

# Land For Sale

**ACREAGE:**

**113.86 Acres, m/l**

**LOCATION:**

**Cerro Gordo County, IA**



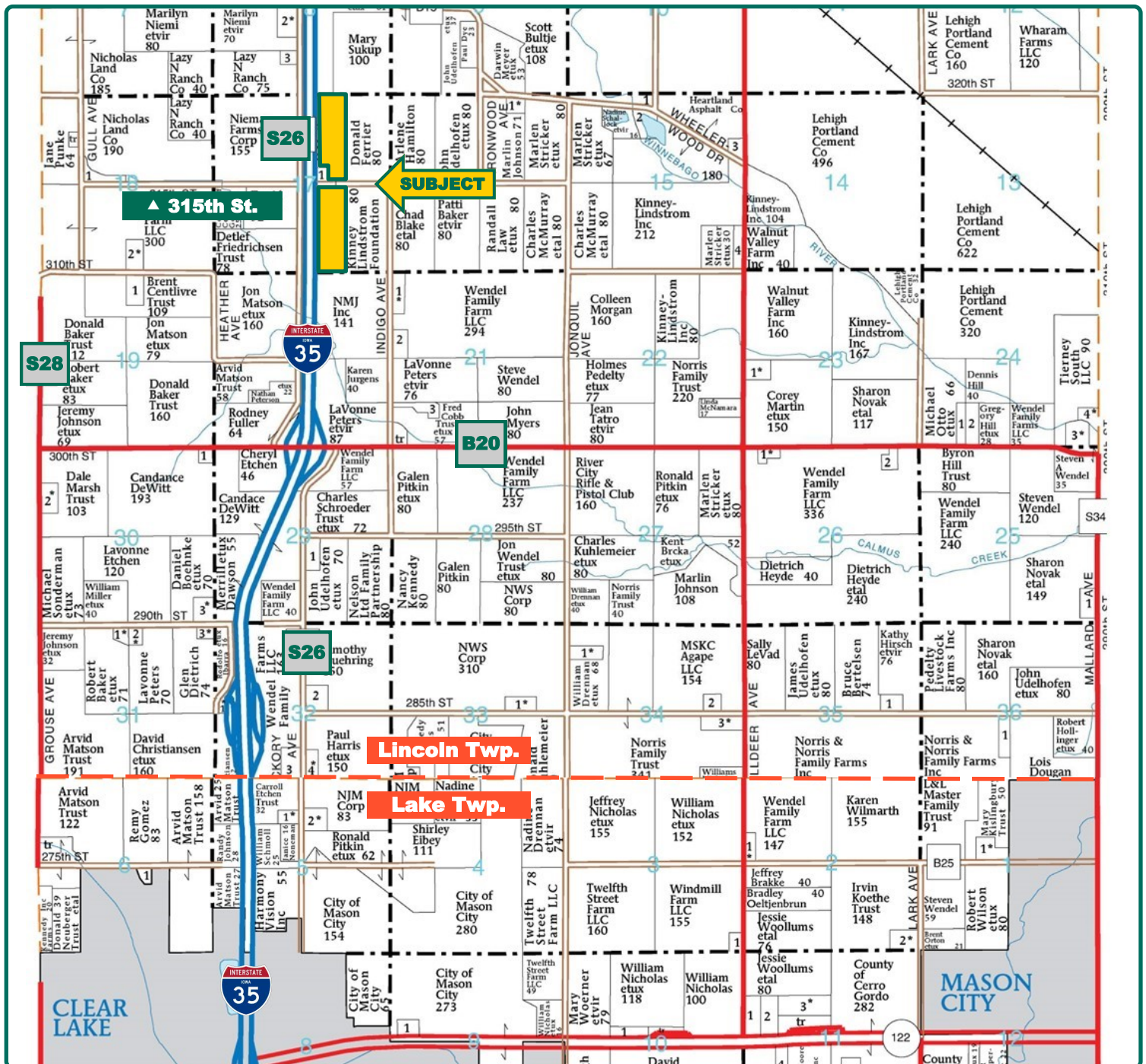
## Property *Key Features*

- Nice-Laying, Productive Farm
- 77.50 CSR2
- Available to Farm 2021

**Carrie Seidel, CCA**  
Licensed in IA & MN  
**CarrieS@Hertz.ag**

**641-423-9531**  
2800 4th St. SW Ste. 7  
Mason City, IA 50401  
**www.Hertz.ag**

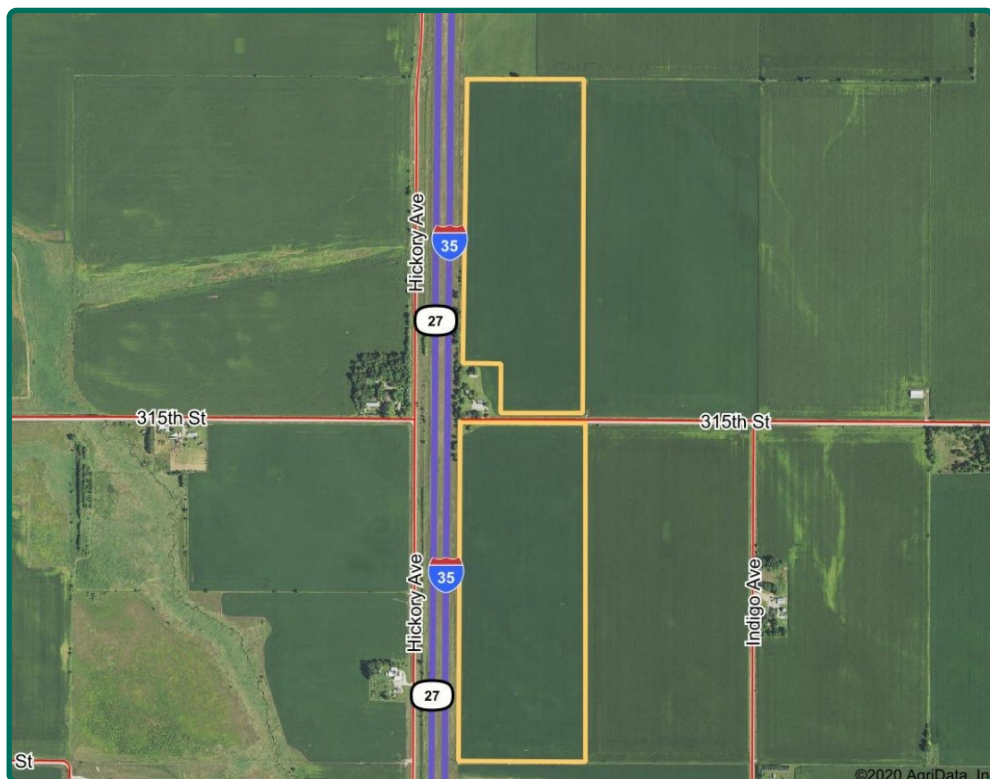




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**FSA/Eff. Crop Acres:** 111.68  
**Corn Base Acres:** 61.90  
**Bean Base Acres:** 39.60  
**Soil Productivity:** 77.50 CSR2

## Property Information

### 113.86 Acres, m/l

### Location

From the northeast side of Clear Lake, 4½ miles north on S26 to 315th St. The property is located on the north and south sides of 315th St. and east of S26.

### Legal Description

Part W½ E½, Section 17, Township 97 North, Range 21 West of the 5th P.M. (Lincoln Twp.).

### Price & Terms

- \$959,000
  - \$8,422.62/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2020-2021: \$2,816.00  
Gross Acres: 113.86  
Net Taxable Acres: 112.70  
Tax per Net Taxable Acre: \$24.99

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Farm Number 8165  
Tracts 2605, 8268 & 8270  
FSA/Eff. Crop Acres: 111.68  
Corn Base Acres: 61.90  
Corn PLC Yield: 122 Bu.  
Bean Base Acres: 39.60  
Bean PLC Yield: 36 Bu.

### Soil Types/Productivity

Primary soils are Clarion, Saude, Waukee and Nicolett. CSR2 on the FSA/Eff. crop acres is 77.50. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to gently rolling.

