

Land For Sale

ACREAGE:

1,271.43 Acres, m/l

LOCATION:

Decatur County, IA

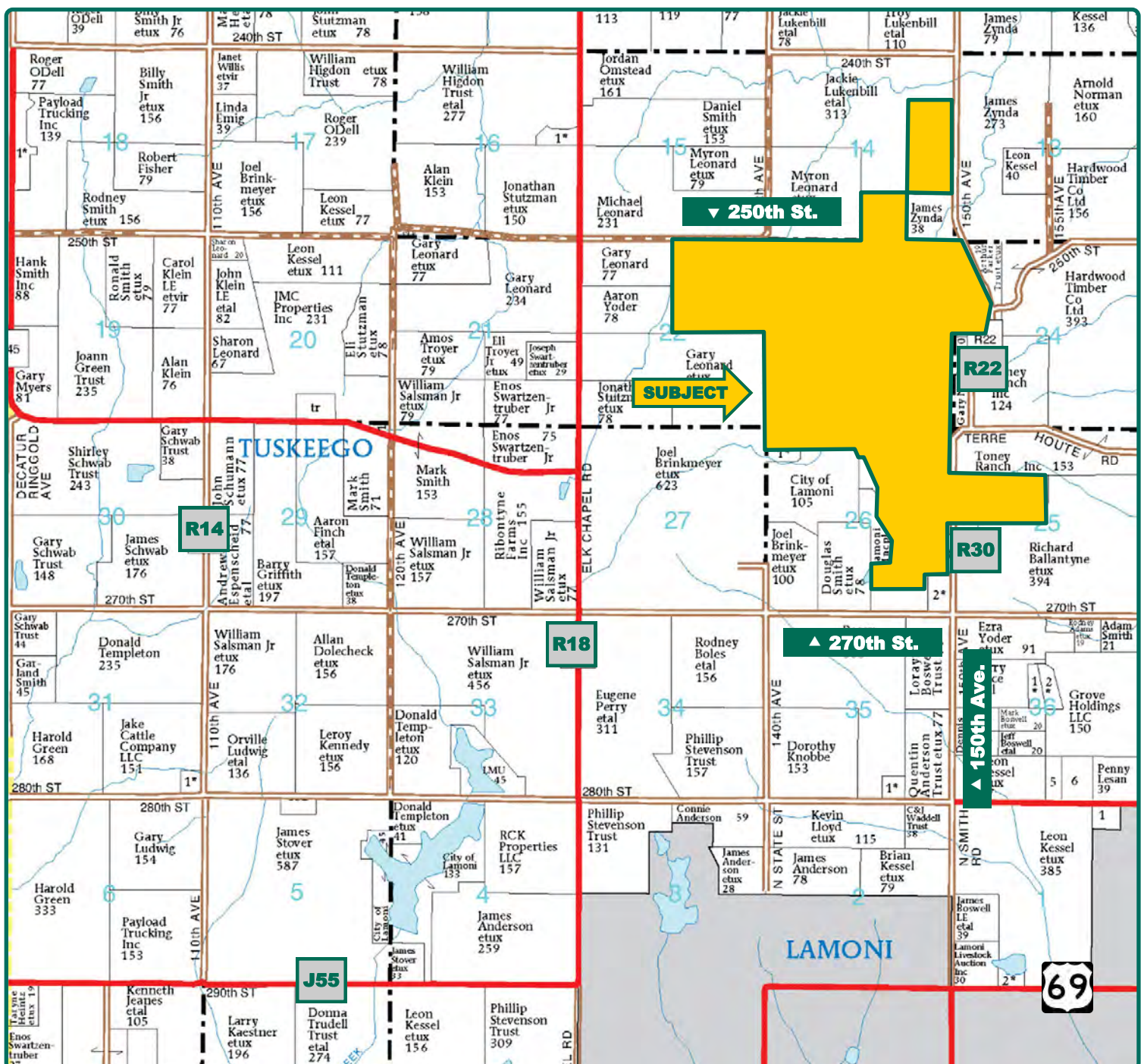


Property *Key Features*

- Two Miles North of Lamoni
- Recreational Property with Income-Producing Acres
- Large Contiguous Property in Decatur County

Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

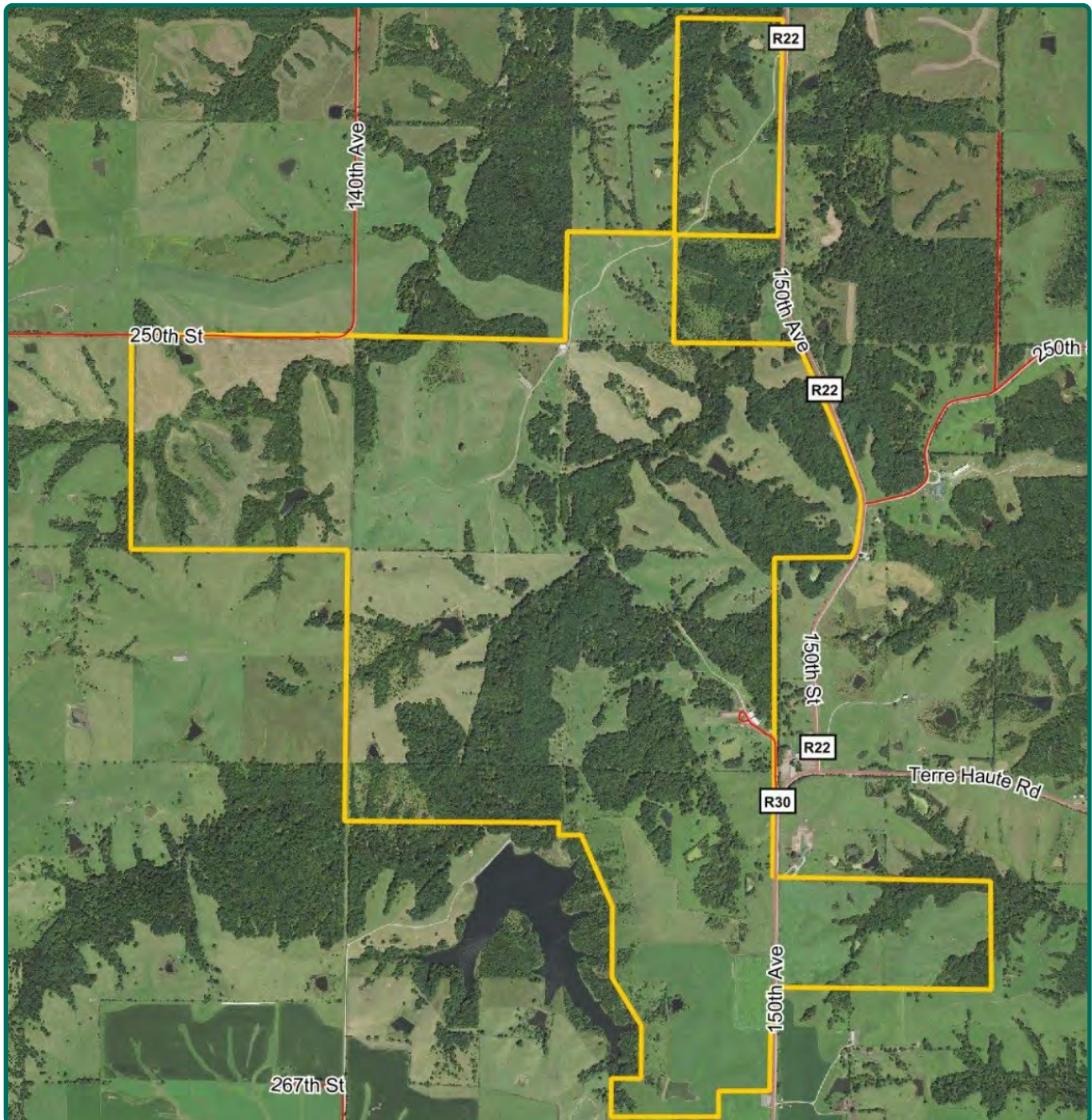
515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

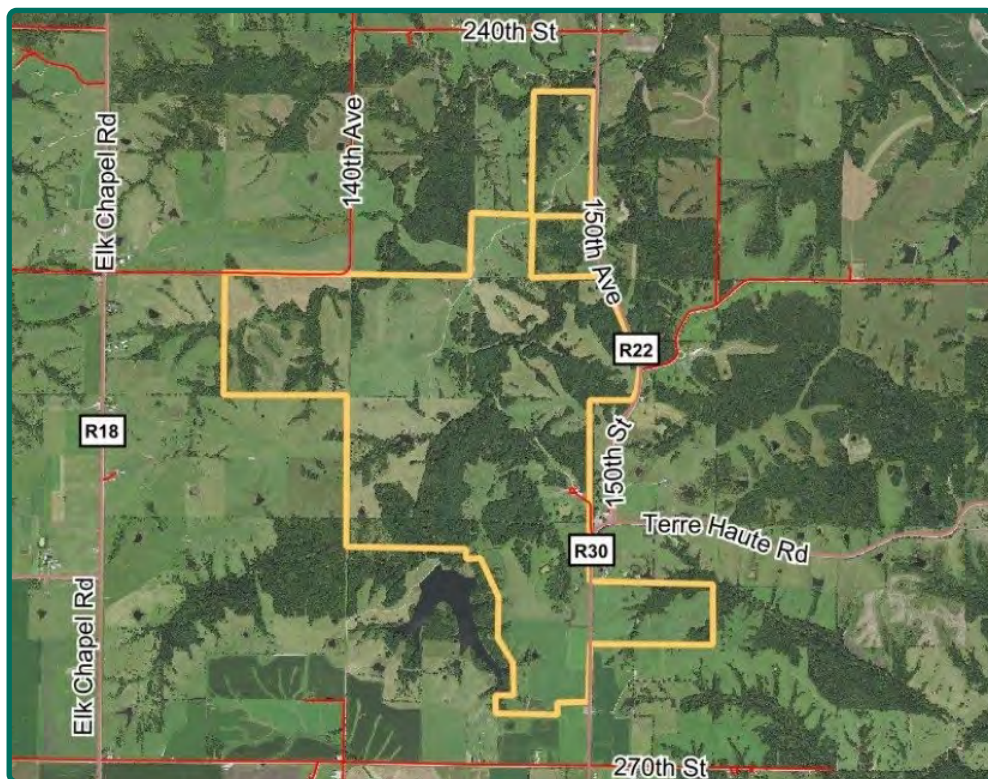
Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



