

# Land For Sale

**ACREAGE:**

**316.0 Acres, m/l**

**LOCATION:**

**Mills County, IA**



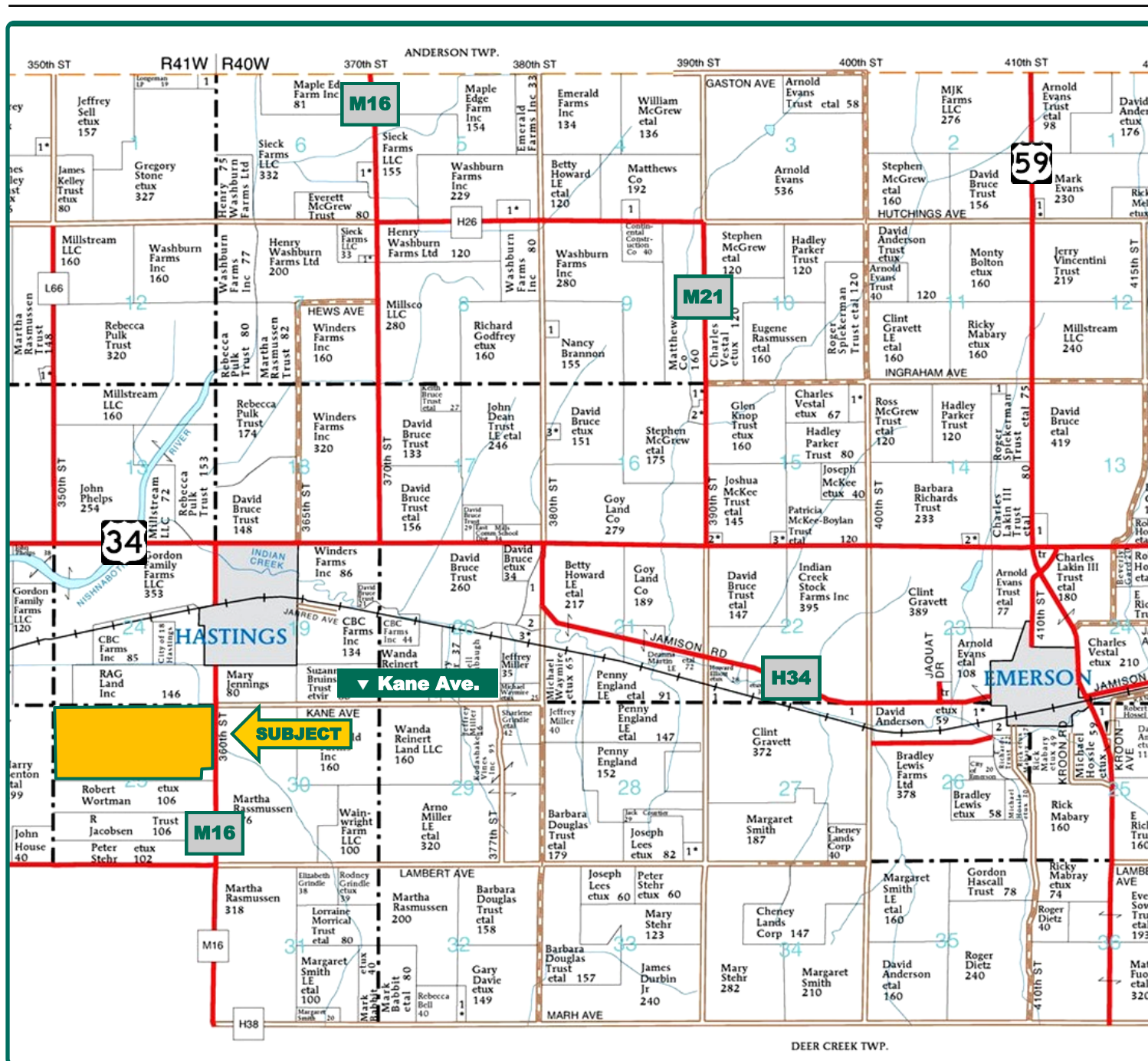
## Property *Key Features*

- High-Quality Farm with Grain Storage Onsite
- 76.7 CSR2 on 310.6 Crop Acres
- High Percentage of Tillable Acres

