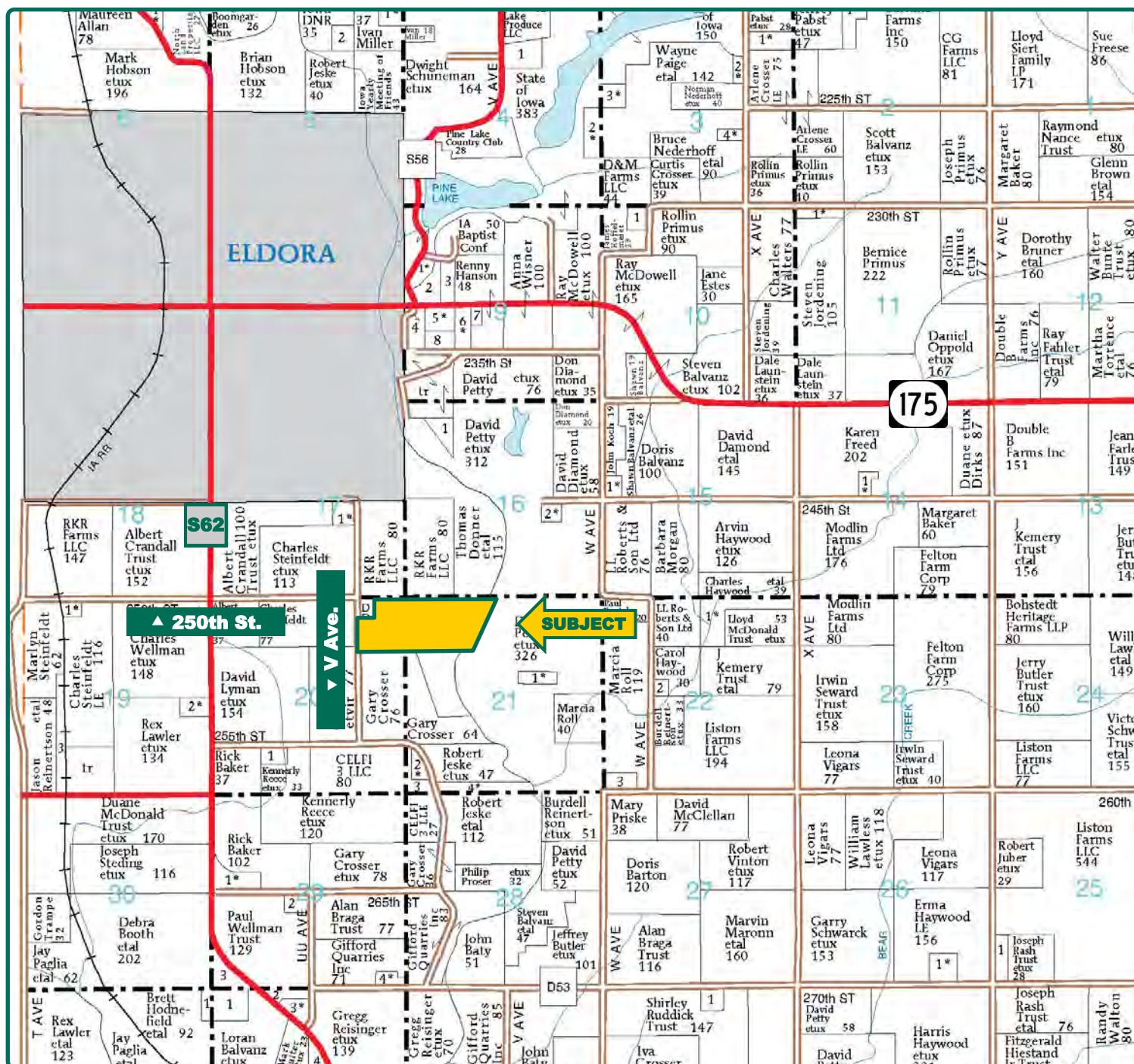
## Property *Key Features*

- One-Half Mile Southeast of Eldora
- 53.19 Estimated Acres in Production with an 81.40 CSR2
- Well-Maintained, Mixed-Use Farm in Hardin County

**Kyle Hansen, ALC**  
Licensed in IA & MO  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S.11th St./ PO Box 500  
Nevada, IA 50201-0500  
**www.Hertz.ag**





Map reproduced with permission of Farm & Home Publishers, Ltd.

**Kyle Hansen, ALC**  
Licensed in IA & MO  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S.11th St./ PO Box 500  
Nevada, IA 50201-0500  
**www.Hertz.ag**





**FSA/Eff. Crop Acres:** 61.82\*  
**Acres in Production:** 53.19\*  
**CRP Acres:** 12.14  
**Corn Base Acres:** 43.90\*  
**Bean Base Acres:** 11.00\*  
**Soil Productivity:** 81.40 CSR2

*\*Acres are estimated.*

## Property Information

### 93.14 Acres, m/l

#### Location

From Eldora: Go south on S62 / Washington Street for 1½ miles, then head east on 250th Street for 1 mile. The farm is on the southeast corner of 250th Street and V Avenue.

