

Land For Sale

ACREAGE:

230.00 Acres, m/l

LOCATION:

Mahaska County, IA



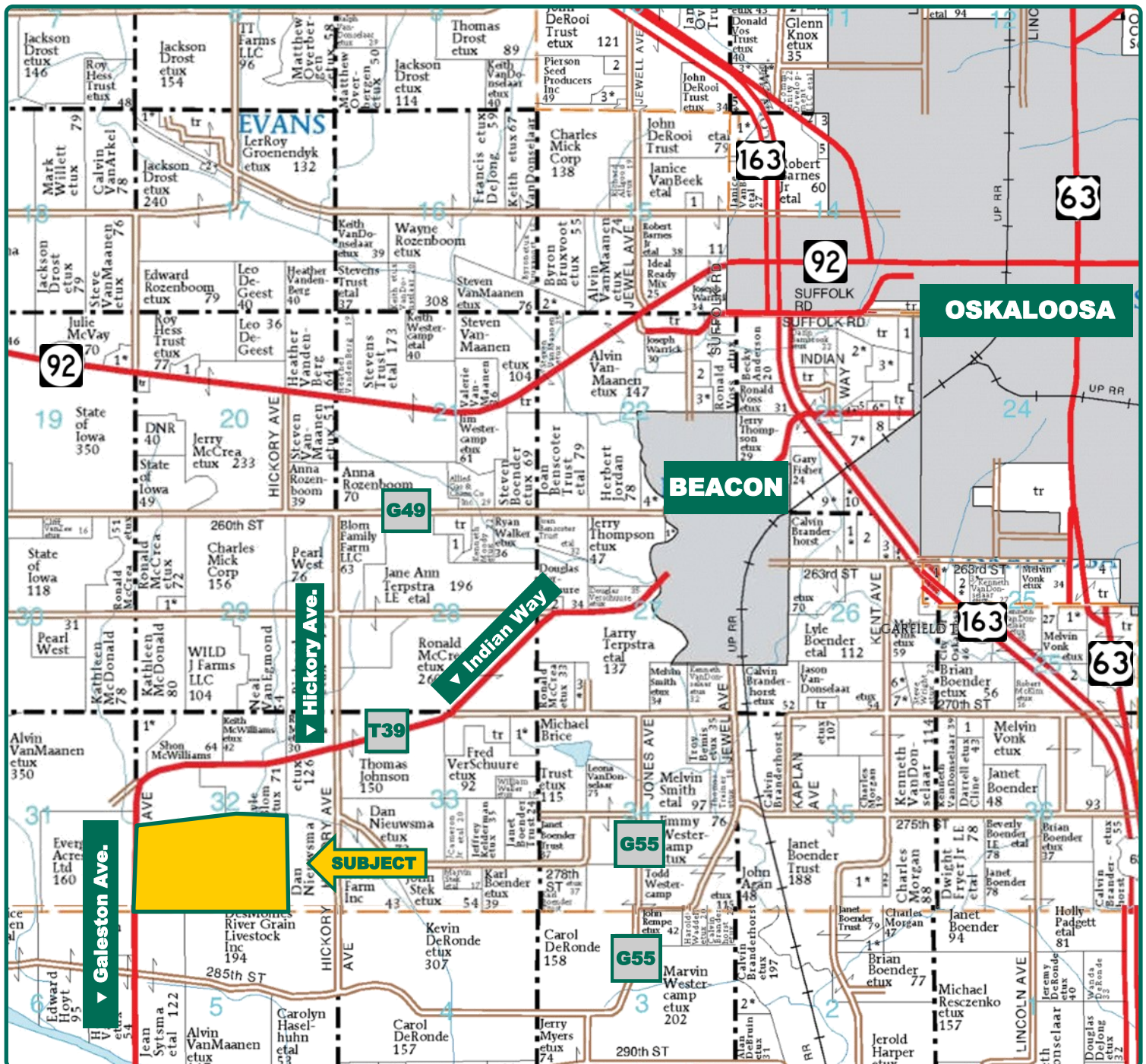
Property *Key Features*

- Four Miles Southwest of Oskaloosa on a Hard-Surfaced Road
- 227.60 Est. FSA/Eff. Crop Acres with a 69.50 CSR2
- Highly Tillable Farm in One Contiguous Parcel

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FSA/Eff. Crop Acres: 227.60*

Corn Base Acres: 110.35*

Bean Base Acres: 110.35*

Soil Productivity: 69.50 CSR2

**Acres are estimated.*

Property Information

230.00 Acres, m/l

Location

From Beacon: Go west on T39/Indian Way for 2½ miles. Continue south on T39/Galeston Ave. approx. ¼ mile. Property is on the east side of the road.

Legal Description

Part of the SW¼, W½ SE¼ all in Section 32, Township 75 North, Range 16 West of the 5th P.M. Exact legal to come from final abstract.

