

Land For Sale

ACREAGE:

103.38 Acres, m/l

LOCATION:

Page County, IA



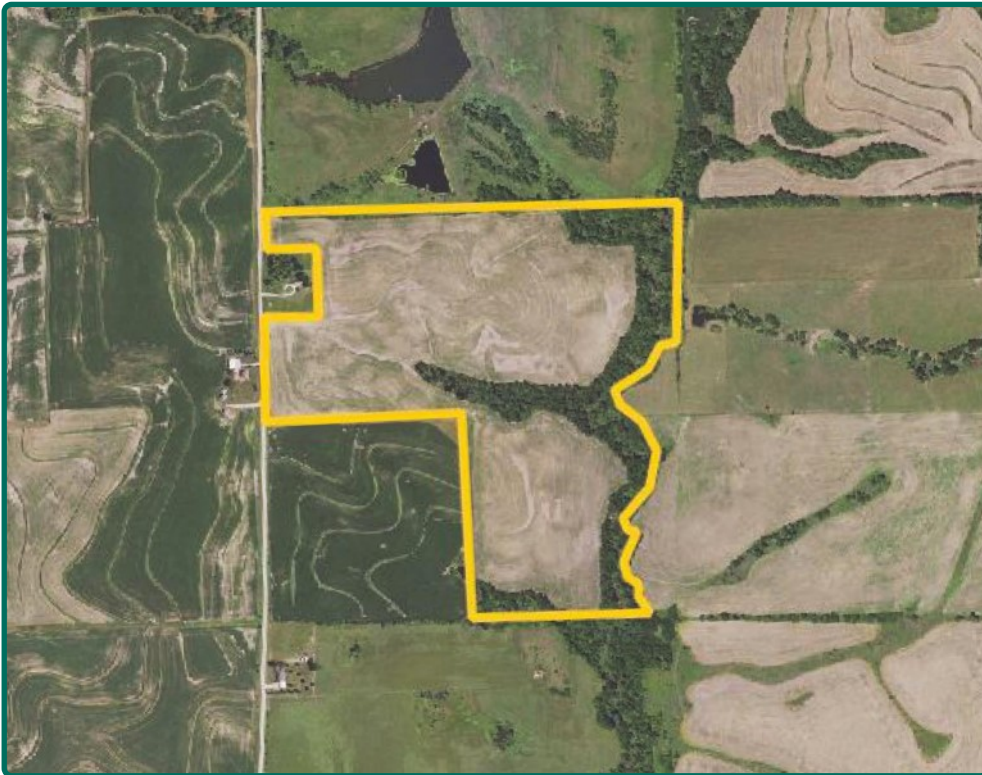
Property *Key Features*

- Great Mixed-Use Farm /Hunting Property
- Great Value
- Buyer to Receive 2021 Rent if Closed by April 30, 2021

Scott Henrichsen, AFM
Licensed in Nebraska & Iowa
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag



FSA/Eff. Crop Acres: 78.53
Corn Base Acres: 43.70
Oats Base Acres: 2.60
Wheat Base Acres: 4.30
Soil Productivity: 52.50 CSR2

Property Information

103.38 Acres, m/l

Location

From Shambaugh, IA: Go west on 270th St. 4½ miles to N Ave., then north ¾ mile. Farm is on the east side of the road.

Legal Description

N½ NW¼ Exc. Parcel A of NE¼ NW¼ and Exc. Parcel A of NW¼ NW¼; and SE¼ NW¼ Exc. Parcel A, all in Section 32, Township 68 North, Range 37 West of the 5th P.M.

Price & Terms

- \$450,000
- \$4,352.87/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$1,918
Net Taxable Acres: 103.38
Tax per Net Taxable Acre: \$18.55

Lease Status

Leased for the 2021 Crop Year. Buyer will receive 2021 rent if closed by April 30, 2021. Contact Agent for details.

Buildings/Improvements

None.