FSA/Eff. Crop Acres: 493.51*
Corn Base Acres: 96.30*
Bean Base Acres: 28.27*
Oat Base Acres: 22.00*
Wheat Base Acres: 27.50*
Sorghum Acres: 3.70*
Soil Productivity: 28.90 CSR2

**Acres are estimated.*

Property Information

1,271.43 Acres, m/l

Location

From Lamoni: Take 150th Street / South Smith Street north 2½ miles. Property is on the west and east sides of the road.

Legal Description

NE¼ Section 22; Section 23; SE¼ NE¼, SW¼ SE¼, NE¼ SE¼ of Section 14, N½ N½ NW¼ and Part of E½, all in Section 26, S½ NW¼ Section 25, W½ W½ W½ lying west of road Section 24, all in Township 68 North, Range 27 West of the 5th P.M. Exact Legals to be taken from Abstract. (Bloomington Township)

Possession

As agreed upon.

Price & Terms

- \$4,450,005.00
- \$3,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2020 - 2021: \$13,832.70
 Net Taxable Acres: 1,271.43

Tax per Net Taxable Acre: \$10.88

**Taxes estimated pending survey of property. Decatur County Assessor will determine final tax figures.*

FSA Data

Farm Number: 2259

Tracts: 271 & 397

FSA/Eff. Crop Acres: 375.86 HEL

Corn Base Acres: 70.80

Corn PLC Yield: 117 Bu.

Bean Base Acres: 23.80

Bean PLC Yield: 43 Bu.

Oat Base Acres: 9.50

Oat PLC Yield: 39

Wheat Base Acres: 27.50

Wheat PLC Yield: 35

Sorghum Base Acres: 3.70

Sorghum PLC Yield: 65

Farm Number: 2393

Tract: 7568

FSA/Eff. Crop Acres: 117.65 HEL*

Corn Base Acres: 25.50*

Corn PLC Yield: 134 Bu.

Bean Base Acres: 4.47*

Bean PLC Yield: 41 Bu.

Oats Base Acres: 12.50*

Oats PLC Yield: 49

**Acres are estimated pending reconstitution of farm by the Decatur County FSA office.*

Kyle Hansen, ALC
 Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
 415 S. 11th St/PO Box 500
 Nevada, IA 50201-0500
www.Hertz.ag



Soil Types/Productivity

Primary soils are Armstrong, Gara and Pershing. CSR2 on the Est. FSA/Eff. crop acres is 28.90. See soil map for detail.

Buildings/Improvements

- 26099 150th Avenue
Lamoni, IA 50140
 - Modular home (1990)
 - 3 bedroom / 2 bath
 - 1,636 sq. ft.
 - Attached garage
 - Small, underground storm shelter accessed in garage
- Morton machine-shed w/partial concrete floor (1987)
- Turkey building being used as cattle shed (1960)

Land Description

Gently rolling to strongly sloping.

Drainage

Natural, no maps available.

Water & Well Information

- Well located near acreage.
- One well located ¼ mile northwest of house in pasture.
- Rural water to home.
- 19 ponds throughout farm.

Pipeline

In Section 25; the property has a pipeline running north to south through the farm.

Access Agreement

The 80 acres in Section 14 has an access agreement with the adjoining landowner. Buyer is to enter into a new agreement upon closing.

Comments

- Dwelling, buildings and improvements are being sold As Is / Where Is with no warranties.
- Seller is willing to consider splits.
- Three-acre, old city dump site buried in Section 26, south of acreage (26099 150th Ave.).

Southeast Corner of West 160 Looking Northwest



Northeast Corner of West 160 Looking Southwest



Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Looking Northeast from North Part of Farm



South Looking North



Acreage Site - 26099 150th Avenue



Looking Southwest from North of Acreage



From Acreage Looking Northwest



Looking Northwest Towards Barn/Shed



1 of 19 Ponds



Rolling Hay Acres



Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals