

Land For Sale

ACREAGE:

240.00 Acres, m/l

LOCATION:

Wright County, IA

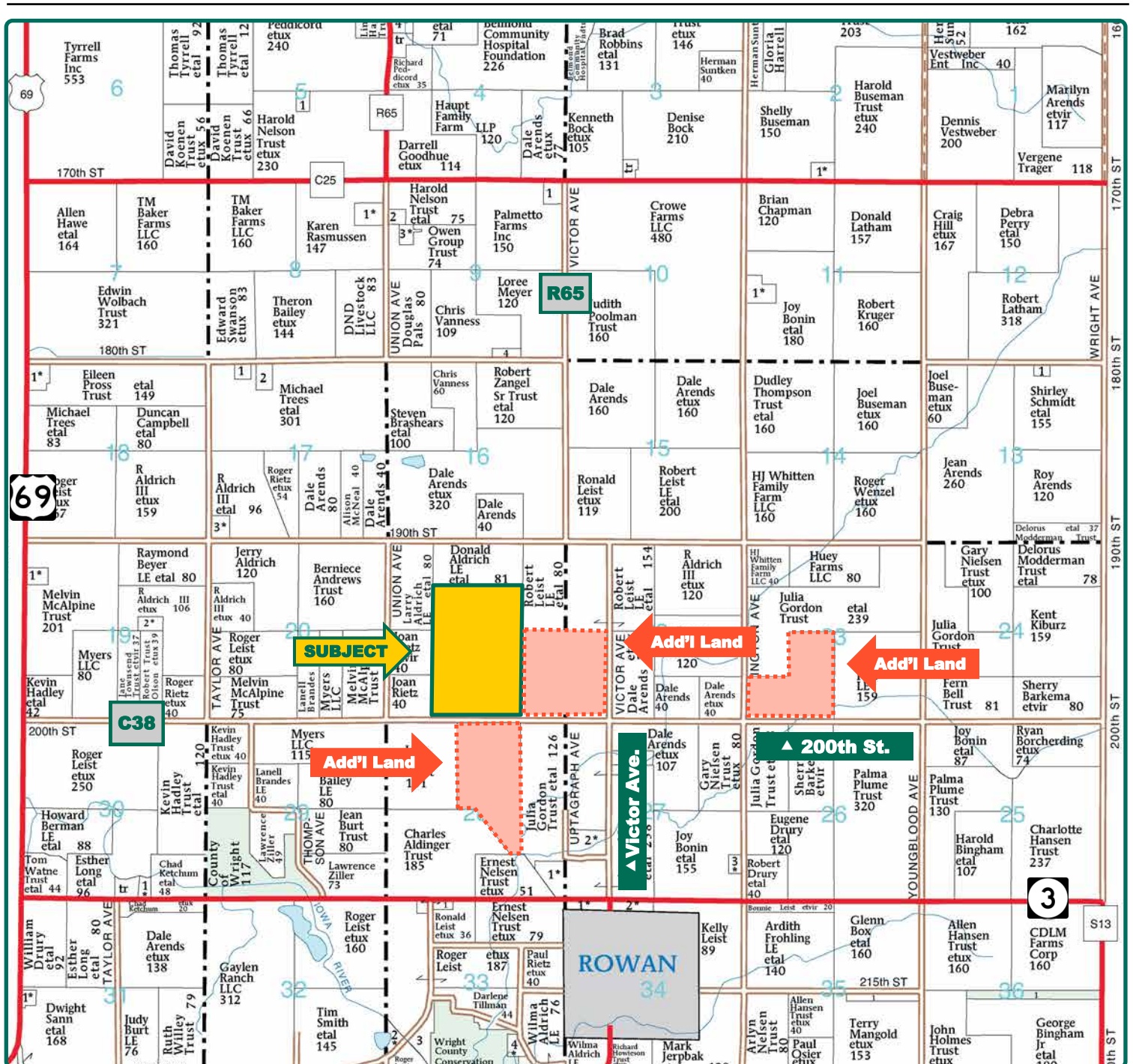


Property *Key Features*

- Located Approximately 1 Mile North of Rowan
- Good-Quality, Productive Soils
- No Farming Obstructions

Gary Loos, AFM
Licensed in IA & MN
GaryL@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: 238.01*

Corn Base Acres: 152.00*

Bean Base Acres: 42.77*

Soil Productivity: 81.50 CSR2

**Acres are estimated.*

Property Information

240.00 Acres, m/l

Location

From Rowan: one mile north on Victor Ave., then west ½ mile on Co.Rd. C38/200th St. The farm is on the north side of the road.

