

Land For Sale

ACREAGE:

124.91 Acres, m/l

LOCATION:

Hamilton County, IA

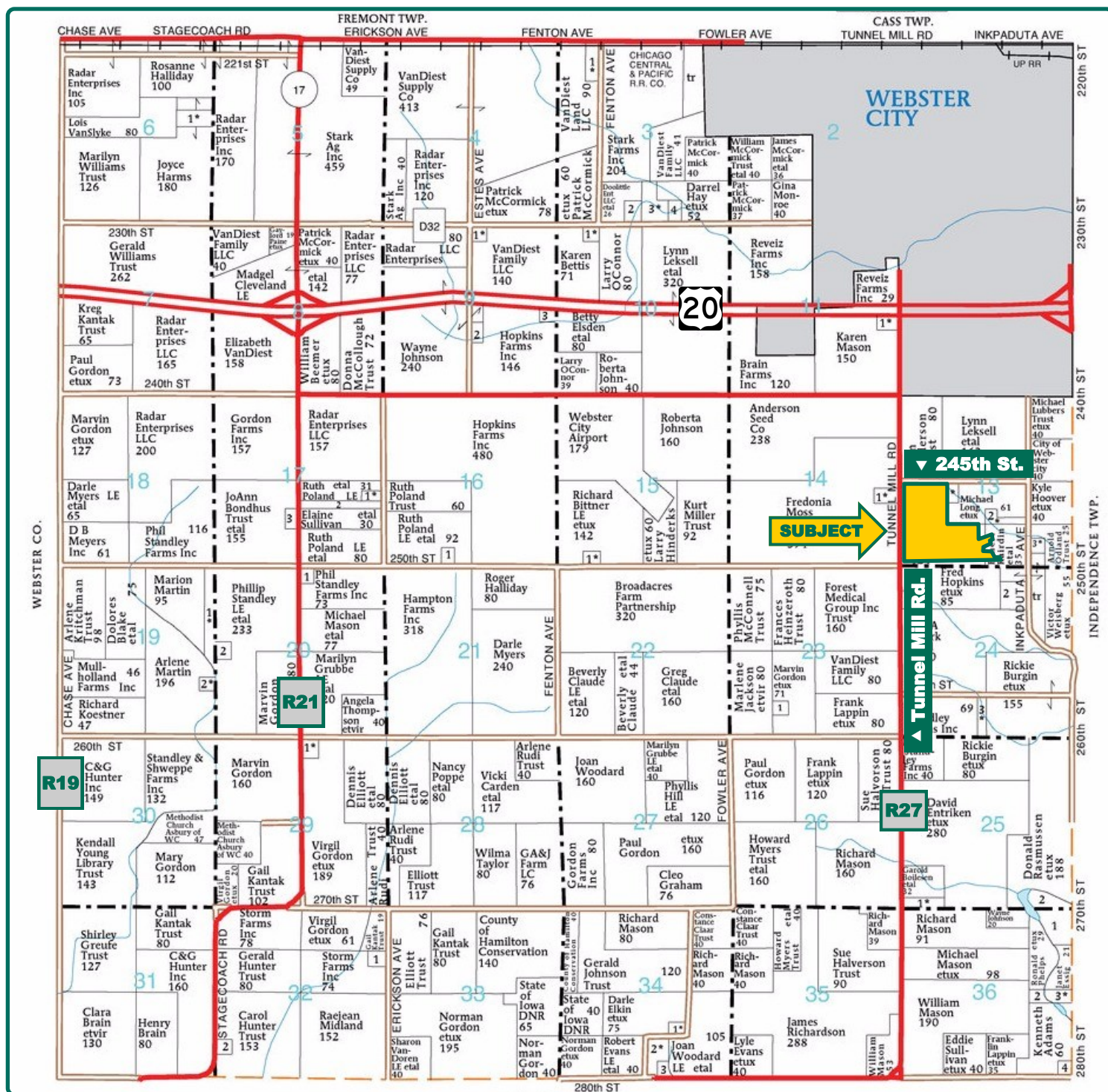


Property *Key Features*

- 120.65 Cropland Acres with 87.1 CSR2
- High Quality Hamilton County Farm on Paved Road
- One Mile South of Webster City on Tunnel Mill Rd.