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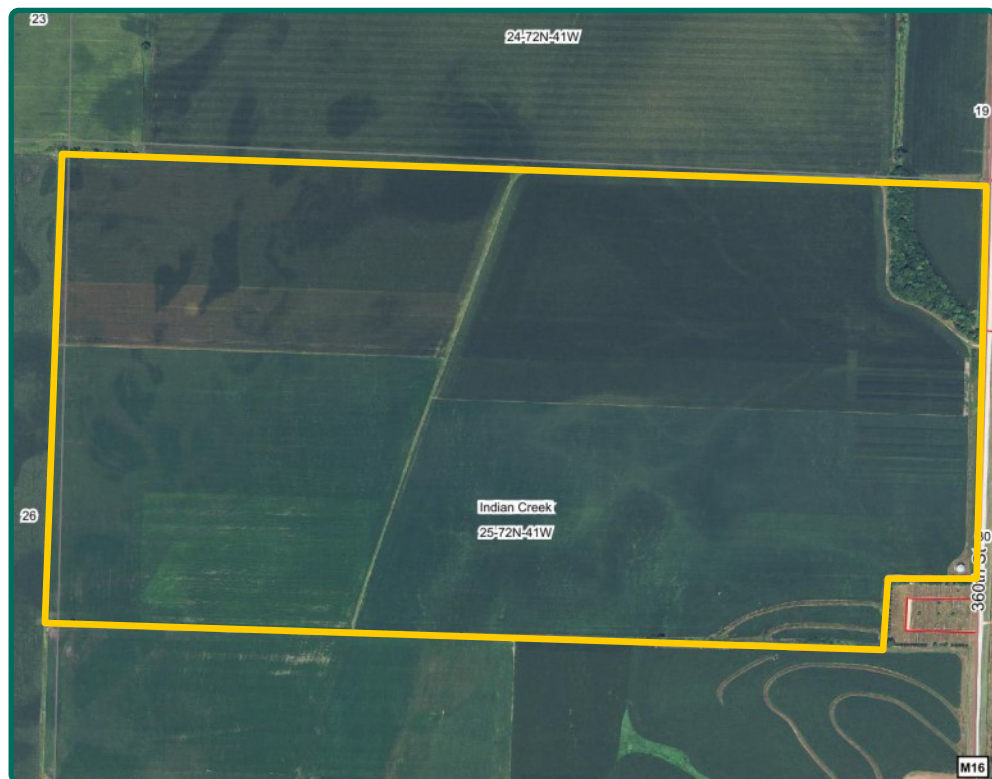
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<b>Total Acres:</b>	<b>316.00</b>
<b>Crop Acres:</b>	<b>310.60</b>
<b>Corn Base Acres:</b>	<b>244.90</b>
<b>Bean Base Acres:</b>	<b>58.60</b>
<b>Soil Productivity:</b>	<b>76.7 CSR2</b>

## Property Information

### 316 Acres, m/l

### Location

From Hastings, .25 mile south on M16.  
Tract is on the west side of M16

### Legal Description

The NE 1/4 exc 4 Acres and the NW 1/4  
of Section 25, Township 72N, Range 41W  
(Indian Creek Township)

### Price & Terms

- \$2,267,300
- \$7,175/acre
- 10% down upon acceptance of offer;  
balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2018 - 2019: \$10,632.00  
Net Taxable Acres: 309.56  
Tax per Net Taxable Acre: \$34.35

### FSA Data

Farm Number 1363, Tract 486  
Crop Acres: 310.60  
Corn Base Acres: 244.90  
Corn PLC Yield: 139 Bu.  
Bean Base Acres: 58.60  
Bean PLC Yield: 46 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are the Zook, Bremer,  
Nishna, Colo, Judson and Nevin. The  
CSR2 on the FSA crop acres is 76.7 per

2018 Agridata, Inc. See soil map for  
detail.

### Land Description

Slightly sloping to nearly level cropland,  
98.3% tillable.

### Buildings/Improvements

Grain bin: 23,000 bushel - 42' diameter  
with stirrator, power sweep and squirrel  
cage dryer fan.

