

Land For Sale

ACREAGE:

LOCATION:

1,271.43 Acres, m/l

Decatur County, IA



Property Key Features

- Two Miles North of Lamoni
- Recreational Property with Income-Producing Acres
- Large Contiguous Property in Decatur County

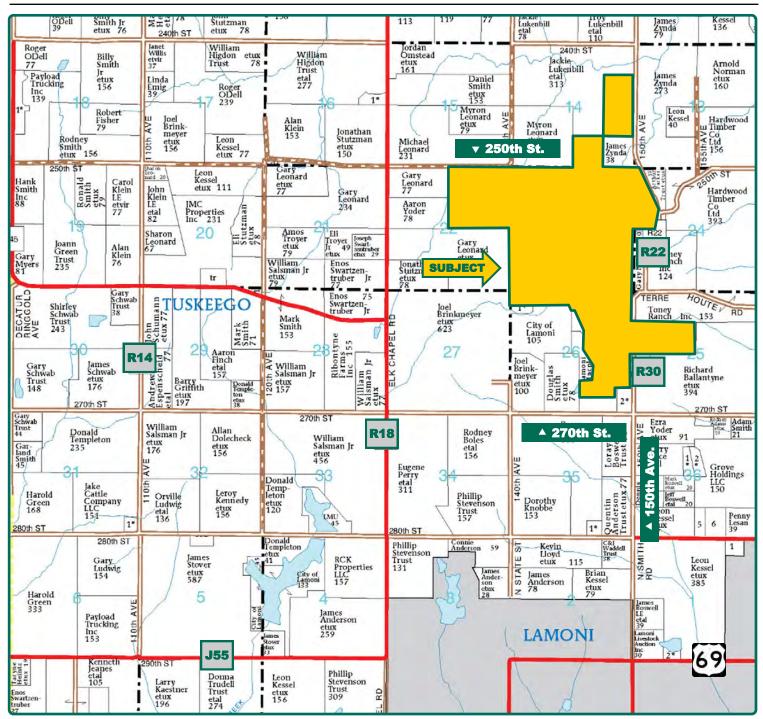
Kyle Hansen, ALC Licensed in IA & MO KyleH@Hertz.ag **515-382-1500** 415 S. 11th St/PO Box 500 Nevada, IA 50201-0500 **www.Hertz.ag**

