

Land For Sale

ACREAGE:

38.66 Acres, m/l

LOCATION:

Cerro Gordo County, IA

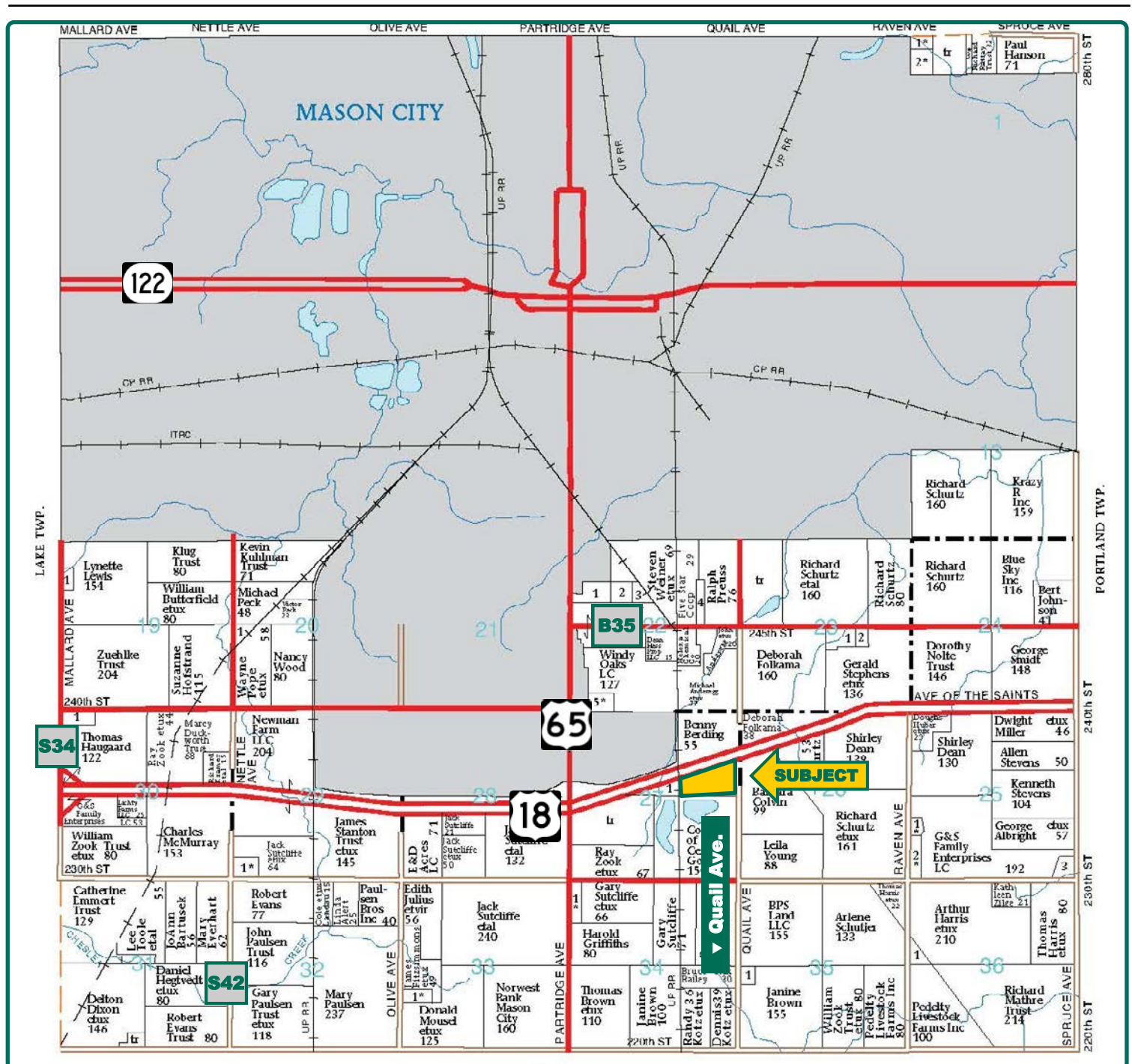


Property *Key Features*

- **Quality Farm with a CSR2 of 89.50**
- **38.35 Acres Currently Enrolled in CRP**
- **Affordable Sized Farm Located Just South of Mason City on Hwy 18**

Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
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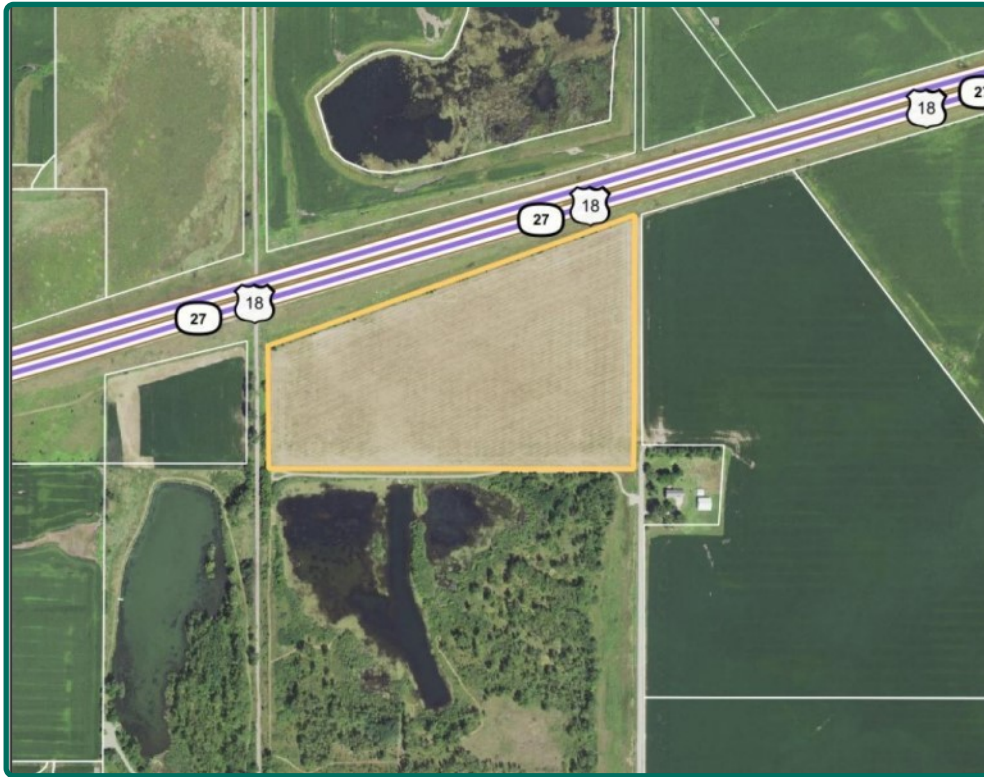
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FSA/Eff. Crop Acres:	0.00
CRP Acres:	38.35
Corn Base Acres:	36.00
Soil Productivity:	89.50 CSR2

Property Information

38.66 Acres, m/l

Location

From the intersection of Hwy 65 and Hwy 18 on the south edge of Mason City, go ½ mile east on Hwy 18 (Ave. of the Saints). The farm is located on the south side of the highway, just north of the Mike Zach Wildlife Area.

Legal Description

Part E½ NE¼, Section 27, Township 96 North, Range 20 West of the 5th P.M., Cerro Gordo County, IA. Exact legal to be taken from abstract.

Price & Terms

- \$362,700
- \$9,381.79/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,224.00
Gross Acres: 38.66
Net Taxable Acres: 38.53
Tax per Net Taxable Acre: \$31.77

FSA Data

Farm Number 5999, Tract 2273
FSA/Eff. Crop Acres: 0.00
CRP Acres: 38.35
Corn Base Acres: 36.00
PLC Yield: 0 Bu.

