



208.7 Acres, m/l, Cerro Gordo County, IA

Recreational Property with Income Potential!

Property Information

Location

Travel 1/2 mile north of Hwy 18 on N Taft Avenue. The property is located on the east side of Taft Avenue and south of 12th Street NW.

Legal Description

That part of the SW1/4 and W1/2 SE1/4 of 5-96N-20W as described and depicted on the August 9, 2000, survey filed August 9, 2000, as document 2000-6130. Mason Twp., Cerro Gordo County, IA.

Price & Terms

- \$763,378.00
- \$3,657.78/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016-2017: \$7,660.00
Net Taxable Acres: 202.58
Tax per Net Taxable Acre: \$37.81

FSA Data

Farm Number 6952, Tract 2506
Crop Acres: 21.40
Corn Base: 12.90
Corn PLC Yield: 138 Bu.
Bean Base: 8.50
Bean PLC Yield: 39 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Waukee and Lawler loam. See soil map for detail.
• **CSR2:** 66.1 per 2016 AgriData, Inc., based on FSA crop acres.
• **CSR:** 75.2 per 2016 AgriData, Inc., based on FSA crop acres.

Land Description

Level to rolling topography with 2 idle quarries and an estimated 93 acres in a flood plain.

Buildings/Improvements

None

Drainage

Natural.

Water & Well Information

None.

