

Land For Sale

ACREAGE:

18.23 Acres, m/l

LOCATION:

Cerro Gordo County, IA

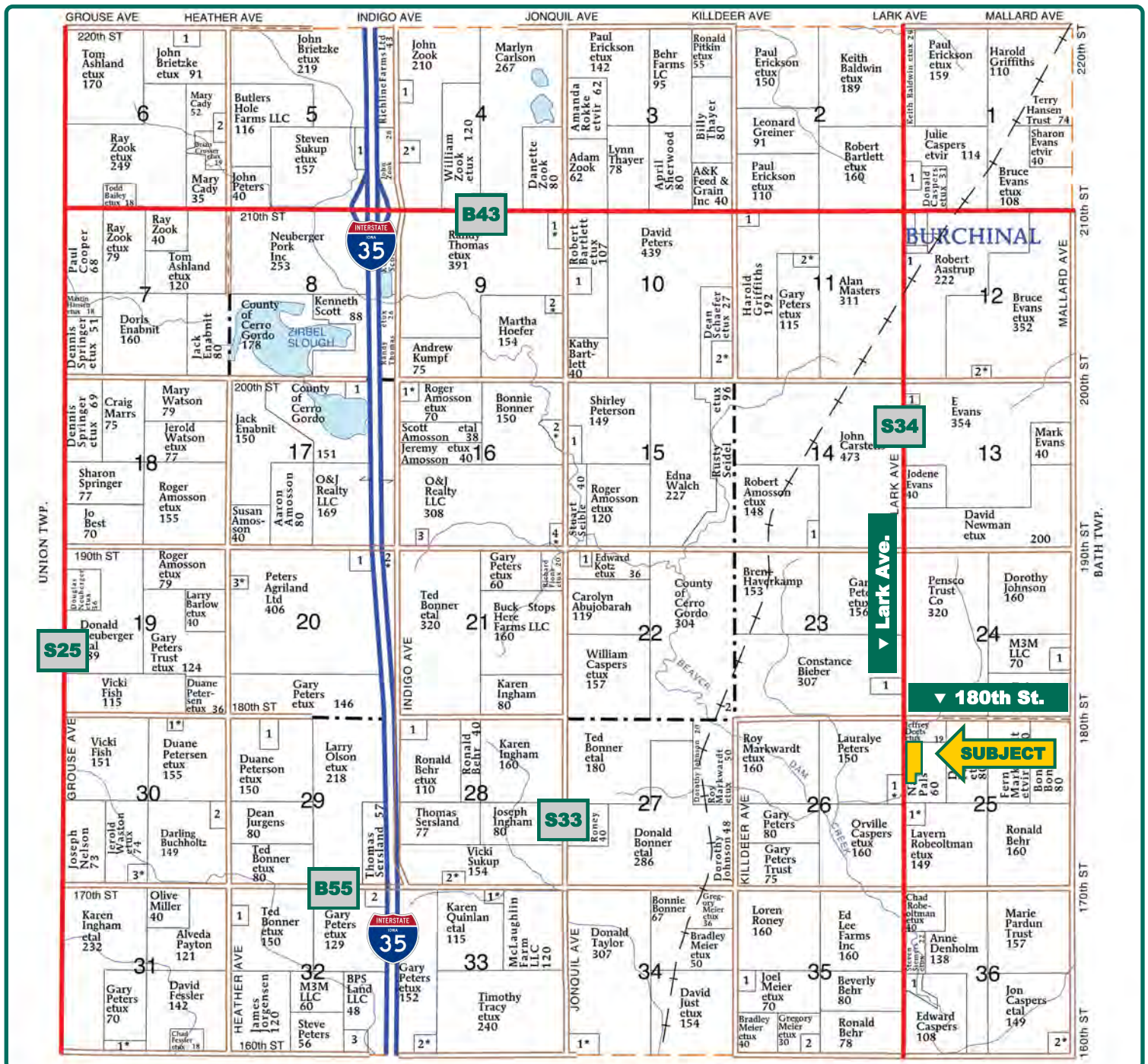


Property *Key Features*

- Beautiful Building Site within 10 miles of Mason City on a Hard-Surface Road
- 7.84 FSA/ Eff. Crop Acres with a 79.20 CSR2
- Timbered Area with Small Creek

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FSA/Eff. Crop Acres:	7.84
Corn Base Acres:	5.20
Bean Base Acres:	2.06
Soil Productivity:	79.20 CSR2

Property Information

18.23 Acres, m/l

Location

From Burchinal: travel south 3¼ miles on S34/Lark Ave. The property is on the east side of the road.

Legal Description

Parcel "B" located in the NW¼, Section 25, Township 95 North, Range 21 West of the 5th P.M., Cerro Gordo Co., IA.

Price & Terms

PRICE REDUCED!

- ~~\$187,500~~ \$159,000
- ~~\$10,285/Ac.~~ \$8,721.89/Ac.
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Full possession at closing.

Real Estate Tax

Taxes Payable 2021-2022: \$360.00*

Gross Acres: 18.23

Net Taxable Acres: 15.83

Tax per Net Taxable Acre: \$22.74*

**Taxes are estimated due to recent parcel split. Cerro Gordo County Assessor will determine final tax figures.*

FSA Data

Farm Number 8732, Tract 9548

FSA/Eff. Crop Acres: 7.84

Corn Base Acres: 5.20

Corn PLC Yield: 125 Bu.

Bean Base Acres: 2.06

Bean PLC Yield: 41 Bu.

Lease Status

Open lease for 2021 crop year.

Soil Types/Productivity

Primary soils are Clarion, Clarion-Nicollet and Lester. CSR2 on the FSA/Eff. crop acres is 79.20. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

Water & Well Information

None.

Comments

Beautiful building site located on a hard-surface road. This property has some timbered area and a small creek.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Cerro Gordo**
Location: **25-95N-21W**
Township: **Mount Vernon**
Acres: **7.84**
Date: **4/15/2021**



Maps Provided By:



Area Symbol: IA033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.33	29.7%		IIIe	83	63	73
138B	Clarion loam, 2 to 6 percent slopes	1.90	24.2%		IIe	89	80	84
29	Clarion-Nicollet loams, 1 to 3 percent slopes	1.57	20.0%		Iw	89	85	79
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	1.37	17.5%		IVe	49	48	65
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	0.38	4.8%		IIIe	76	58	71
201B	Coland-Terril complex, 1 to 4 percent slopes	0.19	2.4%		IIw	76	62	87
107	Webster clay loam, 0 to 2 percent slopes	0.10	1.3%		IIw	86	83	82
Weighted Average						79.2	68.9	*n 75.8

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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. 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.

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Looking North



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