REID: 000-3556-03



Plat Map

Bloomington Township, Decatur County, IA

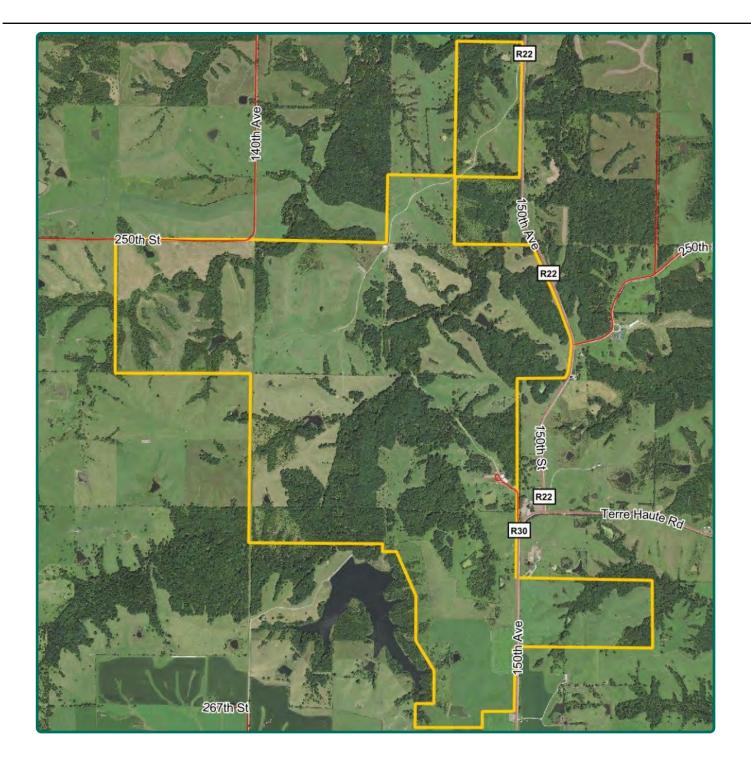


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Aerial Photo

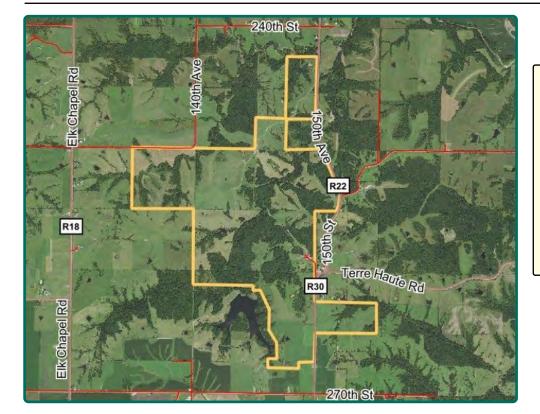


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Aerial Photo

1,271.43 Acres, m/l



FSA/Eff. Crop Acres:	493.51*
Corn Base Acres:	96.30*
Bean Base Acres:	28.27*
Oat Base Acres:	22.00*
Wheat Base Acres:	27.50*
Sorghum Acres:	3.70*
Soil Productivity: 28.	90 CSR2
*Acres are estimated.	

Property Information 1,271.43 Acres, m/l

Location

From Lamoni: Take 150th Street / South Smith Street north 2½ miles. Property is on the west and east sides of the road.

Legal Description

NE¹/₄ Section 22; Section 23; SE¹/₄ NE¹/₄, SW¹/₄ SE¹/₄, NE¹/₄ SE¹/₄ of Section 14, N¹/₂ N¹/₂ NW¹/₄ and Part of E¹/₂, all in Section 26, S¹/₂ NW¹/₄ Section 25, W¹/₂ W¹/₂ W¹/₂ lying west of road Section 24, all in Township 68 North, Range 27 West of the 5th P.M. Exact Legals to be taken from Abstract. (Bloomington Township)

Possession

As agreed upon.

Price & Terms

- \$4,450,005.00
- \$3,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2020 - 2021: \$13,832.70 Net Taxable Acres: 1,271.43 Tax per Net Taxable Acre: \$10.88 **Taxes estimated pending survey of property. Decatur County Assessor will determine final tax figures.*

FSA Data

Farm Number: 2259 Tracts: 271 & 397 FSA/Eff. Crop Acres: 375.86 HEL Corn Base Acres: 70.80 Corn PLC Yield: 117 Bu. Bean Base Acres: 23.80 Bean PLC Yield: 43 Bu. Oat Base Acres: 9.50 Oat PLC Yield: 39 Wheat Base Acres: 27.50 Wheat PLC Yield: 35 Sorghum Base Acres: 3.70 Sorghum PLC Yield: 65

Farm Number: 2393

Tract: 7568 FSA/Eff. Crop Acres: 117.65 HEL* Corn Base Acres: 25.50* Corn PLC Yield: 134 Bu. Bean Base Acres: 4.47* Bean PLC Yield: 41 Bu. Oats Base Acres: 12.50* Oats PLC Yield: 49 *Acres are estimated pending reconstitution of farm by the Decatur County FSA office.

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Property Information



Soil Types/Productivity

Primary soils are Armstrong, Gara and Pershing. CSR2 on the Est. FSA/Eff. crop acres is 28.90. See soil map for detail.

Buildings/Improvements

- 26099 150th Avenue Lamoni, IA 50140
 - Modular home (1990)
 - 3 bedroom / 2 bath
 - 1,636 sq. ft.
 - Attached garage
 - Small, underground storm shelter accessed in garage
- Morton machine-shed w/partial concrete floor (1987)
- Turkey building being used as cattle shed (1960)

Land Description

Gently rolling to strongly sloping.

Drainage

Natural, no maps available.

Water & Well Information

- Well located near acreage.
- One well located ¹/₄ mile northwest of house in pasture.
- Rural water to home.
- 19 ponds throughout farm.

