

# Land For Sale

**ACREAGE:**

**158.0 Acres, m/l**

**LOCATION:**

**Boone County, IA**



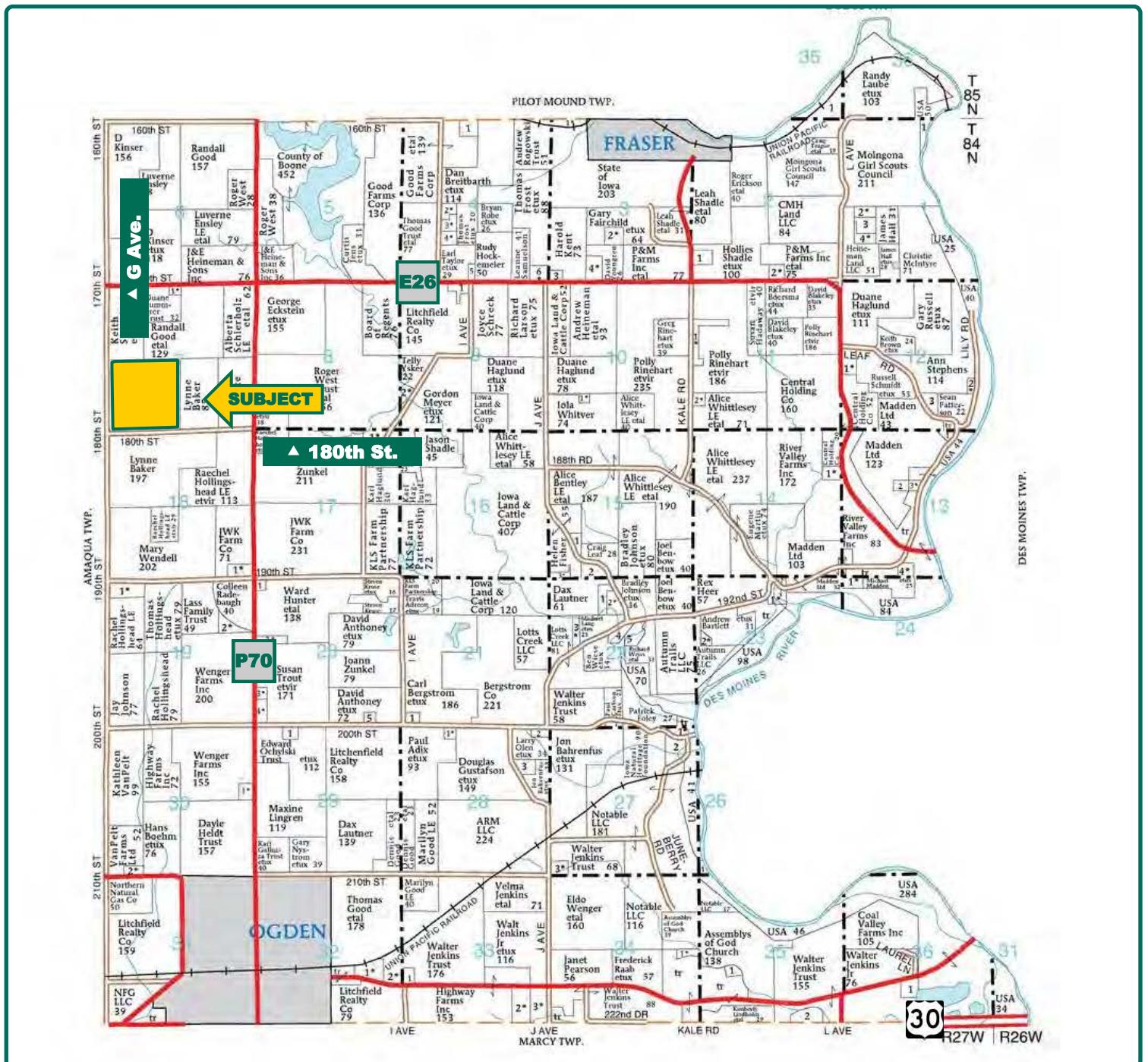
## **Property** *Key Features*

- 3 Miles Northwest of Ogden
- 84.48 FSA/Eff. Crop Acres with an 83.2 CSR2
- Nice mix of CRP Acres and Tillable Acres on this Boone County Farm

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<b>FSA/Eff. Crop Acres:</b>	<b>84.48</b>
<b>CRP Acres:</b>	<b>69.50</b>
<b>Corn Base Acres:</b>	<b>83.45</b>
<b>Soil Productivity:</b>	<b>83.2 CSR2</b>

## Property Information

### 158 Acres, m/l

### Location

Go north out of Ogden on Co. Rd. P70 for 3 miles, take a left on 180th St., the farm is at the intersection of G Ave and 180th St.

