

# Land For Sale

**ACREAGE:**

**100 Acres, m/l**

**LOCATION:**

**Van Buren County, IA**



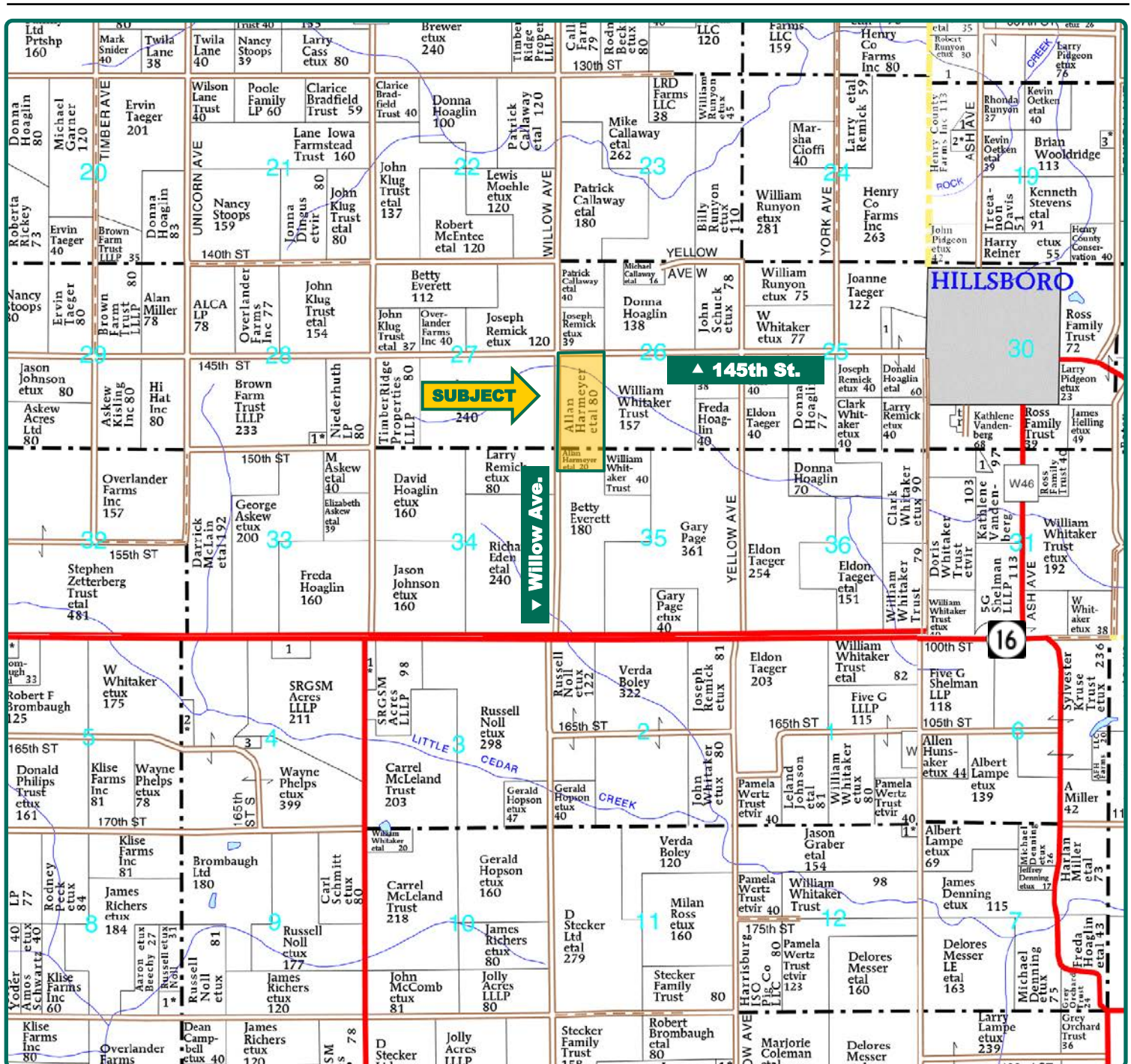
## Property Key Features

- 64.0 CSR2
- 89.9 Crop Acres
- Located 2 miles west of Hillsboro, IA

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<b>Total Acres:</b>	<b>100.0</b>
<b>Crop Acres:</b>	<b>89.9</b>
<b>Bean Base Acres:</b>	<b>44.1</b>
<b>Soil Productivity:</b>	<b>64.0 CSR2</b>

## Parcel 1 Property Information 100 Acres, m/l

### Location

Two miles west of Hillsboro on gravel-based 145th street and lies on south side of road.