Pipeline

In Section 25; the property has a pipeline running north to south through the farm.

Access Agreement

The 80 acres in Section 14 has an access agreement with the adjoining landowner. Buyer is to enter into a new agreement upon closing.

Comments

- Dwelling, buildings and improvements are being sold As Is / Where Is with no warranties.
- Seller is willing to consider splits.
- Three-acre, old city dump site buried in Section 26, south of acreage (26099 150th Ave.).

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Soil Map 493.51 Est. FSA/Eff. Crop Acres

Soils	19202 19202 42202 4525 4525 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 82202 8202 8202 8202 8202 8202 8202 8202 8202 8202 8202 8202 8202 8202 800 800	2°C IriData, Inc.	Township Acres: Date: Mass Provided Mass Provided C AgriData. Inc.	493.51 10/6/2020 Herr Farm Managen	ton	E
	mbol: IA053. Soil Area Version: 26					
Code	Soil Description		Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	72.50	14.7%		IVe	7
792D	Armstrong loam, 9 to 14 percent slopes	62.35	12.6%		IVe	10
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	51.82	10.5%		Vle	23
131C	Pershing silt loam, 5 to 9 percent slopes	47.05	9.5%		llle	65
179F	Gara loam, 18 to 25 percent slopes					
		46.54	9.4%		Vle	19
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	29.64	6.0%		IVe	11
179F2 452C	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes	29.64 26.55	6.0% 5.4%		IVe IIIe	11 48
179F2 452C 423D2	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	29.64 26.55 22.05	6.0% 5.4% 4.5%		IVe Ille IVe	11 48 8
179F2 452C 423D2 23C2	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	29.64 26.55 22.05 20.57	6.0% 5.4% 4.5% 4.2%		IVe IIIe IVe IIIe	11 48 8 62
179F2 452C 423D2 23C2 730C	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes	29.64 26.55 22.05 20.57 19.21	6.0% 5.4% 4.5% 4.2% 3.9%		IVe IIIe IIIe IIIe IIw	11 48 8 62 76
179F2 452C 423D2 23C2 730C 822D2	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	29.64 26.55 22.05 20.57 19.21 14.57	6.0% 5.4% 4.5% 4.2% 3.9% 3.0%		IVe IIIe IIIe IIIe IIw IVe	11 48 8 62 76 11
179F2 452C 423D2 23C2 730C 822D2 179E	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes	29.64 26.55 22.05 20.57 19.21 14.57 13.33	6.0% 5.4% 4.5% 4.2% 3.9% 3.0% 2.7%		IVe Ille Ille Ille Ilw IVe Vle	11 48 62 76 11 30
179F2 452C 423D2 23C2 730C 822D2 179E 364B	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes	29.64 26.55 22.05 20.57 19.21 14.57 13.33 10.38	6.0% 5.4% 4.5% 4.2% 3.9% 3.0% 2.7% 2.1%		IVe Ille Ille Ille Ilw Ve Ve	11 48 8 62 76 11 30 72
179F2 452C 423D2 23C2 730C 822D2 179E 364B 222C2	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	29.64 26.55 22.05 19.21 14.57 13.33 10.38 9.74	6.0% 5.4% 4.5% 4.2% 3.9% 3.0% 2.7% 2.1% 2.0%		IVe Ille Ille Ille Ilw Ve Vle Ile IVw	11 48 8 62 76 11 30 72 28
179F2 452C 423D2 23C2 730C 822D2 179E 364B 222C2 56C	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded Cantril loam, 5 to 9 percent slopes, moderately eroded	29.64 26.55 22.05 19.21 14.57 13.33 10.38 9.74 8.46	6.0% 5.4% 4.5% 4.2% 3.9% 2.7% 2.1% 2.0% 1.7%		IVe Ille Ille Ille Ilw Ve Vle Ille IVw	11 48 62 76 11 30 72 28 76