Legal Description

SE¼ NW¼; SW¼ NE¼; E½ SW¼; and W½ SE¼, all in Section 21, Township 92 North, Range 23 West of the 5th P.M., Wright Co., IA. (Iowa Twp.)

Price & Terms

- \$2,151,600
- \$8,965/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing subject to lease which expires 3/1/2021.

Real Estate Tax

Taxes Payable 2020-2021: \$7,390.00
Gross Acres: 240.00
Net Taxable Acres: 237.00
Tax per Net Taxable Acre: \$31.18

FSA Data

Farm Number 5301, Part of Tract 4709
FSA/Eff. Crop Acres: 238.01*
Corn Base Acres: 152.00*
Corn PLC Yield: 186.70 Bu.
Bean Base Acres: 42.77*
Bean PLC Yield: 44 Bu.
Acres are estimated pending reconstitution of farm by the Wright County FSA office.

Lease Status

Leased through 2020 crop year.

Soil Types/Productivity

Primary soils are Webster, Nicollet and Clarion. CSR2 on the estimated FSA/Eff. crop acres is 81.50. 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

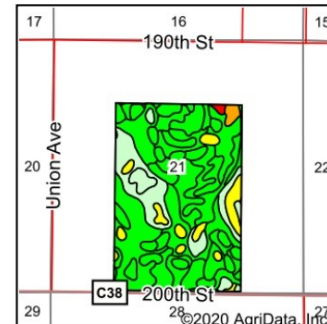
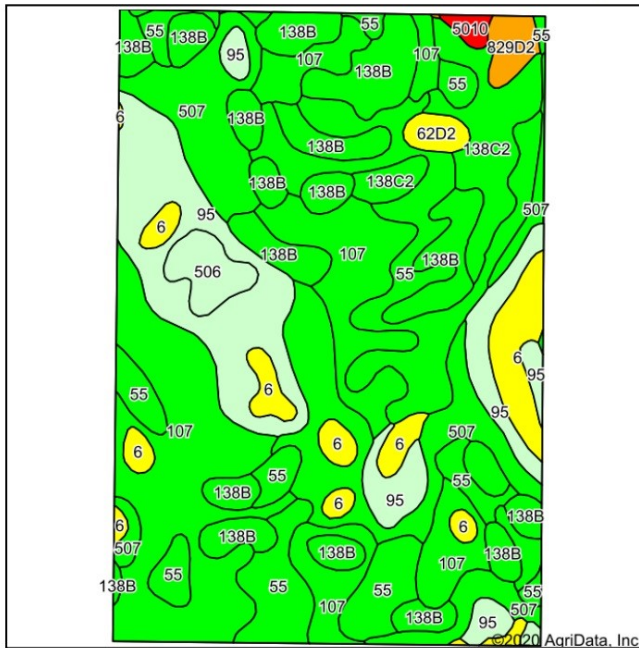
Level to rolling.

Drainage

Natural, plus some tile. No Maps available. Outlets available for tile.

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State: Iowa
County: Wright
Location: 21-92N-23W
Township: Iowa
Acres: 238.01
Date: 8/28/2020



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA197, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	56.88	23.9%		IIw	86	83
55	Nicollet clay loam, 1 to 3 percent slopes	43.03	18.1%		Iw	89	88
138B	Clarion loam, 2 to 6 percent slopes	36.57	15.4%		Ile	89	80
507	Canisteo clay loam, 0 to 2 percent slopes	33.25	14.0%		IIw	84	78
95	Harpis clay loam, 0 to 2 percent slopes	32.68	13.7%		IIw	72	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.06	5.9%		IIlw	59	57
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	12.13	5.1%		IIle	83	63
506	Wacousta silty clay loam, 0 to 1 percent slopes	4.03	1.7%		IIlw	74	74
829D2	Zenon-Storden complex, 9 to 14 percent slopes, moderately eroded	2.52	1.1%		IVe	24	29
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	1.87	0.8%		IVe	41	41
5010	Pits, sand and gravel	0.99	0.4%			0	0
Weighted Average						81.5	75.9

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Good-quality farm with productive soils and easy to operate.

