

# Land For Sale

**ACREAGE:**

**142.72 Acres, m/l**

**LOCATION:**

**Marshall County, IA**



## Property *Key Features*

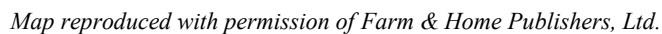
- Good Farm in Southeast Marshall County
- 23.14 Acres Enrolled in Two CRP Contracts
- 2 miles Northwest of Gilman

**Kyle J. Hansen, ALC**  
Licensed in IA & MO  
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**515-382-1500 / 800-593-5263**  
415 S. 11th St. / PO Box 500  
Nevada, IA 50201-0500  
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**142.72 Acres**, m/l, Marshall County, IA



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<b>Total Acres:</b>	<b>142.72</b>
<b>Crop Acres*:</b>	<b>129.69</b>
<b>Corn Base Acres*:</b>	<b>64.31</b>
<b>Bean Base Acres*:</b>	<b>28.50</b>
<b>CRP Acres:</b>	<b>23.14</b>
<b>Soil Productivity:</b>	<b>70.5 CSR2</b>
<i>*Acres and bases are estimated</i>	

## Property Information

### 142.72 Acres, m/l

### Location

From Gilman, 1.5 miles west on E67 to Wallace Ave. and then north ½ mile, the farm is on the east side of Wallace Ave. at 325th St.

### Legal Description

NW¼, except acreage site, Section 27, Township 82 North, Range 17 West of the 5th P.M. (Greencastle Twp.)

### Price & Terms

- \$1,031,152
- \$7,225/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Real Estate Tax

Taxes Payable 2018-2019: \$3,618  
Net Taxable Acres: 139.47  
Tax per Net Taxable Acre: \$25.94

### FSA Data

Farm Number 5138, Part of Tract 9067  
Crop Acres\*: 129.69  
Corn Base Acres\*: 64.31  
Corn PLC Yield: 170 Bu.  
Bean Base Acres\*: 28.50  
Bean PLC Yield: 56 Bu.

*\*Acres and bases are estimated. The local FSA office will determine final acres and bases.*

### CRP Contracts

There are 14.33 acres enrolled in a CP-21 CRP contract which pays \$4,987 annually and expires 9/30/25.

There are another 8.81 acres enrolled in a CP-2 CRP contract which pays \$1,440.70 annually and expires 9/30/20.

### Soil Types/Productivity

Primary soils are Tama, Ackmore, and Shelby. CSR2 on the FSA crop acres is 70.5 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

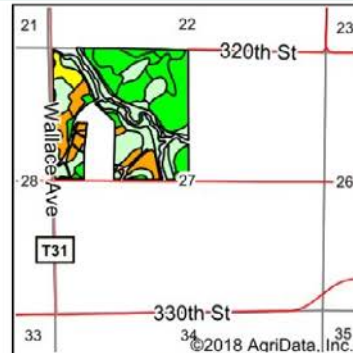
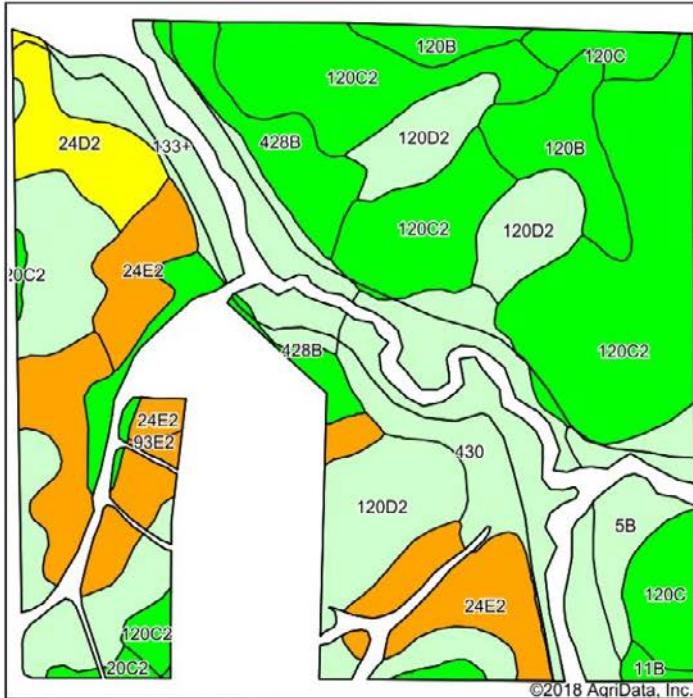
Gently sloping to moderately sloping

### Buildings/Improvements

None

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State: **Iowa**  
County: **Marshall**  
Location: **27-82N-17W**  
Township: **Greencastle**  
Acres: **129.69**  
Date: **10/4/2018**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA127, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	32.83	25.3%		IIIe	87	78
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	25.44	19.6%		IIIe	62	68
430	Ackmore silt loam, 0 to 2 percent slopes	13.45	10.4%		IIW	64	83
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	10.92	8.4%		IVe	37	38
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.78	7.5%		IIW	78	85
428B	Ely silty clay loam, 2 to 5 percent slopes	8.19	6.3%		IIe	88	88
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	7.05	5.4%		IVe	31	10
120B	Tama silty clay loam, 2 to 5 percent slopes	6.52	5.0%		IIe	95	95
120C	Tama silty clay loam, 5 to 9 percent slopes	5.26	4.1%		IIIe	90	80
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	4.83	3.7%		IIIe	48	48
5B	Ackmore-Colo complex, 2 to 5 percent slopes	4.33	3.3%		IIW	77	70
11B	Colo-Ely complex, 0 to 5 percent slopes	0.55	0.4%		IIW	83	68
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	0.54	0.4%		IIIe	81	73
Weighted Average						70.5	70.1

## Drainage

Natural, with a creek crossing the farm from northwest to southeast.

## Comments

Good farm in SE Marshall County .

## Water & Well Information

None known

*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 looking Northwest



Southwest looking Northeast



Southeast looking Northwest



North looking South



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