

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Pocahontas County, IA**



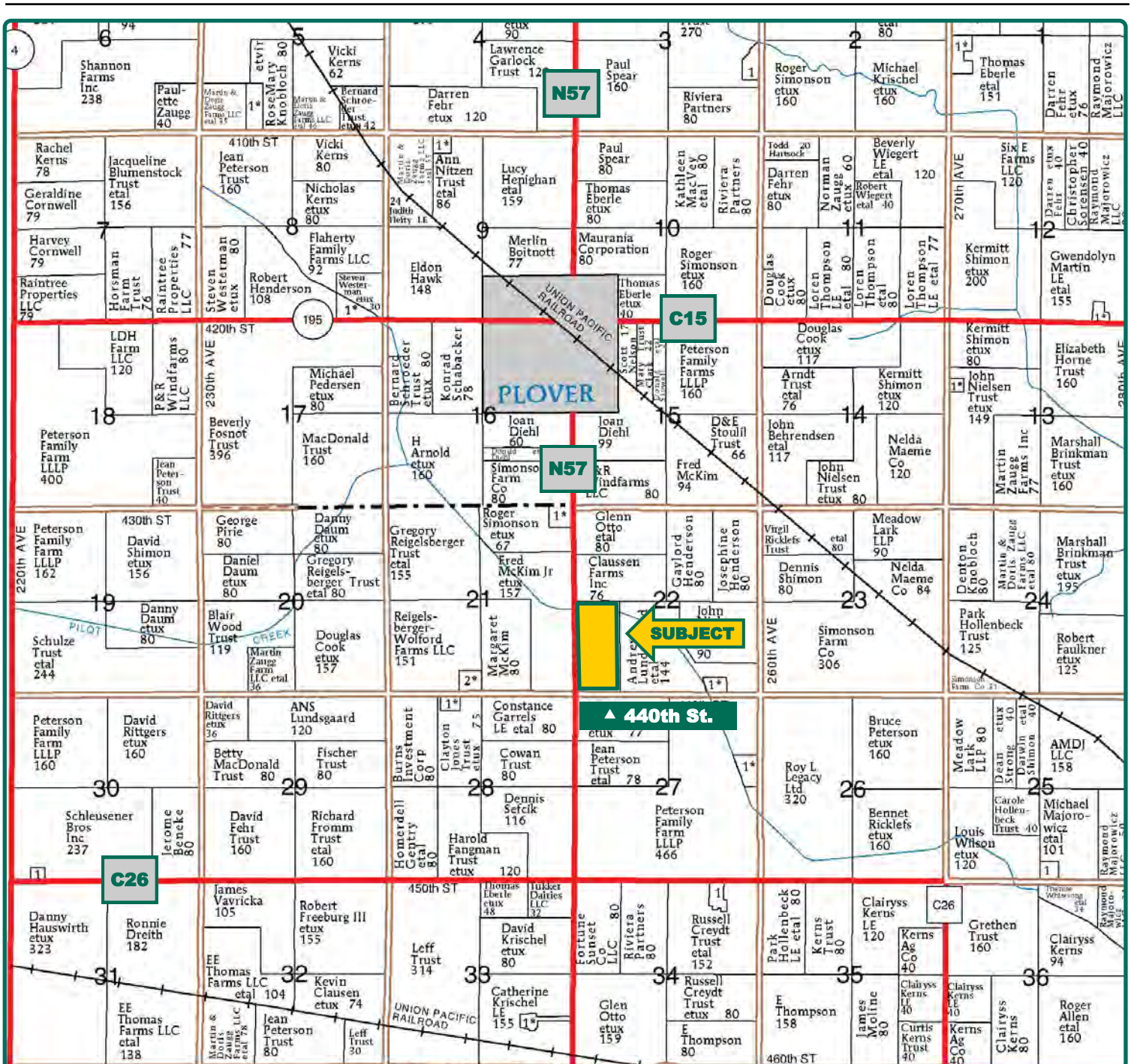
## Property *Key Features*

- Located 1½ Miles South of Plover, Iowa
- 67.98 FSA/Eff. Crop Acres & 4.82 CRP Acres with a CSR2 of 84.90
- Highly Productive Pocahontas County Farm

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<b>FSA/Eff. Crop Acres:</b>	<b>67.98</b>
<b>CRP Acres:</b>	<b>4.82</b>
<b>Corn Base Acres:</b>	<b>43.96</b>
<b>Bean Base Acres:</b>	<b>23.06</b>
<b>Soil Productivity:</b>	<b>84.90</b>

## Property Information

### 80.00 Acres, m/l

#### Location

From Plover: 1½ miles south on N57 to 440th St. The farm is on the east side of N57 at 440th St.

#### Legal Description

W½ SW¼, Section 22, Township 93 North, Range 32 West of the 5th P.M., Pocahontas Co., IA.

#### Price & Terms

- \$930,000
- \$11,625/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

As negotiated, based on terms of existing lease.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,236  
Gross Acres: 80.00  
Net Taxable Acres: 71.43  
Tax per Net Taxable Acre: \$31.30

#### Lease Status

Open lease for the 2022 crop year.