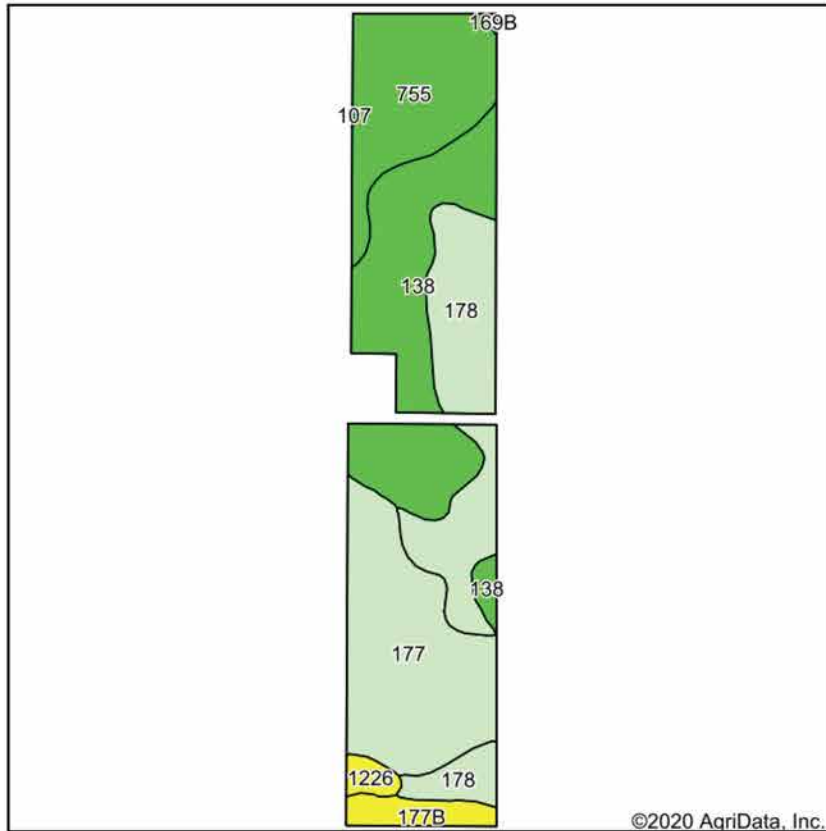
### Drainage

Some tile, no maps available.

### Comments

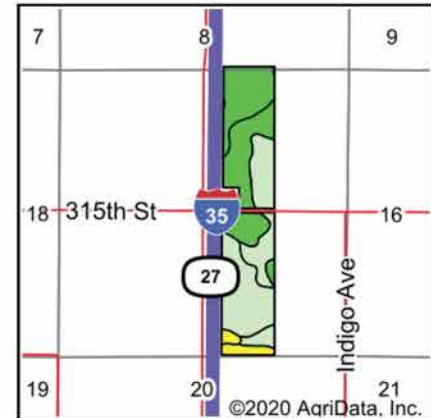
Productive Cerro Gordo County farm ready to be farmed in 2021. Seller is willing to divide.





Soils data provided by USDA and NRCS.

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State: **Iowa**  
County: **Cerro Gordo**  
Location: **17-97N-21W**  
Township: **Lincoln**  
Acres: **111.68**  
Date: **8/19/2020**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138	Clarion loam, 0 to 2 percent slopes	30.67	27.5%		I	96	90
177	Saude loam, 0 to 2 percent slopes	28.89	25.9%		IIs	60	63
178	Waukee loam, 0 to 2 percent slopes	25.61	23.0%		IIs	69	77
755	Nicollet loam, 1 to 3 percent long slopes	20.50	18.4%		Iw	91	93
177B	Saude loam, 2 to 5 percent slopes	3.93	3.5%		IIs	55	58
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.72	1.5%		IIs	59	71
169B	Clarion loam, 2 to 5 percent long slopes	0.13	0.1%		Ile	91	85
Weighted Average						77.5	79.1

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

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.

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North Parcel



South Parcel



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