CRP Contracts

There are 38.35 acres enrolled in a CP-42 contract that pays \$10,815.00 annually and expires 9/30/27.

Soil Types/Productivity

Primary soils are Kenyon, Floyd and Clyde-Floyd. CSR2 on the CRP acres is 89.50. See soil map for detail.

Mineral Rights

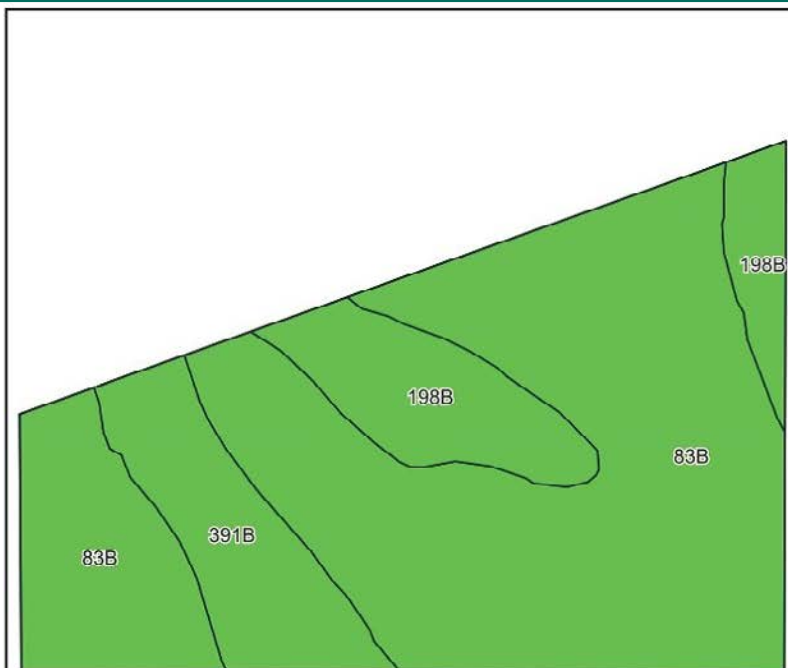
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to slightly rolling.

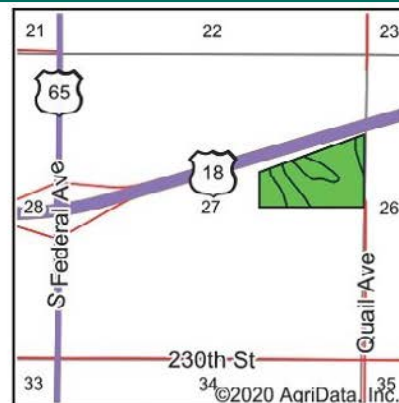
Drainage

Natural, plus some tile. No maps available.



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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Cerro Gordo**
Location: **27-96N-20W**
Township: **Mason**
Acres: **38.35**
Date: **10/1/2020**



Area Symbol: IA033 Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
83B	Kenyon loam, 2 to 5 percent slopes	27.93	72.8%		Ile	90	83	78
198B	Floyd loam, 1 to 4 percent slopes	5.58	14.6%		Ilw	89	78	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	4.84	12.6%		Ilw	87	78	85
Weighted Average						89.5	81.6	*n 79.9

Buildings/Improvements

None.

Water & Well Information

None.

Comments

A great opportunity to own a high-returning CRP farm or a highly productive crop farm. Seller will work with buyer to assign the CRP payments or to exit the CRP program and convert the land to crop ground.

Additional Land for Sale

Seller has an additional 26.47 acres of land for sale located approximately 5 miles west of this farm on the west side of Co. Hwy. S34. See Additional Land Aerial Photo.

