

Land For Sale

ACREAGE:

130.10 Acres, m/l

LOCATION:

Polk County, IA



Property *Key Features*

- Approximately 5 Miles South of Mitchellville
- 5-Year-Average Corn Production - 217 Bu./Acre
- Good Soils on this Eastern Polk County Farm

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:	122.14
Corn Base Acres:	53.20
Bean Base Acres:	51.10
Soil Productivity:	81.40

Property Information

130.10 Acres, m/l

Location

From Mitchellville: Go south 5 miles on Hwy. 316/NE 112th St. to Hwy. 163/NE University Ave., then head east 1 mile to NE 120th St. Turn north, property is on the west side of the road.

Legal Description

SE¼, except Parcel A and except Road, Section 36, Township 79 North, Range 22 West of the 5th P.M. (Beaver Township)

Price & Terms

- \$1,353,040
 - \$10,400/acre
- 10% down upon acceptance of offer;
balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,780
Net Taxable Acres: 130.10
Tax per Net Taxable Acre: \$29.05

Lease Status

Open lease for 2021 crop year.

FSA Data

Farm Number 6012, Tract 10406
FSA/Eff. Crop Acres: 122.14
Corn Base Acres: 53.20
Corn PLC Yield: 154 Bu.
Bean Base Acres: 51.10
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Tama, Colo-Judson and Shelby. CSR2 on the FSA/Eff. crop acres is 81.40. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2019	214	61
2018	230	57
2017	203	58
2016	242	64
2015	197	58

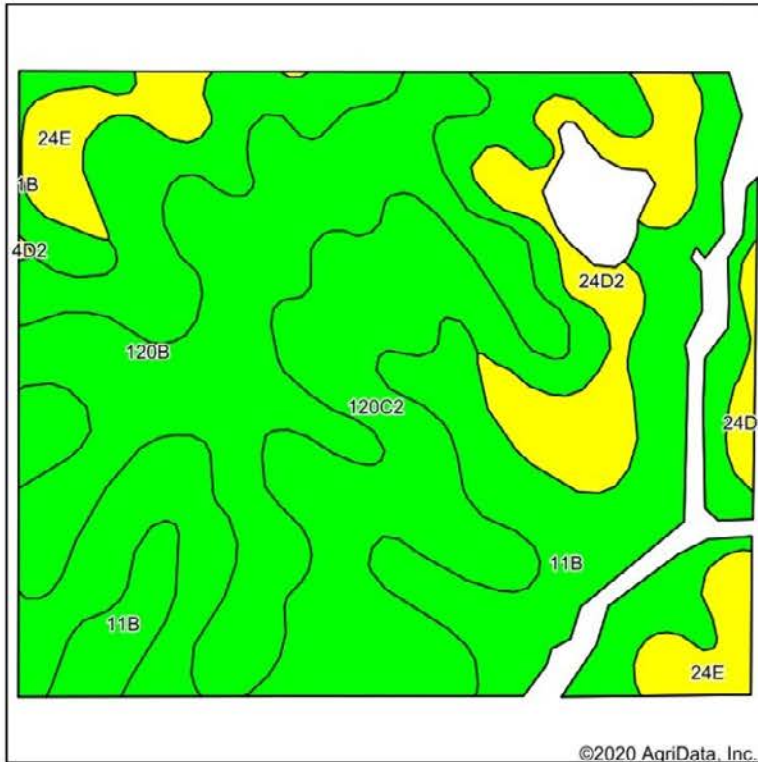
Yield information is reported by Crop insurance records.

Land Description

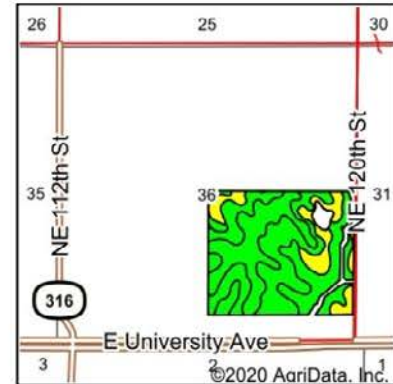
Rolling to strongly rolling.

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.



State: Iowa
County: Polk
Location: 36-79N-22W
Township: Beaver
Acres: 122.14
Date: 8/19/2020



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgriDataInc.com



Area Symbol: IA153, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	47.21	38.7%		IIIe	87
120B	Tama silty clay loam, 2 to 5 percent slopes	29.11	23.8%		IIe	95
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	28.07	23.0%		IIw	80
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	10.87	8.9%		IIIe	50
24E	Shelby clay loam, 14 to 18 percent slopes	6.88	5.6%		IVe	41
Weighted Average						81.4

Water/Well Information

- One capped well in northwest corner of farm.
- Pond in the northeast corner.

Drainage

Natural, with some tile. No maps available.

Comments

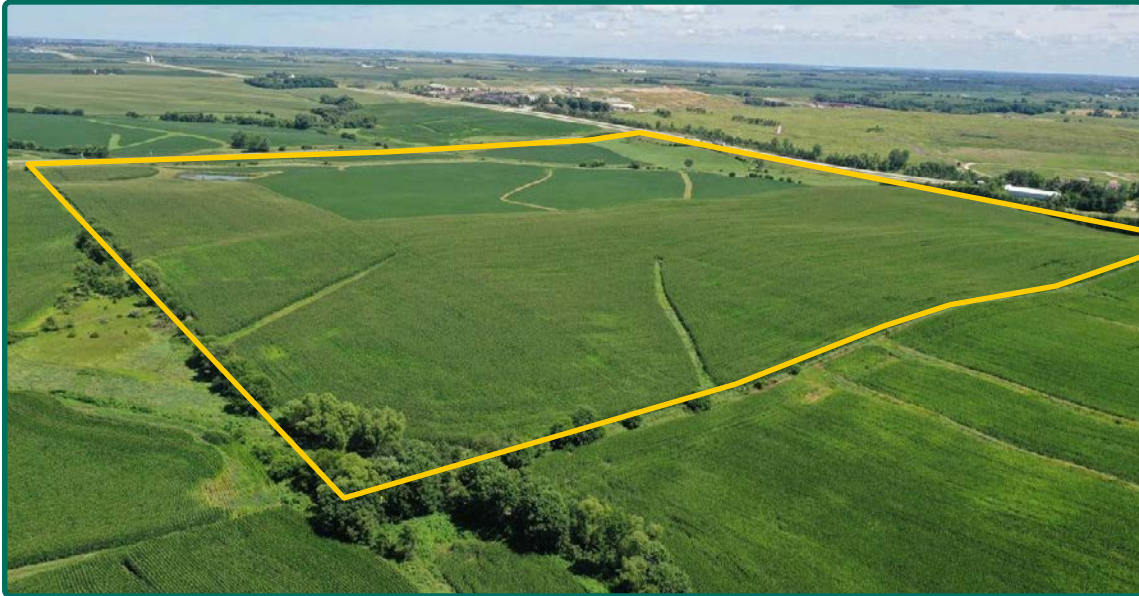
Nice, eastern Polk County farm with great production.

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/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



Southwest Looking Northeast



Southeast Looking Northwest



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

Make the Most of Your Farmland Investment

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