### Drainage

Natural

### Water & Well Information

None known.

### Comments

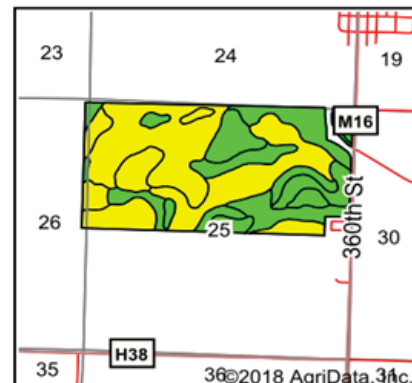
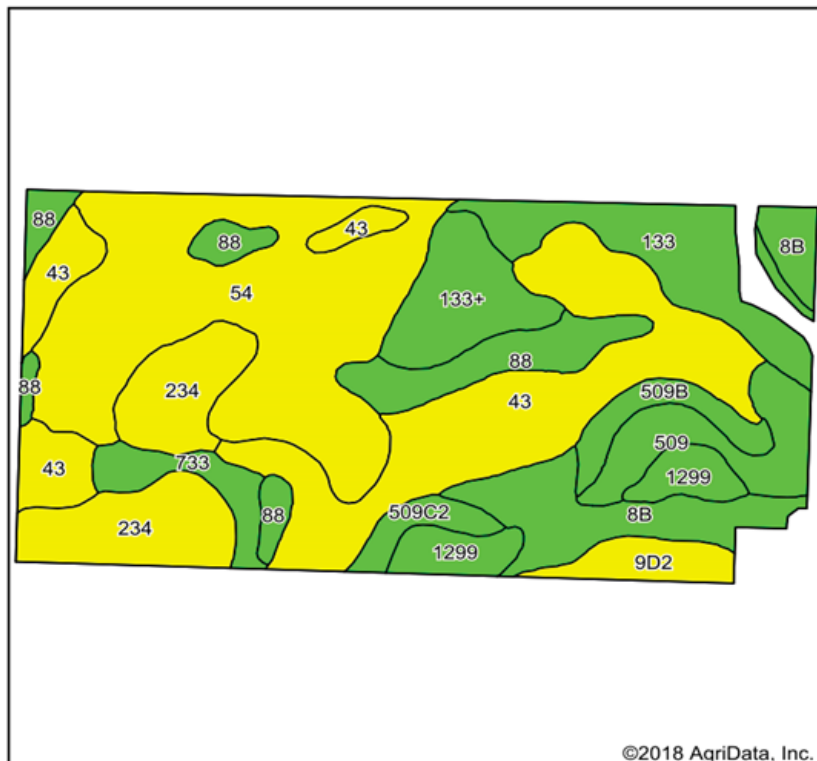
A highly productive farm with very high-  
quality, gently sloping, upland soils. Hard  
surfaced road access (M16).

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## Soils Map



State: **Iowa**  
County: **Mills**  
Location: **25-72N-41W**  
Township: **Indian Creek**  
Acres: **310.60**  
Date: **10/24/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA129, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	75.95	24.5%		IIw	67	70
43	Bremer silty clay loam, 0 to 2 percent slopes	68.19	22.0%		IIw	74	82
234	Nishna silty clay loam, 0 to 2 percent slopes	29.68	9.6%		IIIw	61	65
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	23.27	7.5%		Ile	92	84
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	22.50	7.2%		IIw	78	80
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	21.44	6.9%		Iw	95	90
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	16.31	5.3%		IIw	78	80
509	Marshall silty clay loam, terrace, 0 to 2 percent slopes	14.59	4.7%		Ie	99	88
1299	Minden silty clay loam, 0 to 2 percent slopes	11.07	3.6%		Iw	94	95
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.06	2.6%		IIw	78	75
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	7.28	2.3%		Ile	94	83
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	7.25	2.3%		IIIe	61	56
509C2	Marshall silty clay loam, terrace, 5 to 9 percent slopes, eroded	5.00	1.6%		IIIe	88	66
Weighted Average						76.7	77.6

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

Soils data provided by USDA and NRCS.

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

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