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

515-382-1500 / 800-593-5263
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag

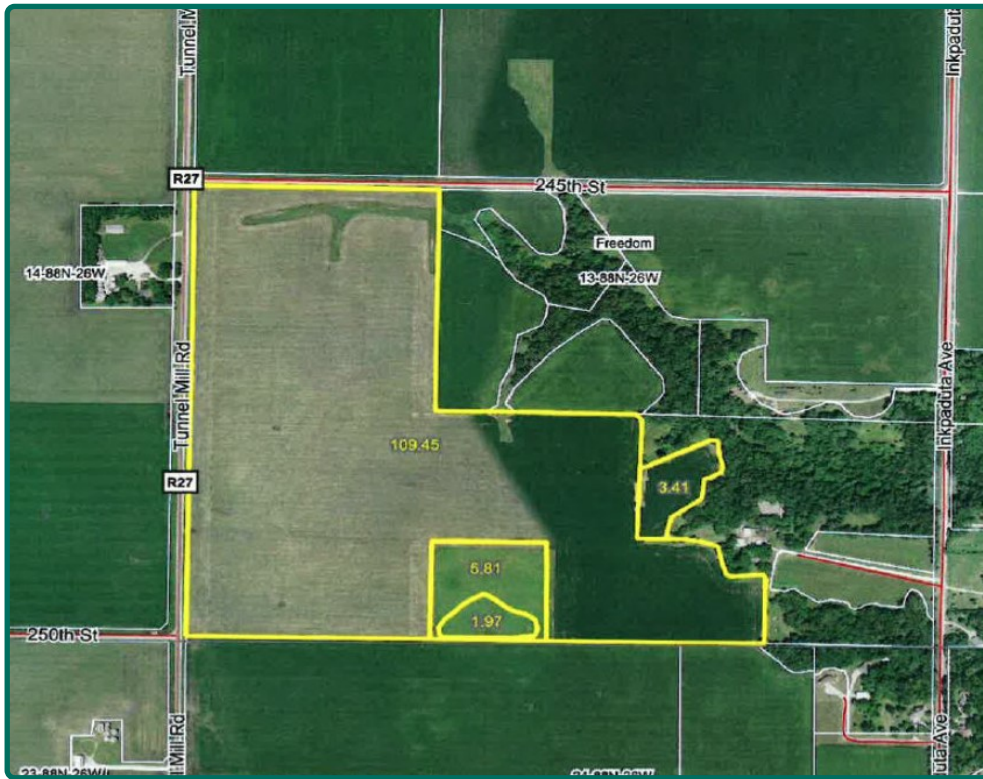


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Total Acres:	124.91
Crop Acres:	120.65
Corn Base Acres:	64.39
Bean Base Acres:	46.74
Soil Productivity:	87.1 CSR2

Parcel 1 Property Information 124.91 Acres, m/l

Location

From Webster City: One mile south on Tunnel Mill Rd./ R27. Farm is located in Southeast corner of Tunnel Mill Rd. and 245th Street intersection.

Legal Description

The S 1/2 SW 1/4 and NW 1/4 SW 1/4, Section 13, Township 88 North, Range 26 West of the 5th p.m. (Freedom Twp.)

Price & Terms

- \$1,217,872.50
- \$9,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at settlement.

Real Estate Tax

Taxes Payable 2017-2018: \$3,838
Net Taxable Acres: 121.42
Tax per Net Taxable Acre: \$31.61

FSA Data

Farm Number 588, Tract 2547
Crop Acres: 120.65
Corn Base Acres: 64.39
Corn PLC Yield: 128 Bu.
Bean Base Acres: 46.74
Bean PLC Yield: 32 Bu.

CRP Contracts

There are 7.78 Acres enrolled in a CP-27 & CP-28 contract that pays \$2,334 annually and expires 9/30/27. There are another 1.74 Acres enrolled in a CP-8A CRP contract that pays \$670 annually and expires 9/30/24.

Soil Types/Productivity

Primary soils are Nicollet, Canisteo and Webster. See soil map for detail.

- **CSR2:** 87.1 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

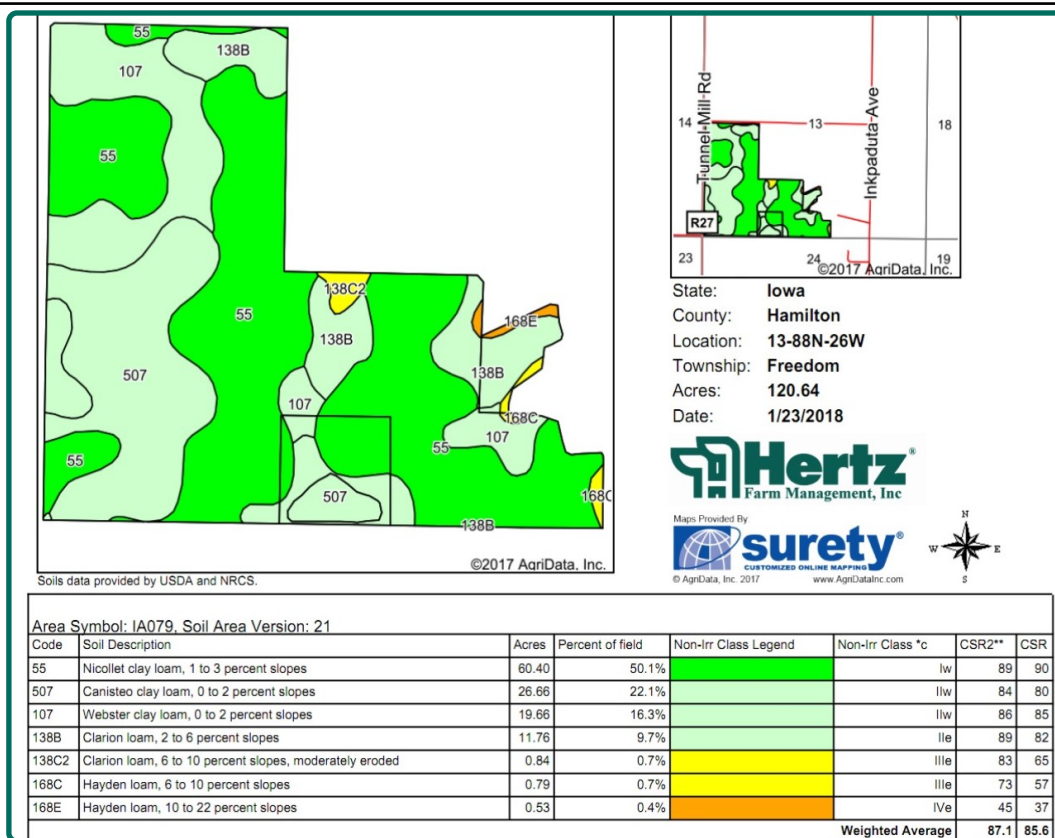
Level to Moderately Sloping

Buildings/Improvements

No Improvements

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Drainage

Farm is located in Proposed Drainage District #315. Tile present. (Maps available)

Water & Well Information

None Known

2018 Fertilizer

Fertilizer and Lime was applied to this farm after the 2017 harvest. Buyer to reimburse Seller at closing for fall fertilizer and Lime application and spring input costs.

Comments

Great Hamilton County Farm on paved road.

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.

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