Additional Land for Sale

Seller has 3 additional tracts of land for sale. 160 acres directly east of this property, 120.68 acres directly south of this property and 120 acres approximately one mile east of this property.

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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South Looking North



Northwest Looking Southeast



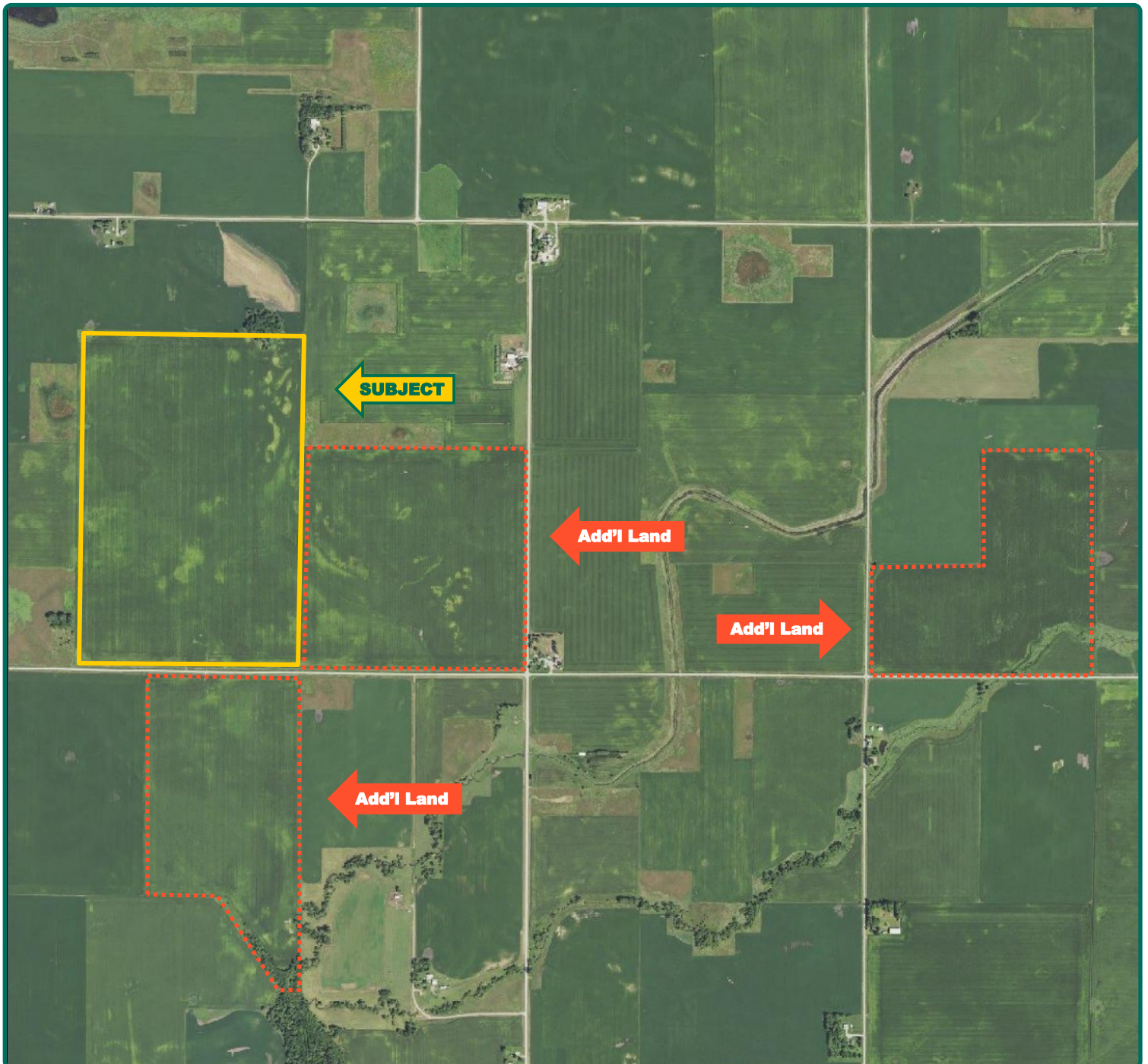
North Looking South



West Looking East



Additional Land Aerial Photo



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