

Land For Sale

ACREAGE:

560.0 Acres, m/l

LOCATION:

Franklin County, IA

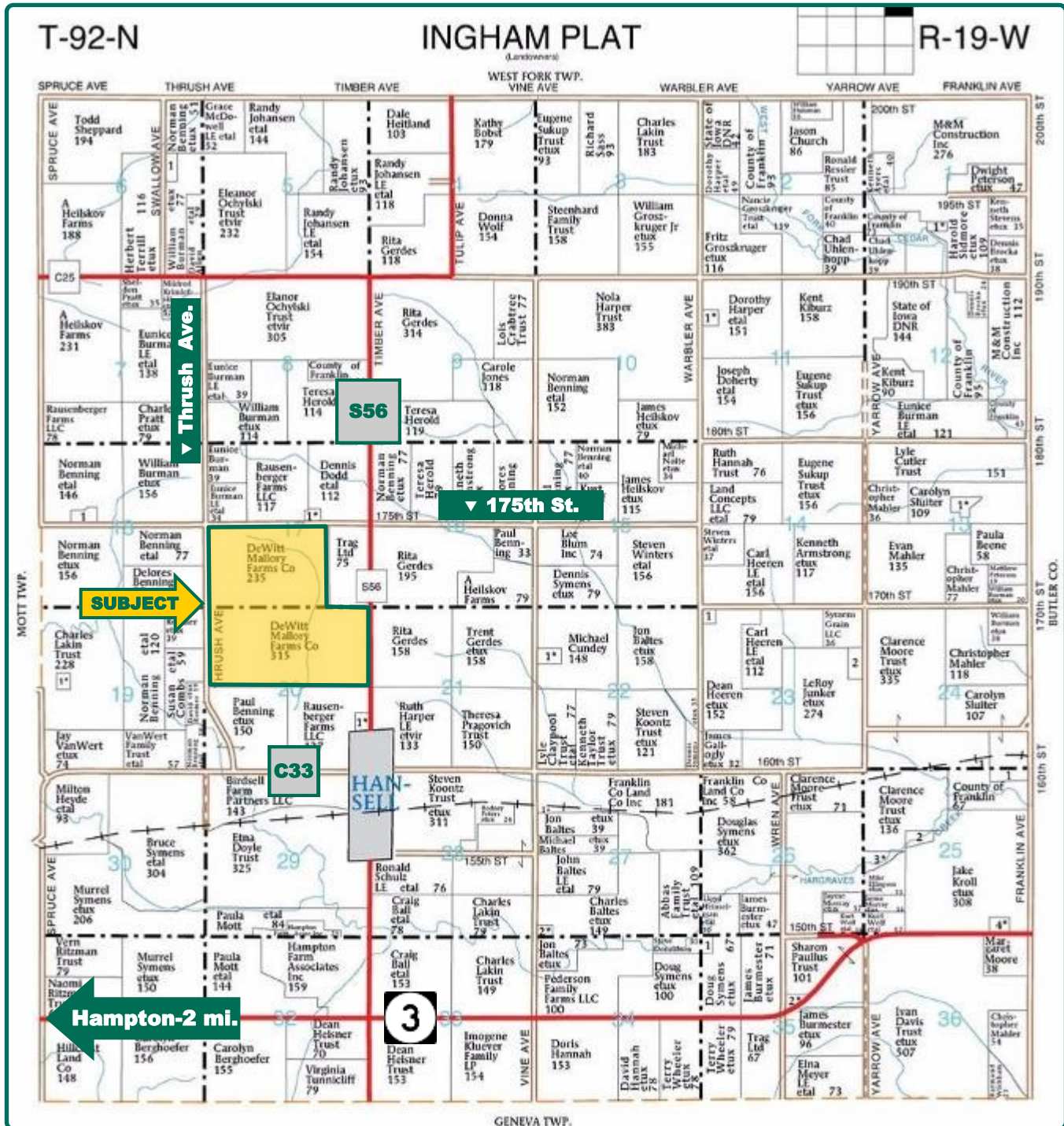


Property *Key Features*

- Highly-productive 560 acres in one parcel
- Dwelling, machine shed & grain storage available for a home unit
- \$100,000 of CRP waterways & tile installed in 2009

Cal Dickson, AFM
Licensed Broker in IA & MN
CalD@Hertz.ag

641-423-9531
2800 4th Street SW, Suite 7
Mason City, IA 50401
www.Hertz.ag



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| | |
|---------------------------|------------------|
| Total Acres: | 560.00 |
| Crop Acres: | 526.70 |
| Corn Base Acres: | 270.90 |
| Bean Base Acres: | 235.50 |
| Soil Productivity: | 81.9 CSR2 |

Property Information

560 Acres, m/l

Location

From Hampton: 4 miles east on Hwy 3 and 2 miles north on S56. Property is on the west side of S56.