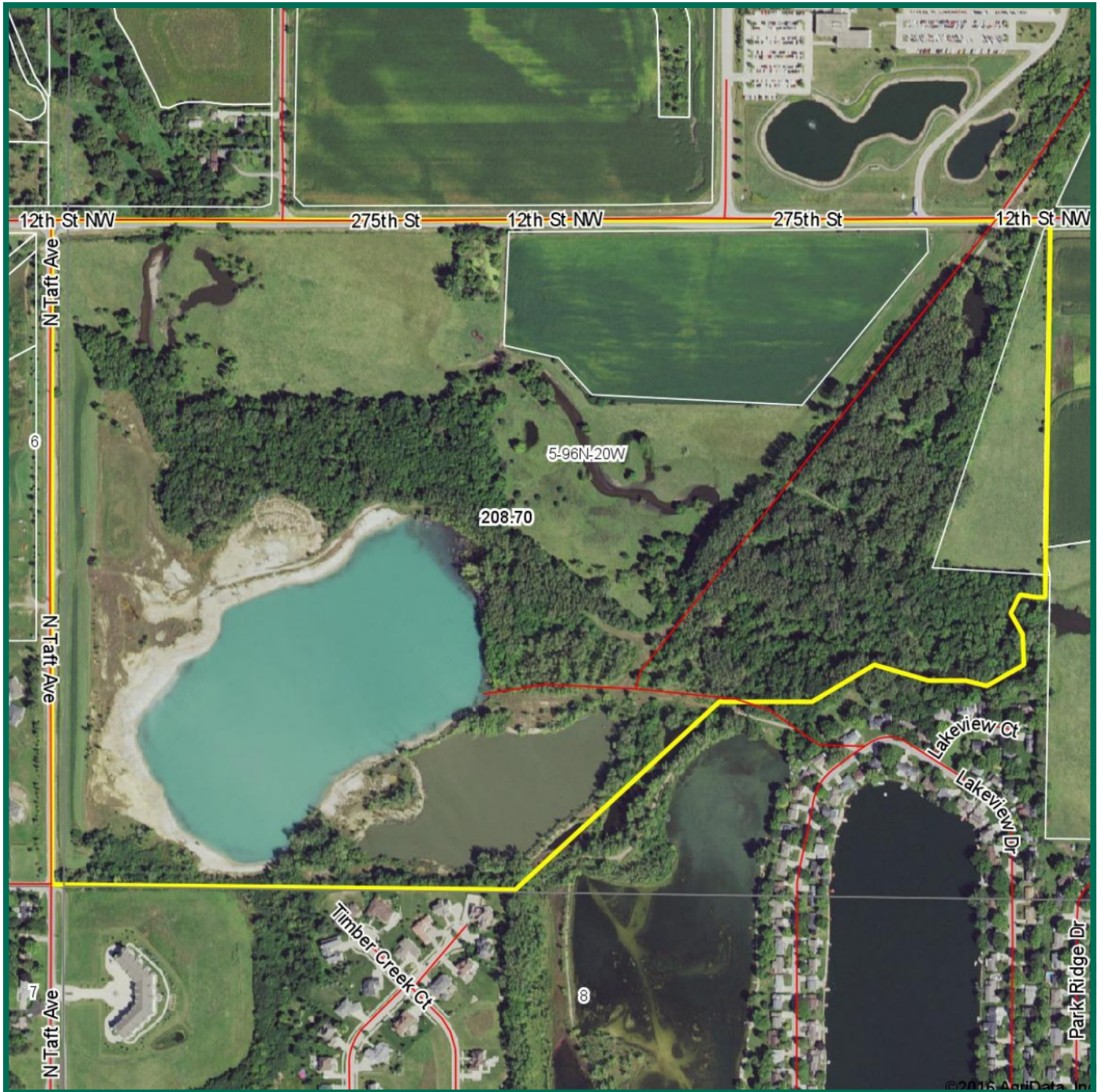
Comments

Picturesque recreational property with timber, wetland and abundant wildlife including waterfowl, deer and turkeys, plus cropland and pasture to generate income. An estimated 7+ acres along west side may have development potential.

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Aerial Photo



Survey

A survey plat is available on our website or upon request. The property lines in the aerial photo represent our estimation of

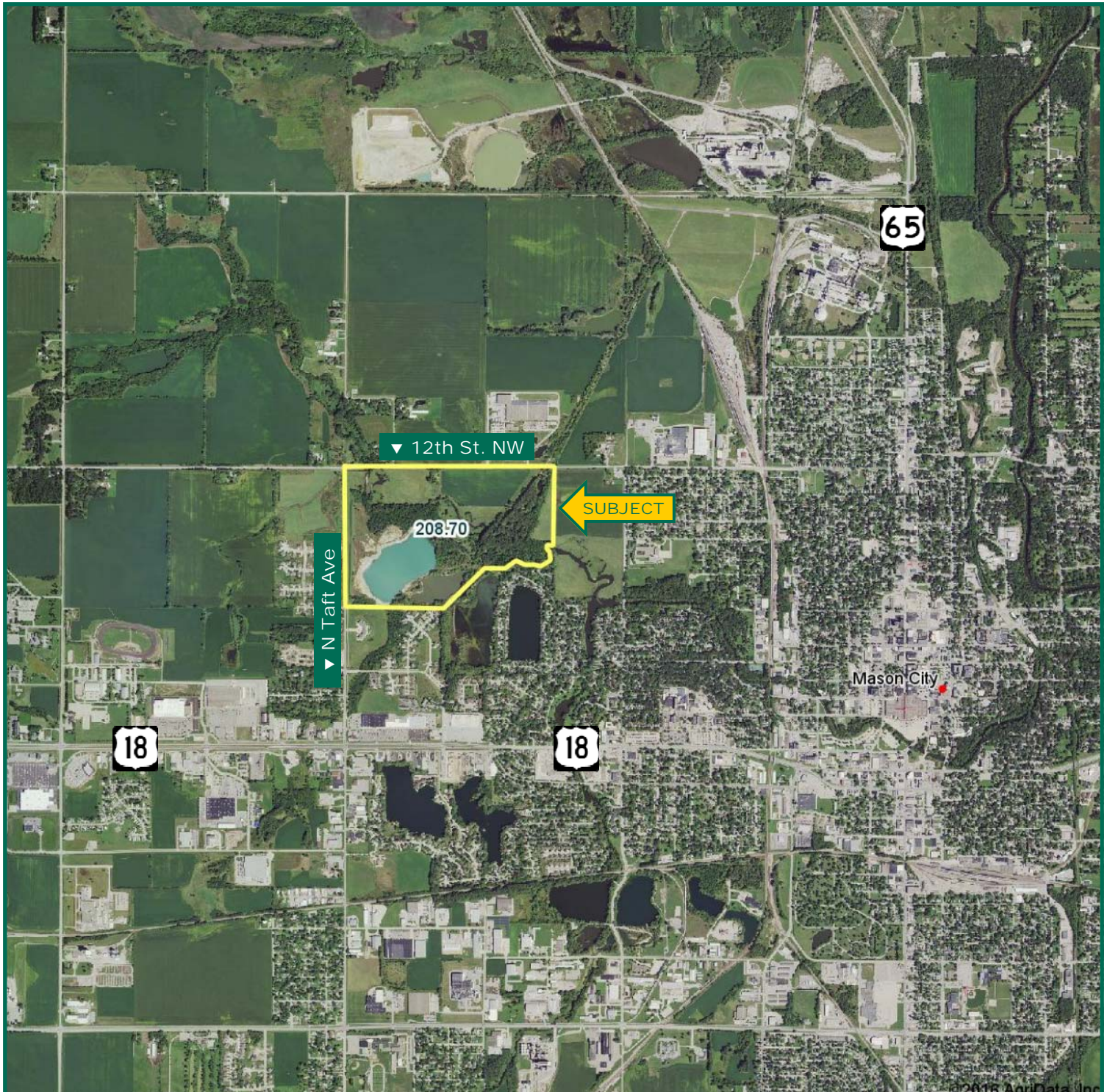
their general location but should not be relied upon for accuracy.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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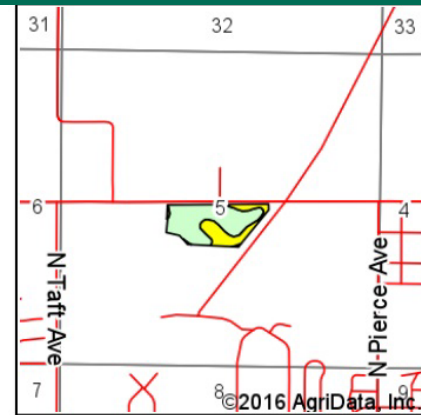
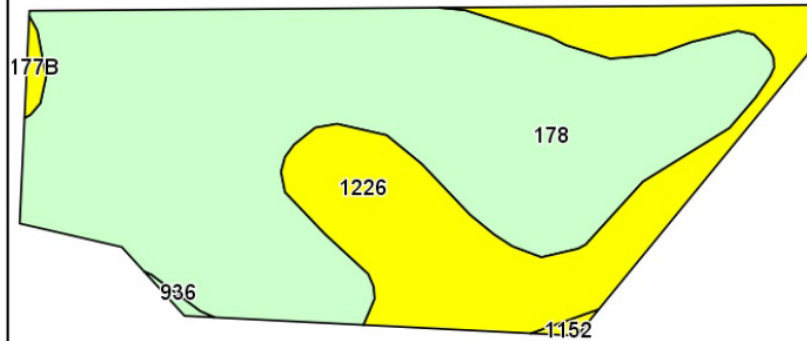
Location Map



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Soil Map: Cropland



State: **Iowa**
 County: **Cerro Gordo**
 Location: **5-96N-20W**
 Township: **Mason City**
 Acres: **21.4**
 Date: **11/15/2016**



Soils data provided by USDA and NRCS.

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Area Symbol: IA033, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
178	Waukeel loam, 0 to 2 percent slopes	15.25	71.3%		Ils	69	77
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.89	27.5%		Ils	59	71
177B	Saunder loam, 2 to 5 percent slopes	0.13	0.6%		Ils	55	58
1152	Marshall clay loam, 0 to 2 percent slopes, rarely flooded	0.07	0.3%		Ilw	54	67
936	Coland-Hanlon complex, 0 to 2 percent slopes	0.06	0.3%		Ilw	61	75
Weighted Average						66.1	75.2

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**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Photos: 208.7 Acres, m/l, Cerro Gordo County, IA



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