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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Looking Southwest



Looking East



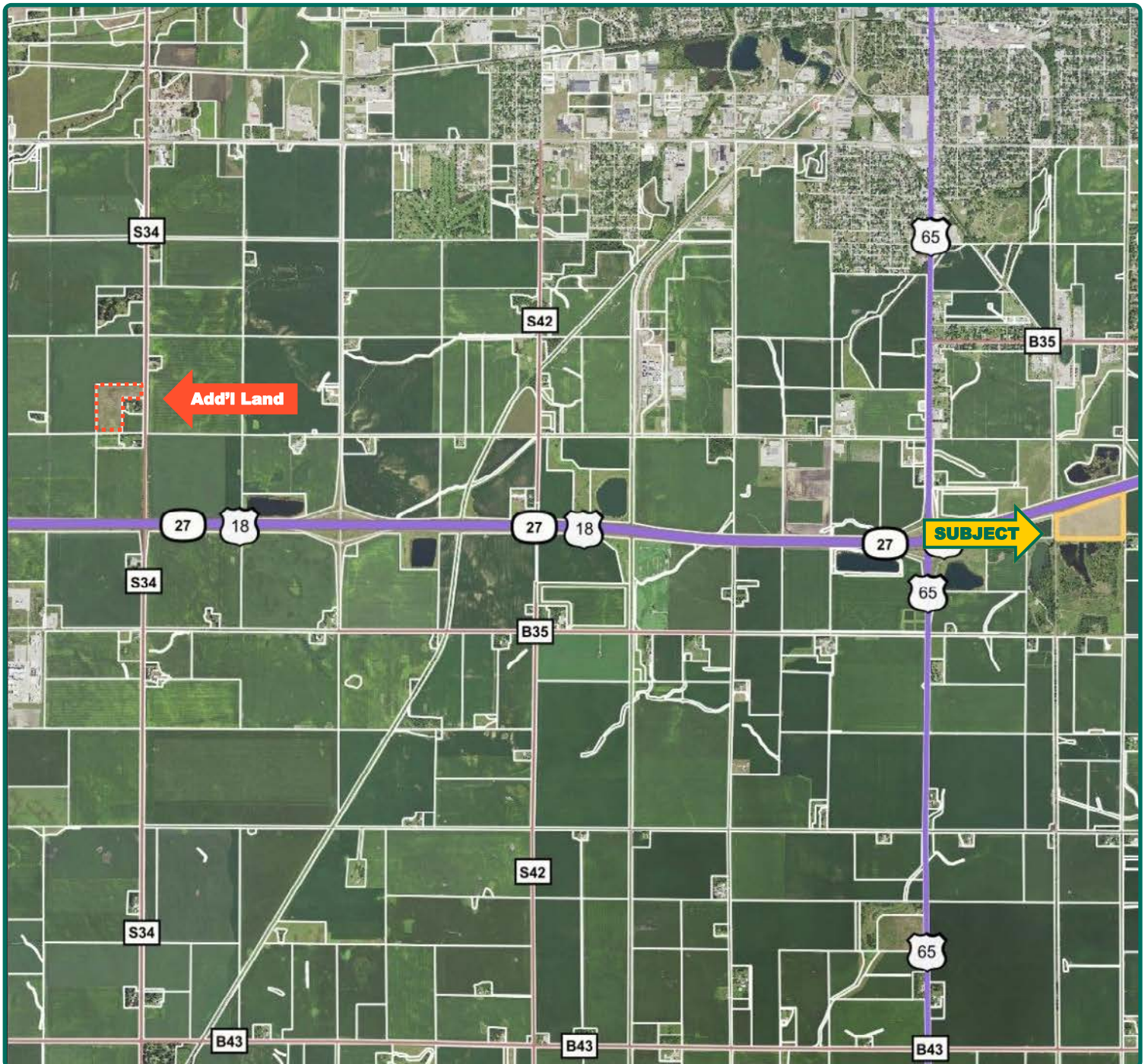
Looking Northwest



Looking South



Additional Land Aerial Photo



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