Legal Description

SW4 and W2SE4, Section 17, and N2, Section 20, T92N, R19W of the 5th p.m., Ingham Township, Franklin Co., IA. Exact legal as per Abstract of Title.

Price & Terms

- \$4,850,000.00
- \$8,660.71/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing, subject to the existing modified 80/20 crop share lease that expires 03/01/2020.

Real Estate Tax

Taxes Payable 2018 - 2019: \$19,230
Net Taxable Acres: 548.83
Tax per Net Taxable Acre: \$35.04

FSA Data

Farm Number 2902
Crop Acres: 526.7
Corn Base Acres: 270.9
Corn PLC Yield: 160.0 Bu.
Bean Base Acres: 235.5
Bean PLC Yield: 46.0 Bu.

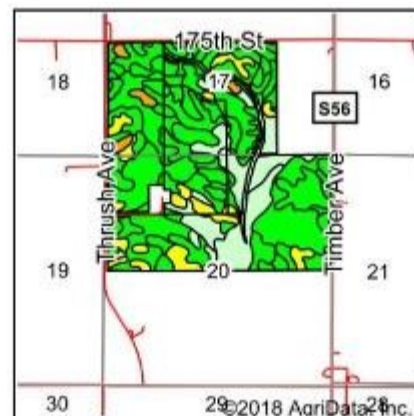
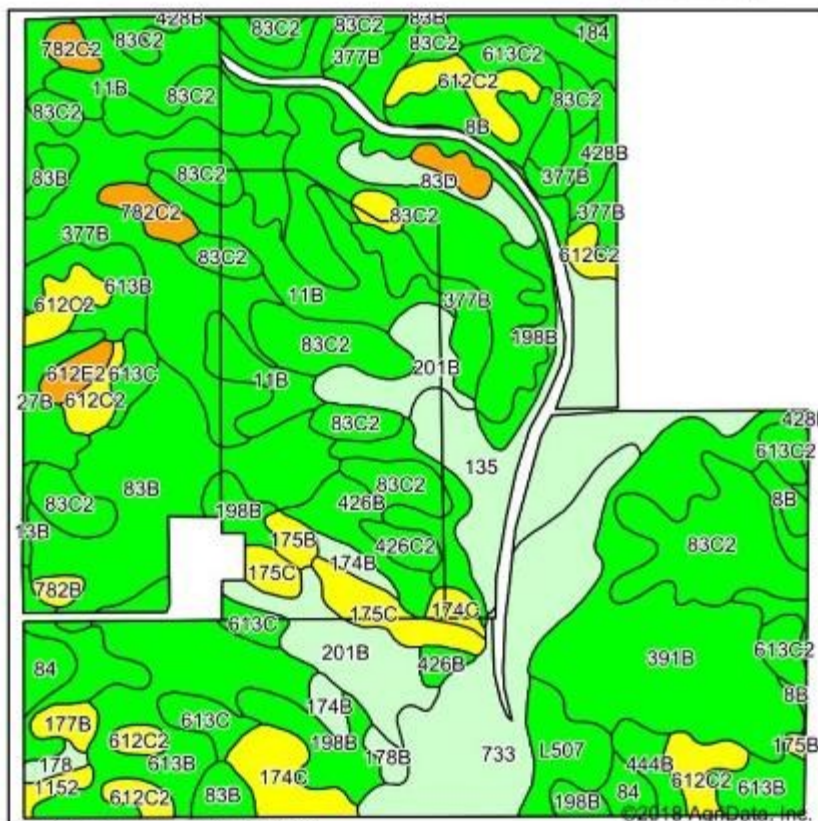
CRP Contracts

There are 2.1 acres of CRP enrolled at \$213.60/ac. for a total annual payment of \$449. This contract expires 9/30/2020.

There are 8.7 acres of CRP enrolled at \$217.39/ac. for a total annual payment of \$1,892. This contract expires 9/30/2020.

Soil Types/Productivity

Primary soils are Kenyon loam, Dinsdale silty clay loam, Colo-Ely complex, Clyde-Floyd complex and Rossfield silt loam. CSR2 on the FSA crop acres is 81.9 per 2018 AgriData, Inc. See soil map for detail.



State: **Iowa**
County: **Franklin**
Location: **20-92N-19W**
Township: **Ingham**
Acres: **526.69**
Date: **11/13/2018**

Hertz
Farm Management, Inc.
Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

See following page for soil types.

Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|-------|-------|
| 2018 | 225.0 | 66.0 |
| 2017 | 236.1 | 58.1 |
| 2016 | 225.7 | 67.5 |
| 2015 | 217.2 | 62.5 |

Yield information is from scale tickets.

Land Description

Level to moderately sloping.