Price & Terms

- \$1,495,000.00
- \$6,500.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$6,897.20*

Gross Acres: 230.00

Net Taxable Acres: 227.62*

Tax per Net Taxable Acre: \$30.30*

**Taxes estimated pending survey of property. Mahaska County Assessor will determine final tax figures.*

Lease Status

Open lease for 2021 crop year.

Soil Types/Productivity

Primary soils are Colo, Spillville, Zook and Bremer. CSR2 on the Est. FSA/Eff. crop acres is 69.50. See soil map for detail.

FSA Data

Farm Number 1172, Tract 693

FSA/Eff. Crop Acres: 227.60*

Corn Base Acres: 110.35*

Corn PLC Yield: 155 Bu.

Bean Base Acres: 110.35*

Bean PLC Yield: 45 Bu.

Acres are estimated pending reconstitution of farm by the Mahaska County FSA office.

Land Description

Level to gently undulating.

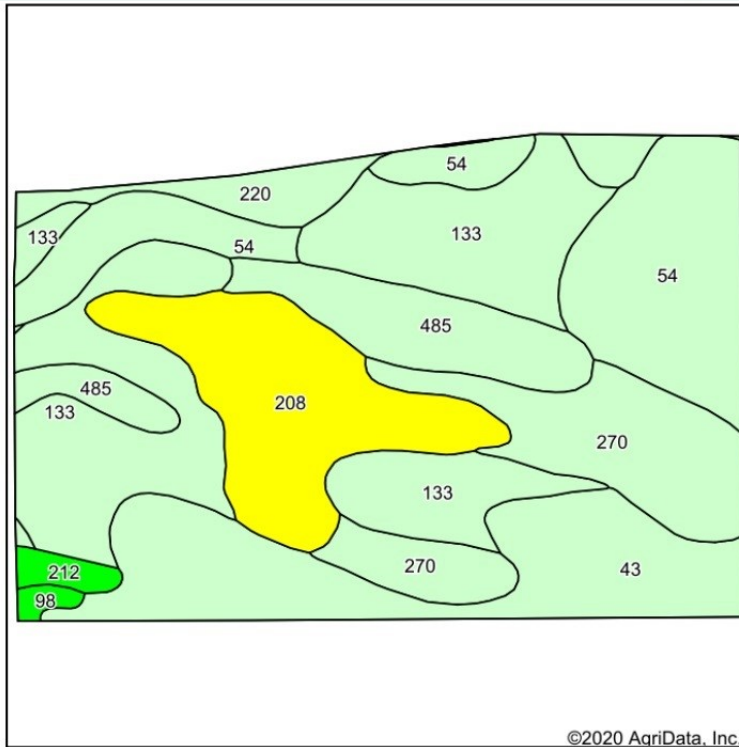
Drainage

- Natural, plus some tile. No tile maps available.
- Drainage ditch on north part of property with pump to drainage ditch.
- Drainage District pump is in the northwest corner.

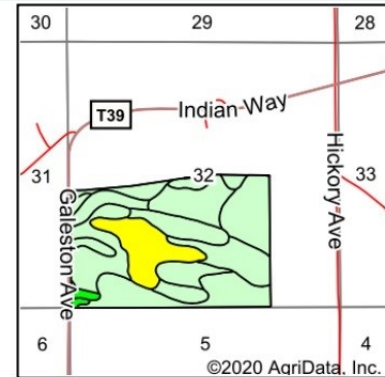
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Soils data provided by USDA and NRCS.

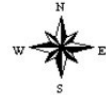


State: **Iowa**
County: **Mahaska**
Location: **32-75N-16W**
Township: **Garfield**
Acres: **227.6**
Date: **11/12/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA123, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	60.91	26.8%		IIw	78	80
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	39.80	17.5%		IIw	60	70
43	Bremer silty clay loam, 0 to 2 percent slopes	36.23	15.9%		IIw	72	82
208	Landes fine sandy loam, 0 to 2 percent slopes	30.57	13.4%		IIw	45	55
270	Spillville loam, sandy substratum, 0 to 2 percent slopes	27.45	12.1%		IIw	79	78
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	19.78	8.7%		IIw	76	83
220	Nodaway silt loam, 0 to 2 percent slopes	9.45	4.2%		IIw	76	80
212	Kennebec silt loam, 0 to 2 percent slopes	2.25	1.0%		Iw	92	95
98	Huntsville silt loam, 0 to 2 percent slopes	1.16	0.5%		Iw	90	95
Weighted Average						69.5	75.5

Buildings/Improvements

None

Water & Well Information

No known wells.

Comments

Nice-laying bottomland farm with tile and pump.

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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West Looking East



Southwest Looking Northeast



Northeast Looking Southwest



Pump to Drainage Ditch



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