179F2 452C 423D2 23C2 730C 822D2 179E 364B 222C2 56C 425D	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Keswick loam, 9 to 14 percent slopes	29.64 26.55 22.05 19.21 14.57 13.33 10.38 9.74 8.46 7.57	6.0% 5.4% 4.5% 3.9% 3.0% 2.7% 2.1% 2.0% 1.7% 1.5%		IVe Ille Ille Ille Ilw Ve Ve Ille IVw Ille	11 48 8 62 76 11 30 72 28 76 8
179F2 452C 423D2 23C2 730C 822D2 179E 364B 222C2 56C 425D 13B	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Keswick loam, 9 to 14 percent slopes Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	29.64 26.55 22.05 19.21 14.57 13.33 10.38 9.74 8.46 7.57 7.46	6.0% 5.4% 4.5% 4.2% 3.9% 2.7% 2.1% 2.0% 1.7% 1.5%		IVe Ille Ille Ille Ilw Ve Ve Ille IVw Ille IVw	111 48 8 62 76 111 30 72 28 76 8 76 8 76
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179F2 452C 423D2 23C2 730C 822D2 179E 364B 222C2 56C 425D 13B 792C 65G	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Keswick loam, 9 to 14 percent slopes Olmitz-Zook-Vesser complex, 0 to 5 percent slopes Armstrong loam, 5 to 9 percent slopes Lindley loam, 18 to 40 percent slopes	29.64 26.55 22.05 19.21 14.57 13.33 10.38 9.74 8.46 7.57 7.46 7.32 6.11	6.0% 5.4% 4.5% 4.2% 3.9% 2.7% 2.1% 2.0% 1.7% 1.5% 1.5% 1.5% 1.2%		IVe IIle IVe IIle IWe Vle IIle IVw IIle IVw IIle Vve IIle Vve IIle Vve IIle Vve IIle Vve	11 48 8 62 76 11 30 72 28 76 8 76 8 76 35 6
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179F2 452C 423D2 23C2 730C 822D2 179E 364B 222C2 56C 425D 13B 792C 65G 792C2 452C2	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Keswick loam, 9 to 14 percent slopes Olimitz-Zook-Vesser complex, 0 to 5 percent slopes Armstrong loam, 5 to 9 percent slopes Lindley loam, 18 to 40 percent slopes Armstrong clay loam, 5 to 9 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes, moderately eroded	29.64 26.55 22.05 19.21 14.57 13.33 10.38 9.74 8.46 7.57 7.46 7.32 6.11 4.43 2.14	6.0% 5.4% 4.5% 4.2% 3.9% 2.7% 2.1% 2.0% 1.7% 1.5% 1.5% 1.5% 1.2% 0.9% 0.4%		IVe IIle IVe IIle IWe Ve Ve Ve IIle IVw IIle Ve Ve Ve IVe IIle Ve IIle IIle IIle IIle IIle	11 48 8 62 76 11 30 72 28 76 8 76 35 6 6 24 46
179F2 452C 423D2 23C2 730C 822D2 179E 364B 222C2 56C 425D 13B 792C 65G 792C2 452C2 65F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Messwick loam, 9 to 14 percent slopes Ofinitz-Zook-Vesser complex, 0 to 5 percent slopes Armstrong loam, 5 to 9 percent slopes Lindley loam, 18 to 40 percent slopes Armstrong clay loam, 5 to 9 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes, moderately eroded Lindley clay loam, 18 to 25 percent slopes, moderately eroded	29.64 26.55 22.05 19.21 14.57 13.33 10.38 9.74 8.46 7.57 7.46 7.32 6.11 4.43 2.14	6.0% 5.4% 4.5% 4.2% 3.9% 2.7% 2.1% 2.0% 1.7% 1.5% 1.5% 1.5% 1.2% 0.9% 0.4%		IVe IIle IVe IIle IWe Vle IVe IIIe VIe	111 48 8 62 76 111 30 72 28 76 8 76 35 6 6 24 46 11
179F2 452C 423D2 23C2 730C 822D2 179E 364B 222C2 56C 425D 13B 792C 65G 792C2 452C2 65F2 132C	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Messwick loam, 9 to 14 percent slopes Ofinitz-Zook-Vesser complex, 0 to 5 percent slopes Armstrong loam, 5 to 9 percent slopes Lindley loam, 18 to 40 percent slopes Armstrong clay loam, 5 to 9 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes, moderately eroded Weller silt loam, 5 to 9 percent slopes, moderately eroded Weller silt loam, 5 to 9 percent slopes	29.64 26.55 22.05 19.21 14.57 13.33 10.38 9.74 8.46 7.57 7.46 7.32 6.11 4.43 2.14 1.19 1.05	6.0% 5.4% 4.2% 3.9% 2.7% 2.1% 2.0% 1.7% 1.5% 1.5% 1.5% 0.9% 0.4% 0.2%		IVe IIle IVe IIle IWe Vie IVe IIIe VIe IIIe IIIe IIIe IIIe IIIe	111 48 8 62 76 111 30 72 28 76 8 76 35 6 6 24 46 111 59