### Legal Description

SW¼ of Section 7, Township 84 North, Range 27 West of the 5th P.M. (Yell Township, Boone County, IA).

### Price & Terms

- \$1,072,500
- \$6,787.97/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Subject to 2019 lease.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$4,252  
Net Taxable Acres: 157.92  
Tax per Net Taxable Acre: \$26.93

### FSA Data

Farm Number 6994, Tract 3588  
FSA/Eff. Crop Acres: 84.48  
CRP Acres: 69.5  
Corn Base Acres: 83.45  
Corn PLC Yield: 119 Bu.

### CRP Contracts

There are 40 acres enrolled in a CP-27 & CP-28 contract that pays \$7,340 annually and expires 9/30/2020.

There are another 29.5 acres enrolled in a CP-23A contract that pays \$5,980 annually and expires 9/30/2023.

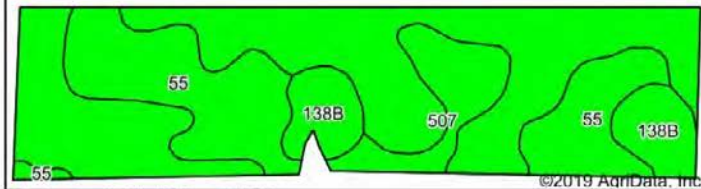
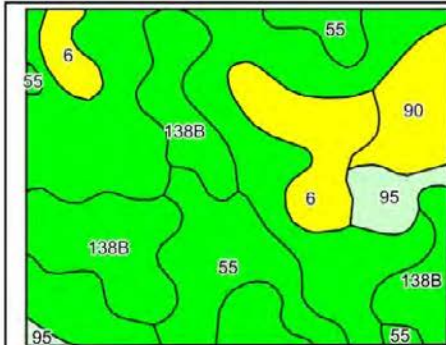
### Soil Types/Productivity

Primary soils are Canisteo and Nicollet Clay Loams. CSR2 on the FSA/Eff. crop acres is 83.2. See soil map for detail.

### Land Description

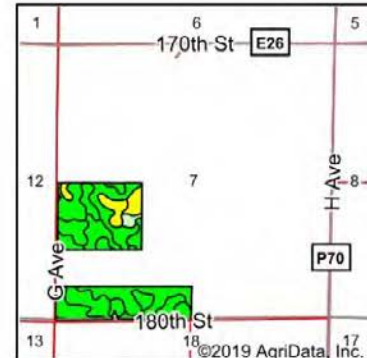
Level farmland





Soils data provided by USDA and NRCS.

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State: **Iowa**  
County: **Boone**  
Location: **7-84N-27W**  
Township: **Yell**  
Acres: **84.48**  
Date: **4/15/2019**



Maps Provided By:  
**surety**  
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Area Symbol: IA015. Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	39.89	47.2%		IIw	84	82
55	Nicollet clay loam, 1 to 3 percent slopes	20.81	24.6%		Iw	89	92
138B	Clarion loam, 2 to 6 percent slopes	13.72	16.2%		IIe	89	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.21	6.2%		IIIw	59	58
90	Okoboji mucky silt loam, 0 to 1 percent slopes	3.08	3.6%		IIIw	56	61
95	Harps clay loam, 0 to 2 percent slopes	1.77	2.1%		Iw	72	64
Weighted Average						83.2	82.2

## Buildings/Improvements

- 30' x 21' grain bin built in 1973
- 18' x 16' grain bin built in 1974

## Comments

Nice mix of CRP acres and tillable acres on this Boone County farm.

## Drainage

Part of Drainage District #36. County main goes through the farm.

## Water & Well Information

None

*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



Northwest Looking Southeast



Southwest Looking Northeast



Grain Bins on South End of Property



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