FSA Data

Farm Number 5205, Tract 3606
FSA/Eff. Crop Acres: 78.53
Corn Base Acres: 43.70
Corn PLC Yield: 107 Bu.
Oats Base Acres: 2.60
Oats PLC Yield: 49 Bu.
Wheat Base Acres: 4.30
Wheat PLC Yield: 35.00

Soil Types/Productivity

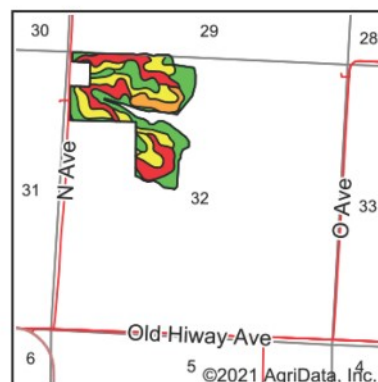
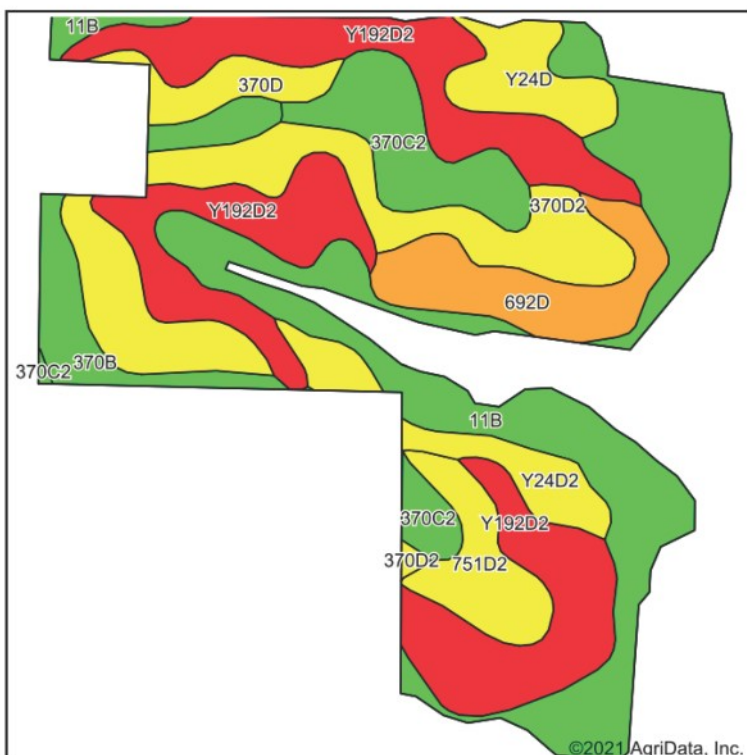
Primary soils are Adair, Colo-Judson and Sharpsburg. CSR2 on the FSA/Eff. crop acres is 52.50. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently rolling.



State: **Iowa**
County: **Page**
Location: **32-68N-37W**
Township: **Harlan**
Acres: **78.53**
Date: **3/18/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA145, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	20.75	26.4%		IVe	16
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	19.66	25.0%		IIw	80
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	10.64	13.5%		IIIe	54
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	6.06	7.7%		IIIe	80
692D	Mayberry clay loam, 9 to 14 percent slopes	5.23	6.7%		IVe	33
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.04	5.1%		Ile	91
751D2	Northboro silty clay loam, 9 to 14 percent slopes, moderately eroded	3.58	4.6%		IIIe	47
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.26	4.2%		IIIe	49
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	3.15	4.0%		IIIe	52
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	2.16	2.8%		IIIe	59
Weighted Average						52.5

Drainage

Natural.

Water & Well Information

None known.

Additional Land for Sale

Seller has 1 additional tract of land for sale located west of this property. See Additional Land Aerial Photo.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Scott Henrichsen, AFM
Licensed in Nebraska & Iowa
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag

Additional Land Aerial Photo



Scott Henrichsen, AFM
Licensed in Nebraska & Iowa
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag

Make the Most of Your Farmland Investment

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