Drainage

Good natural drainage with supplemental tile as needed.

Buildings/Improvements

- Four grain bins with 60,000 bu. storage and dryer
- 48'x120' Machine shed
- 25'x30' Quonset
- 2-story house with 4 BR, 1.5 BA and 2,100 SF. Built in 1919.

Water & Well Information

Well located south of the dwelling.

Comments

\$100,000 of CRP waterway and tile installed in 2009.

Additional Land Available

Please contact the listing agent for information on additional 240 acres of land for sale in Franklin County by the same Seller.

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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Area Symbol: IA069, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Soybeans |
|------------------|--|-------|------------------|-------------|------------------|--------|-----|-------------------|
| 83C2 | Kenyon loam, 5 to 9 percent slopes, eroded | 81.21 | 15.4% | | IIe | 84 | 68 | 60 |
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 55.79 | 10.6% | | Ile | 94 | 90 | 76 |
| 391B | Clyde-Floyd complex, 1 to 4 percent slopes | 41.74 | 7.9% | | IIw | 87 | 73 | 79 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 40.78 | 7.7% | | IIw | 86 | 68 | 74 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 35.87 | 6.8% | | Ile | 90 | 85 | 75 |
| 613B | Rossfield silt loam, 2 to 5 percent slopes | 35.67 | 6.8% | | Ile | 91 | 80 | 80 |
| 733 | Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded | 30.05 | 5.7% | | IIw | 78 | 75 | 82 |
| 198B | Floyd loam, 1 to 4 percent slopes | 29.36 | 5.6% | | IIw | 89 | 80 | 86 |
| 135 | Coland clay loam, 0 to 2 percent slopes, occasionally flooded | 28.06 | 5.3% | | IIw | 76 | 80 | 78 |
| 201B | Coland-Terril complex, 1 to 5 percent slopes | 20.32 | 3.9% | | Ile | 79 | 80 | 86 |
| 612C2 | Mottland loam, 5 to 9 percent slopes, moderately eroded | 20.09 | 3.8% | | IIe | 53 | 46 | 43 |
| 174C | Bolan loam, 5 to 9 percent slopes | 9.98 | 1.9% | | IIe | 59 | 47 | 75 |
| 613C2 | Rossfield silt loam, 5 to 9 percent slopes, moderately eroded | 9.76 | 1.9% | | IIe | 83 | 63 | 65 |
| 8B | Judson silty clay loam, 2 to 5 percent slopes | 8.09 | 1.5% | | Ile | 94 | 90 | 81 |
| 175C | Dickinson fine sandy loam, 5 to 9 percent slopes | 7.96 | 1.5% | | IIe | 45 | 35 | 36 |
| 613C | Rossfield silt loam, 5 to 9 percent slopes | 7.94 | 1.5% | | IIe | 86 | 65 | 79 |
| 426B | Aredale loam, 2 to 5 percent slopes | 7.78 | 1.5% | | Ile | 91 | 85 | 74 |
| L507 | Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes | 7.13 | 1.4% | | IIw | 87 | | 79 |
| 27B | Terril loam, 2 to 6 percent slopes | 5.61 | 1.1% | | Ile | 87 | 86 | 81 |
| 84 | Clyde silty clay loam, 0 to 3 percent slopes | 5.16 | 1.0% | | IIw | 88 | 75 | 73 |
| 83D | Kenyon loam, 9 to 14 percent slopes | 4.90 | 0.9% | | IIe | 63 | 60 | 70 |
| 782C2 | Donnan silt loam, 5 to 9 percent slopes, moderately eroded | 4.80 | 0.9% | | IIe | 36 | 30 | 53 |
| 612E2 | Mottland loam, 9 to 18 percent slopes, moderately eroded | 4.55 | 0.9% | | IVe | 21 | 23 | 39 |
| 174B | Bolan loam, 2 to 5 percent slopes | 3.52 | 0.7% | | IIs | 64 | 62 | 77 |
| 444B | Jacwin loam, 1 to 5 percent slopes | 3.39 | 0.6% | | Ile | 80 | 65 | 55 |
| 428B | Ely silty clay loam, 2 to 5 percent slopes | 3.05 | 0.6% | | Ile | 88 | 88 | 80 |
| 426C2 | Aredale loam, 5 to 9 percent slopes, moderately eroded | 2.34 | 0.4% | | IIe | 83 | 68 | 59 |
| 175B | Dickinson fine sandy loam, 2 to 5 percent slopes | 2.32 | 0.4% | | IIe | 50 | 55 | 36 |
| 177B | Saude loam, 2 to 5 percent slopes | 2.31 | 0.4% | | IIs | 55 | 58 | 58 |
| 1152 | Marshan clay loam, 0 to 2 percent slopes, rarely flooded | 1.52 | 0.3% | | IIw | 54 | 68 | 58 |
| 178B | Waukee loam, 2 to 5 percent slopes | 1.46 | 0.3% | | IIs | 64 | 74 | 67 |
| 184 | Klinger silty clay loam, 1 to 4 percent slopes | 1.42 | 0.3% | | Iw | 95 | 95 | 81 |
| 178 | Waukee loam, 0 to 2 percent slopes | 1.35 | 0.3% | | IIs | 69 | 79 | 68 |
| 782B | Donnan silt loam, 2 to 5 percent slopes | 1.25 | 0.2% | | Ile | 43 | 50 | 63 |
| 377C | Dinsdale silty clay loam, 5 to 9 percent slopes | 0.16 | 0.0% | | IIe | 90 | 75 | 72 |
| Weighted Average | | | | | | 81.9 | 71 | *n 72.1 |