179F2 452C 423D2 23C2 730C 822D2 179E 364B 222C2 56C 425D 13B 792C 65G 792C2 452C2 65F2 132C 131C2	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Messivick loam, 9 to 14 percent slopes Neswick loam, 9 to 14 percent slopes Olimitz-Zook-Vesser complex, 0 to 5 percent slopes Armstrong loam, 5 to 9 percent slopes Lindley loam, 18 to 40 percent slopes Armstrong clay loam, 5 to 9 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes, moderately eroded Lindley clay loam, 18 to 25 percent slopes, moderately eroded Weller silt loam, 5 to 9 percent slopes, moderately eroded Weller silt loam, 5 to 9 percent slopes, moderately eroded Veller silt loam, 5 to 9 percent slopes, moderately eroded Veller silt loam, 5 to 9 percent slopes, moderately eroded Veller silt loam, 5 to 9 percent slopes, moderately eroded	29.64 26.55 22.05 19.21 14.57 13.33 10.38 9.74 8.46 7.57 7.46 7.32 6.11 4.43 2.14 1.19 1.05 0.83	6.0% 5.4% 4.2% 3.9% 2.7% 2.1% 2.0% 1.7% 1.5% 1.5% 1.5% 0.9% 0.4% 0.2%		IVe IIle IVe IIle IWe IVe IIIe VIe IIIe IIIe IIIe IIIe IIIe	111 488 8 62 76 111 300 722 288 766 355 6 6 244 466 111 599 62
179F2 452C 423D2 23C2 730C 822D2 179E 364B 222C2 56C 425D 13B 792C 65G 792C2 452C2 65F2 132C	Gara clay loam, 18 to 25 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes Bucknell clay loam, 9 to 14 percent slopes, moderately eroded Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes Lamoni clay loam, 9 to 14 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes, moderately eroded Gara loam, 14 to 18 percent slopes Grundy silty clay loam, 2 to 5 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Clarinda silty clay loam, 5 to 9 percent slopes Messwick loam, 9 to 14 percent slopes Ofinitz-Zook-Vesser complex, 0 to 5 percent slopes Armstrong loam, 5 to 9 percent slopes Lindley loam, 18 to 40 percent slopes Armstrong clay loam, 5 to 9 percent slopes, moderately eroded Lineville silt loam, 5 to 9 percent slopes, moderately eroded Weller silt loam, 5 to 9 percent slopes, moderately eroded Weller silt loam, 5 to 9 percent slopes	29.64 26.55 22.05 19.21 14.57 13.33 10.38 9.74 8.46 7.57 7.46 7.32 6.11 4.43 2.14 1.19 1.05	6.0% 5.4% 4.2% 3.9% 2.7% 2.1% 2.0% 1.7% 1.5% 1.5% 1.5% 0.9% 0.4% 0.2%		IVe IIle IVe IIle IWe Vie IVe IIIe VIe IIIe IIIe IIIe IIIe IIIe	111 48 8 62 76 111 30 72 28 76 8 76 35 6 6 24 46 111 59

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



Property Photos

Southeast Corner of West 160 Looking Northwest



Northeast Corner of West 160 Looking Southwest



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Property Photos

Looking Northeast from North Part of Farm



Acreage Site - 26099 150th Avenue



South Looking North





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Property Photos

From Acreage Looking Northwest



Looking Northwest Towards Barn/Shed



1 of 19 Ponds





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Make the Most of Your Farmland Investment

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

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