

Land For Sale

ACREAGE:

240 Acres, m/l

LOCATION:

Poweshiek County, IA

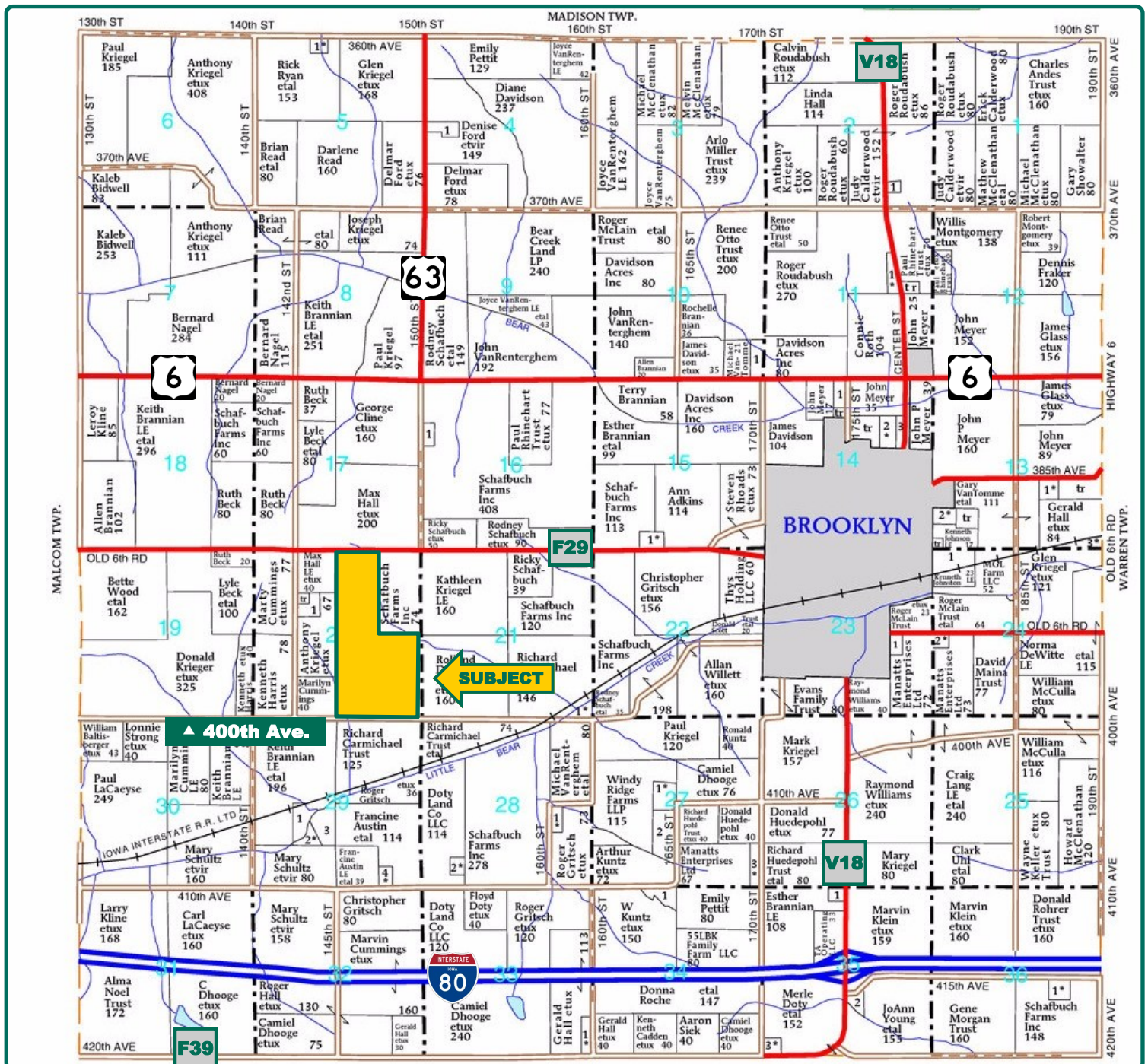


Property *Key Features*

- Nice Poweshiek County Farm with Productive Cropland
- Hard Surface Road Access
- 224.97 Cropland Acres

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Total Acres:	240.00
Crop Acres:	224.97
Corn Base Acres:	133.4
Bean Base Acres:	46.7
Soil Productivity:	67.9 CSR2

Property Information

240 Acres, m/l

Location

2.5 miles west of Brooklyn. Farm is bordered by Old 6 Road (Co. Rd. F29) on the north and 400th Ave. on the south.

Legal Description

SE¼ and W½ NE¼ of Section 20, Township 80 North, Range 14 West of the 5th p.m. (Bear Creek Twp.).

Price & Terms

- \$1,750,000
- \$7,291.67/Ac.
- 10% down upon acceptance of offer; \$250,000 cash payment due on December 1, 2018, and remaining balance due in cash at closing in 2019.

Possession

As agreed, subject to existing 2018 lease which expires on March 1, 2019.

Real Estate Tax

Taxes Payable 2017 - 2018: \$6,752.00
Net Taxable Acres: 236.60
Tax per Net Taxable Acre: \$28.54

FSA Data

Farm Number 17, Tract 1358
Crop Acres: 224.97
Corn Base Acres: 133.4
Corn PLC Yield: 149 Bu.
Bean Base Acres: 46.7
Bean PLC Yield: 45 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Tama, Shelby and Colo-Ely. CSR2 on the FSA crop acres is 67.9 per 2018 AgriData, Inc. See soil map for detail.

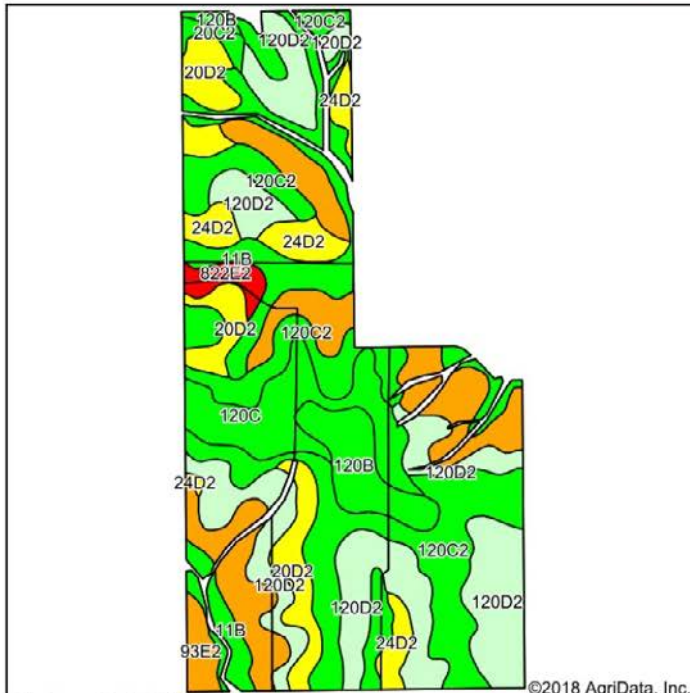
Yield History (Bu./Ac.)

Year	Corn	Beans
2017	221	52
2016	216	56
2015	181	55
2014	189	46
2013	179	41

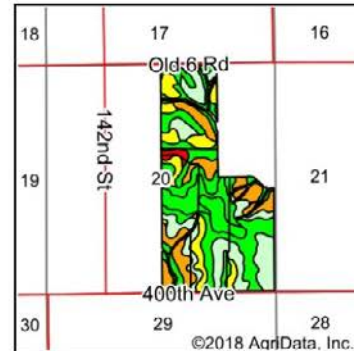
Yield information is obtained from Multi-Peril Crop Insurance production report.

Land Description

Gently Rolling to Rolling.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Poweshiek**
Location: **20-80N-14W**
Township: **Bear Creek**
Acres: **224.97**
Date: **5/23/2018**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA157, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	52.19	23.2%		IIIe	62	66
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	47.29	21.0%		IIIe	87	76
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	32.04	14.2%		IVe	36	38
11B	Colo-Ely complex, 0 to 5 percent slopes	26.47	11.8%		IIw	83	68
120C	Tama silty clay loam, 5 to 9 percent slopes	17.47	7.8%		IIIe	90	79
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	17.38	7.7%		IIIe	55	65
120B	Tama silty clay loam, 2 to 5 percent slopes	11.02	4.9%		IIe	95	93
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	10.98	4.9%		IIIe	51	49
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately eroded	3.31	1.5%		VIe	30	10
822E2	Lamoni silty clay loam, 14 to 18 percent slopes, moderately eroded	3.22	1.4%		VIe	13	5
20C	Killduff silty clay loam, 5 to 9 percent slopes	1.84	0.8%		IIIe	84	75
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	1.76	0.8%		IIIe	81	73
Weighted Average						67.9	64.2

Buildings/Improvements

None

Drainage

Natural, plus tile drainage. (No maps available).

Water & Well Information

Rural water located along the north edge of the property.

Comments

Nice Poweshiek County farm with productive cropland located on a hard surface 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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Southeast Corner Looking Northwest



North Border Looking South



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