#### Legal Description

NE¼ NE¼, except acreage site, in Section 20, Pt of N½ NW¼ in Section 21, Township 87 North, Range 19 West of the 5th P.M. Exact legal to be taken from Abstract. (Eldora Township)

#### Possession

As agreed upon

## Price & Terms

### Price Reduced

- ~~\$517,750.36~~ \$499,500.00
- ~~\$5,558.84/acre~~ \$5,362.89/acre
- 10% down upon acceptance of offer; balance due in cash at closing

## Real Estate Tax

Taxes Payable 2020 - 2021: \$2,358  
 Net Taxable Acres: 87.49  
 Tax per Net Taxable Acre: \$26.95

## CRP Contracts

There are 12.14 acres enrolled in a CP-45 contract that pays \$240/acre annually and expires 9/30/2023.

## Soil Types/Productivity

Primary soils are Downs, Spillville and Colo-Ely. CSR2 on the estimated acres in production is 81.40. See soil map for details.

## FSA Data

Farm Number 6618, Tract 10634  
 FSA/Eff. Crop Acres: 61.82\*  
 Acres in Production: 53.19\*  
 CRP Acres: 12.14  
 Corn Base Acres: 43.90\*  
 Corn PLC Yield: 131 Bu.  
 Bean Base Acres: 11.00\*  
 Bean PLC Yield: 43 Bu.

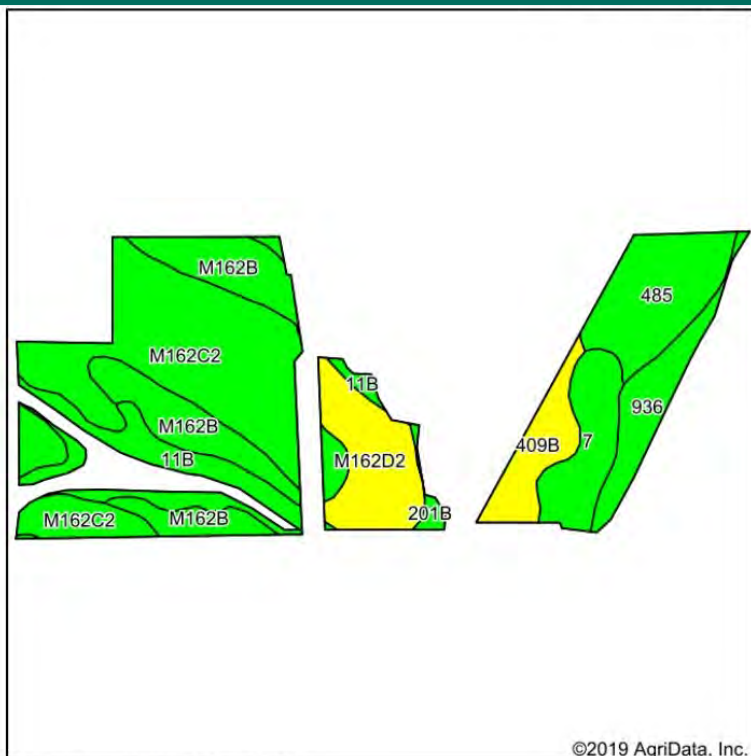
*\*Acres are estimated pending reconstitution of farm by the Hardin County FSA office.*

## Land Description

Nearly level to moderately sloping.

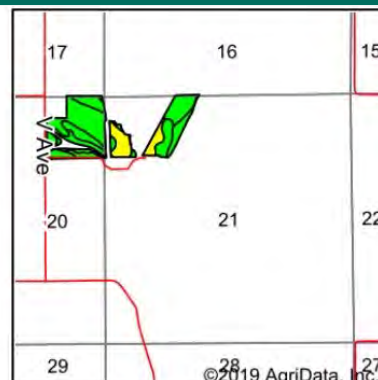
**Kyle Hansen, ALC**  
 Licensed in IA & MO  
**KyleH@Hertz.ag**

**515-382-1500**  
 415 S.11th St./ PO Box 500  
 Nevada, IA 50201-0500  
**www.Hertz.ag**



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: **Iowa**  
County: **Hardin**  
Location: **21-87N-19W**  
Township: **Eldora**  
Acres: **53.19**  
Date: **4/24/2020**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: IA083, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	17.33	32.6%		IIIe	82	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	8.44	15.9%		IIe	90	
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	6.04	11.4%		IIw	88	92
11B	Colo-Ely complex, 0 to 5 percent slopes	5.21	9.8%		IIw	86	70
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	5.20	9.8%		IVe	57	
7	Wiota silt loam, 0 to 2 percent slopes	3.99	7.5%		I	100	90
936	Coland-Spillville-Hanlon complex, 0 to 2 percent slopes	3.45	6.5%		IIw	82	75
409B	Dickinson fine sandy loam, loamy substratum, 2 to 5 percent slopes	3.14	5.9%		IIIe	51	56
201B	Coland-Terril complex, 2 to 5 percent slopes	0.39	0.7%		IIw	80	69
Weighted Average						81.4	*-

## Drainage

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

## Water & Well Information

None known

## Easement

The adjoining Landowner to the south is to provide ingress / egress easement to back part of the farm.

## Comments

Great mixed-use property offering tillable and recreational acres; only ½ mile from Eldora.

*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.*

**Kyle Hansen, ALC**  
Licensed in IA & MO  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S.11th St./ PO Box 500  
Nevada, IA 50201-0500  
**www.Hertz.ag**



Northwest Looking Southeast



Southeast Looking Northwest



Southwest Looking Northeast



West Looking East



## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals