

Land For Sale

ACREAGE:

120.00 Acres, m/l

LOCATION:

Wright County, IA



Property *Key Features*

- Located Northeast of Rowan
- Good-Quality Farm with 86.00 CSR2
- Nice Addition to Any Farming Operation

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



FSA/Eff. Crop Acres: 115.20

Corn Base Acres: 90.34

Bean Base Acres: 20.70

Soil Productivity: 86.00 CSR2

Property Information

120.00 Acres, m/l

Location

From Rowan: one mile north on Victor Ave., then east on Co. Rd. C38/200th St. for one mile to Washington Ave. The farm is at the intersection of 200th St. and Washington Ave. on the north side of the road.

Legal Description

NE¼ SW¼ and the S½ SW¼, Section 23, Township 92 North, Range 23 West of the 5th P.M., Wright Co., IA. (Iowa Twp.)

Price & Terms

- \$1,062,600
- \$8,855/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: \$3,804.00
Gross Acres: 120.00
Net Taxable Acres: 117.00
Tax per Net Taxable Acre: \$32.51

FSA Data

Farm Number 5301, Tract 2027
FSA/Eff. Crop Acres: 115.20
Corn Base Acres: 90.34
Corn PLC Yield: 152 Bu.
Bean Base Acres: 20.70
Bean PLC Yield: 44 Bu.

Lease Status

Leased through 2020 crop year.

Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster. CSR2 on the FSA/Eff. crop acres is 86.00. 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. There is a creek that cuts across the southeast corner of the property.

Drainage

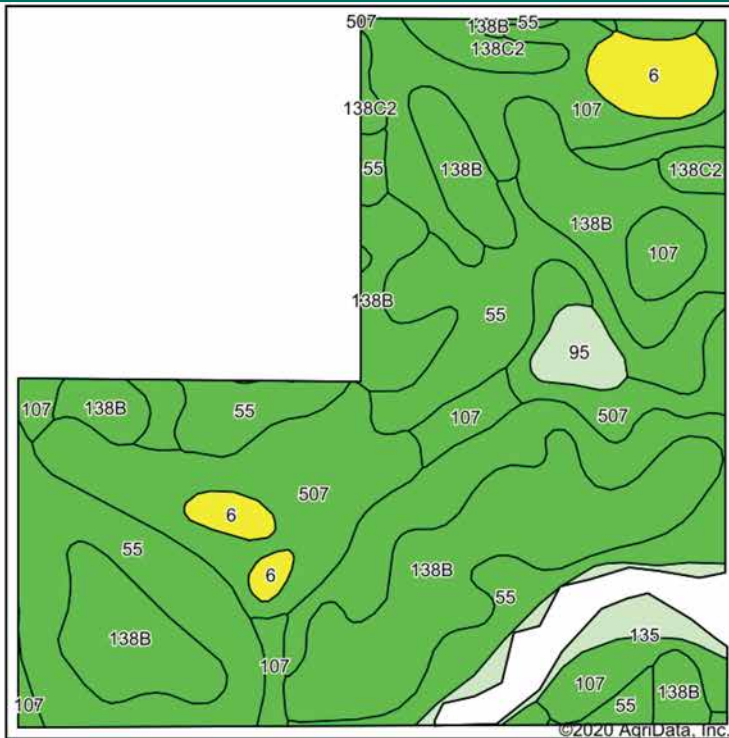
Natural. Outlets available for tile.

Buildings/Improvements

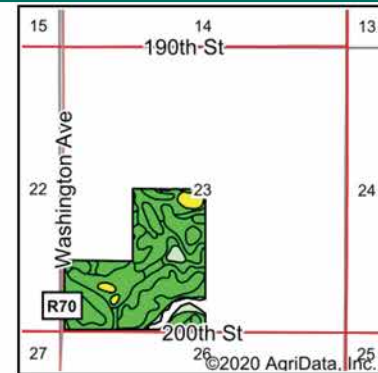
None.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wright**
Location: **23-92N-23W**
Township: **Iowa**
Acres: **115.20**
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
55	Nicollet clay loam, 1 to 3 percent slopes	35.45	31.4%		Iw	89	88
138B	Clarion loam, 2 to 6 percent slopes	33.42	29.6%		Ile	89	80
107	Webster clay loam, 0 to 2 percent slopes	16.49	14.6%		Ilw	86	83
507	Canisteo clay loam, 0 to 2 percent slopes	15.15	13.4%		Ilw	84	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.24	3.8%		Illw	59	57
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.39	3.0%		Ille	83	63
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.84	2.5%		Ilw	76	78
95	Harps clay loam, 0 to 2 percent slopes	1.77	1.6%		Ilw	72	62
Weighted Average						86	81

Water & Well Information

Unknown.

Comments

Good-quality farm that would make a nice addition to any farming operation.

Additional Land for Sale

Seller has 3 additional tracts of land for sale. 240 acres approximately 2 miles west of this property, 160 acres 1½ miles west of this property and 120.68 acres approximately 2 miles southeast 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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Southwest Looking Northeast



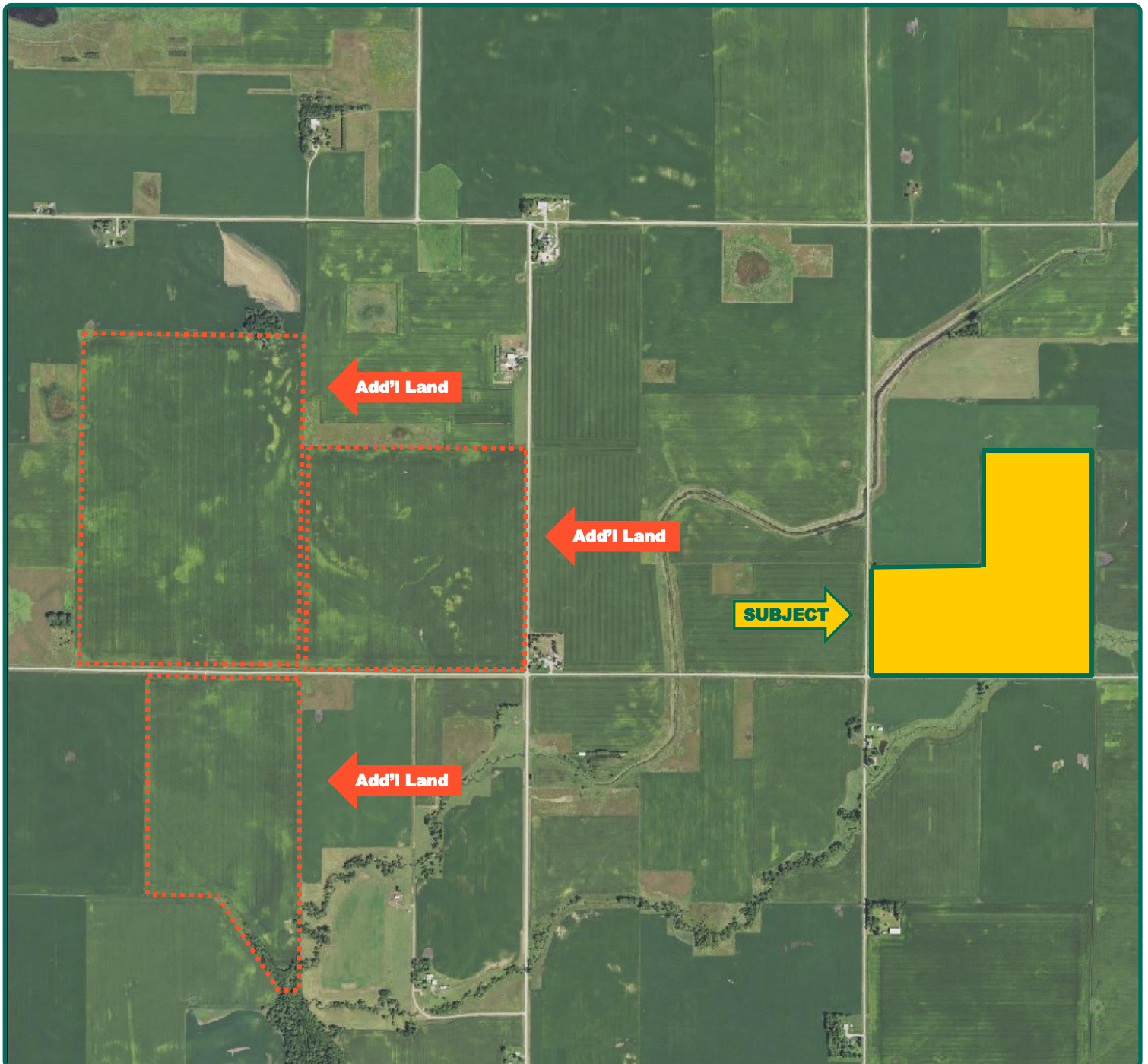
North Looking South



Northeast Looking Southwest



Additional Land Aerial Photo



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