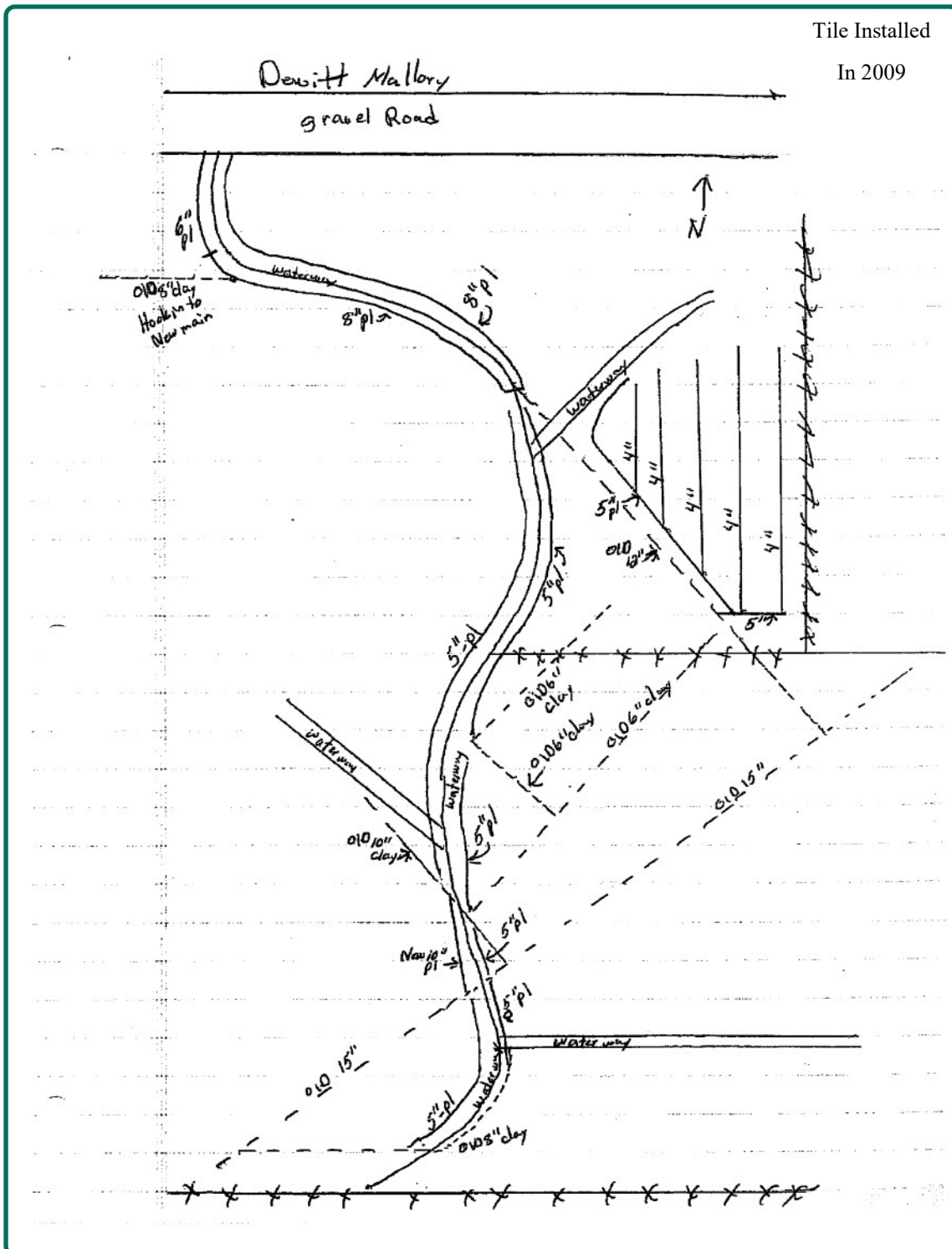
**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Dwelling



Machine Shed



Quonset



Grain Storage-looking north

