

Land For Sale

ACREAGE:

74.41 Acres, m/l

LOCATION:

Marshall County, IA



Property *Key Features*

- Located in Close Proximity to Marshalltown
- Farmland Available for Production
- Great Piece of Land with Building Potential

Kyle Hansen, ALC

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FSA/Eff. Crop Acres:	64.20
Corn Base Acres:	59.81
Oats Base Acres:	1.06
Soil Productivity:	52.00 CSR2

Property Information

74.41 Acres, m/l

Location

From Marshalltown: Go ¼ mile west on 218th Street. Property is on the north side of the road.

Legal Description

SW¼ NE¼ AND NW¼ SE¼, except E½ SE¼ NW¼ SE¼, Section 32, Township 84 North, Range 18 West of the 5th P.M. (Taylor Township)

Price & Terms

- \$410,000.00
- \$5,510.01/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,064.00
Net Taxable Acres: 74.41
Tax per Net Taxable Acre: \$27.74

FSA Data

Farm Number 7335, Tract 10425
FSA/Eff. Crop Acres: 64.20
Corn Base Acres: 59.81
Corn PLC Yield: 180 Bu.
Oats Base Acres: 1.06
Oats PLC Yield: 62 Bu.

Soil Types/Productivity

Primary soils are Killduff, Tama and Shelby. CSR2 on the FSA/Eff. crop acres is 52.00. See soil map for detail.

Land Description

Rolling to severely sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Great potential building opportunity on this Marshall County farm.

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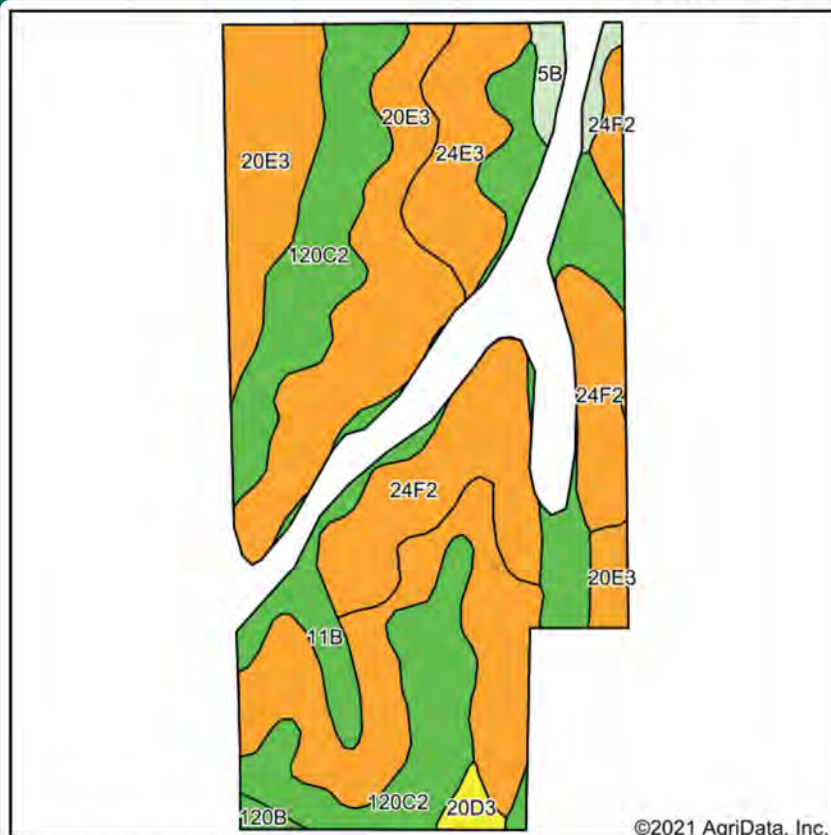
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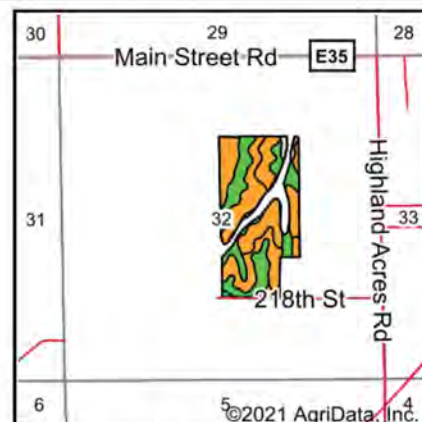
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Marshall**
Location: **32-84N-18W**
Township: **Taylor**
Acres: **64.2**
Date: **6/24/2021**



Area Symbol: IA127, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	25.70	40.0%		Vle	39
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.88	20.1%		IIIe	87
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	10.75	16.7%		Vle	21
11B	Colo-Ely complex, 0 to 5 percent slopes	8.07	12.6%		IIw	86
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	4.57	7.1%		Vle	30
5B	Ackmore-Colo complex, 2 to 5 percent slopes	1.31	2.0%		IIw	77
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	0.61	1.0%		IVe	51
120B	Tama silty clay loam, 2 to 5 percent slopes	0.31	0.5%		Ile	95
Weighted Average						52

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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Northwest Looking Southeast



North Looking South



Northeast Looking Southwest



Southwest Looking Northeast



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