### Legal Description

The W½ of the SW¼ of Section 26, and the N½ of the NW¼ of the NW¼ of Section 35, all in Township 70 N, Range 8 W, Cedar Township, Iowa.

### Price & Terms

- \$600,000
- \$6,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed, subject to lease.

### Real Estate Tax

Taxes Payable 2017 - 2018: \$2,080.00  
Net Taxable Acres: 96.5  
Tax per Net Taxable Acre: \$21.55

### FSA Data

Farm Number 6229, Tract 4465  
Crop Acres: 89.9  
Bean Base Acres: 44.1  
Bean PLC Yield: 40 Bu.

### Soil Types/Productivity

Primary soils are Grundy, Clarinda, Haig, Olmitz-Vesser-Zook and Arispe. CSR2 on the FSA crop acres is 64.0 per 2017 AgriData, Inc. See soil map for detail.

### Land Description

Level to rolling

### Drainage

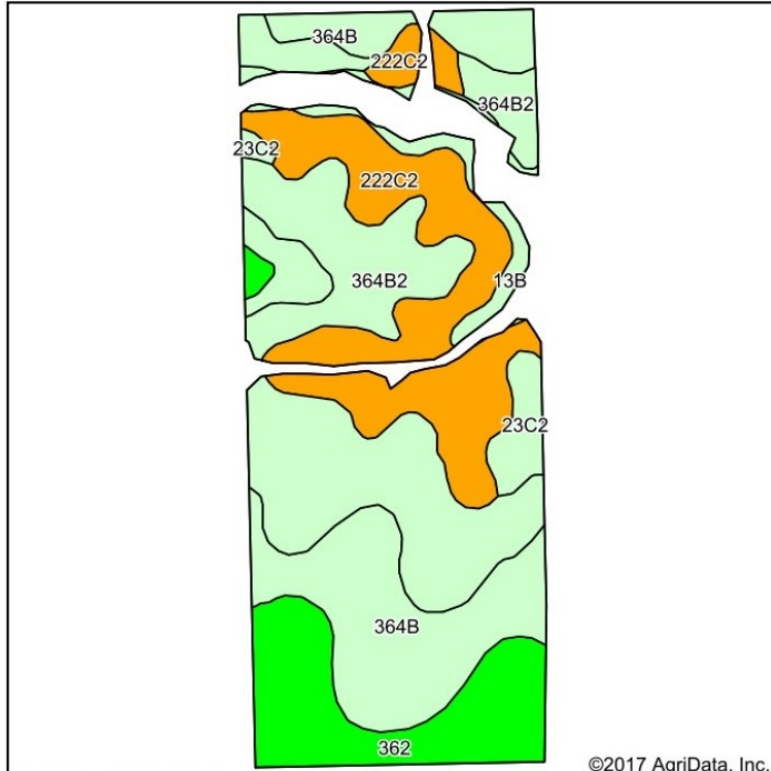
Natural plus supplemental tile.

### Comments

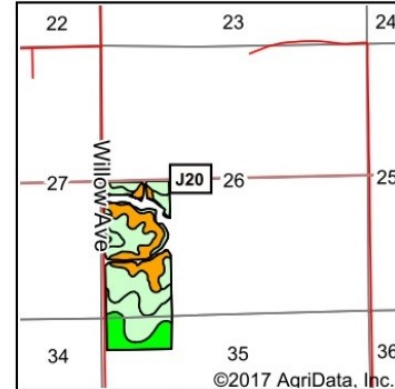
Nice laying tillable farm with tile and terracing.

*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.*





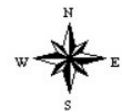
Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Van Buren**  
Location: **26-70N-8W**  
Township: **Cedar**  
Acres: **89.96**  
Date: **12/19/2017**



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA177, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans
364B2	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	29.22	32.5%		Ile	70	70		
364B	Grundy silty clay loam, 2 to 5 percent slopes	21.32	23.7%		Ile	72	75		
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	20.71	23.0%		IVw	34	25		
362	Haig silt loam, 0 to 2 percent slopes	13.06	14.5%		IIw	83	70		
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	2.92	3.2%		IIw	74	60	59	16
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	2.73	3.0%		IIIe	62	50		
Weighted Average						64	59.9	1.9	0.5

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View looking southeast.



View looking south.



View looking northwest



View looking east.



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