#### FSA Data

Farm Number 4018  
Tracts 11447 & 11530  
FSA/Eff. Crop Acres: 67.98  
CRP Acres: 4.82  
Corn Base Acres: 43.96  
Corn PLC Yield: 182 Bu.

Bean Base Acres: 23.06  
Bean PLC Yield: 53 Bu.

#### CRP Contracts

There are 4.82 acres enrolled in a CP-21 contract that pays \$964 annually and expires 9/30/30.

#### Soil Types/Productivity

Primary soils are Webster, Clarion and Nicollet. CSR2 on the FSA/Eff. crop & CRP acres is 84.90. See soil map for detail.

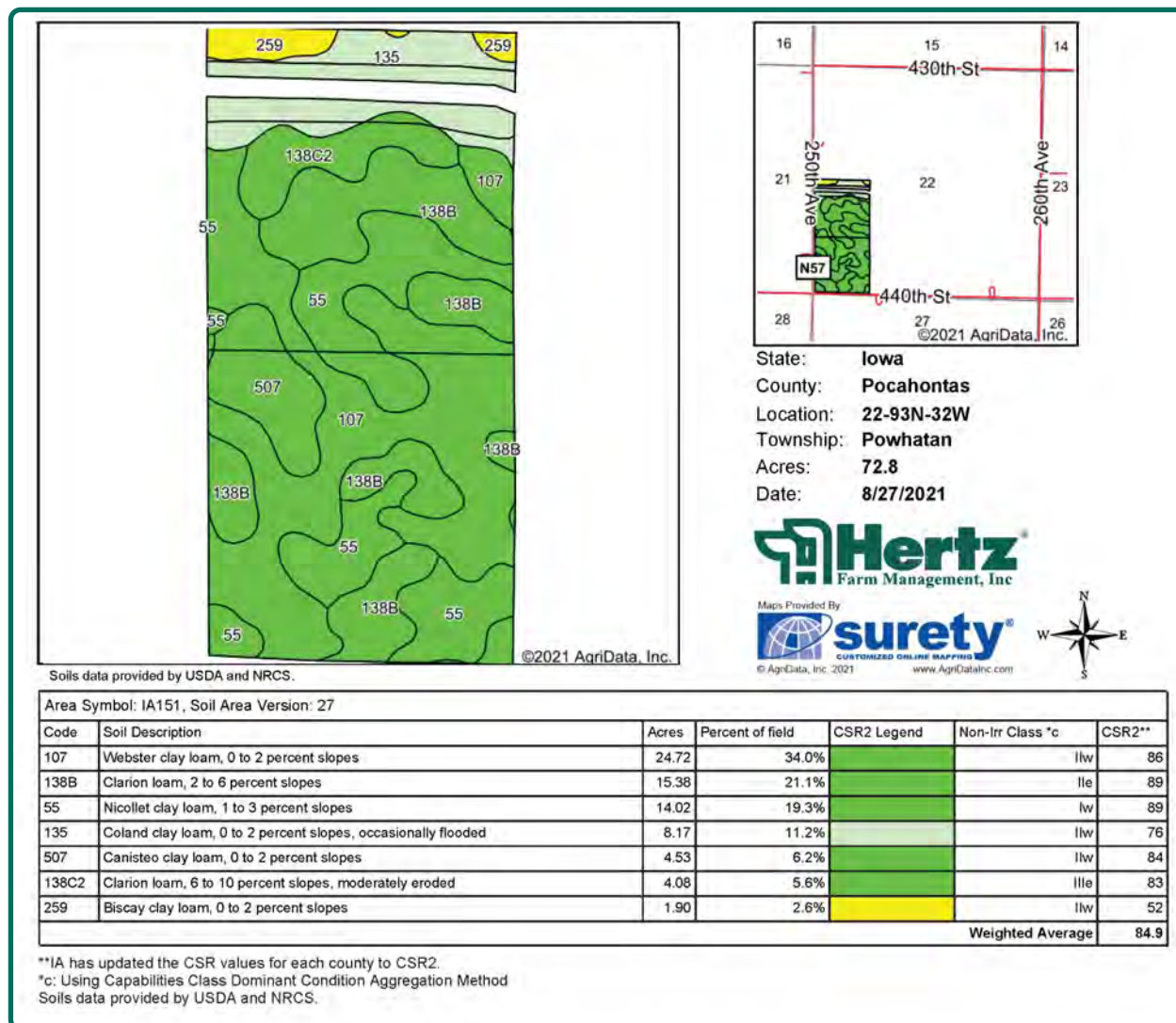
#### Mineral Rights

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

#### Land Description

Level to gently rolling.





## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

Highly productive Pocahontas County farm located 1½ miles south of Plover.

## Additional Land for Sale

Seller has another 80 acres of land for sale located 2 miles south 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, Inc. 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 Northwest



Looking North



Looking West



Corn Crop

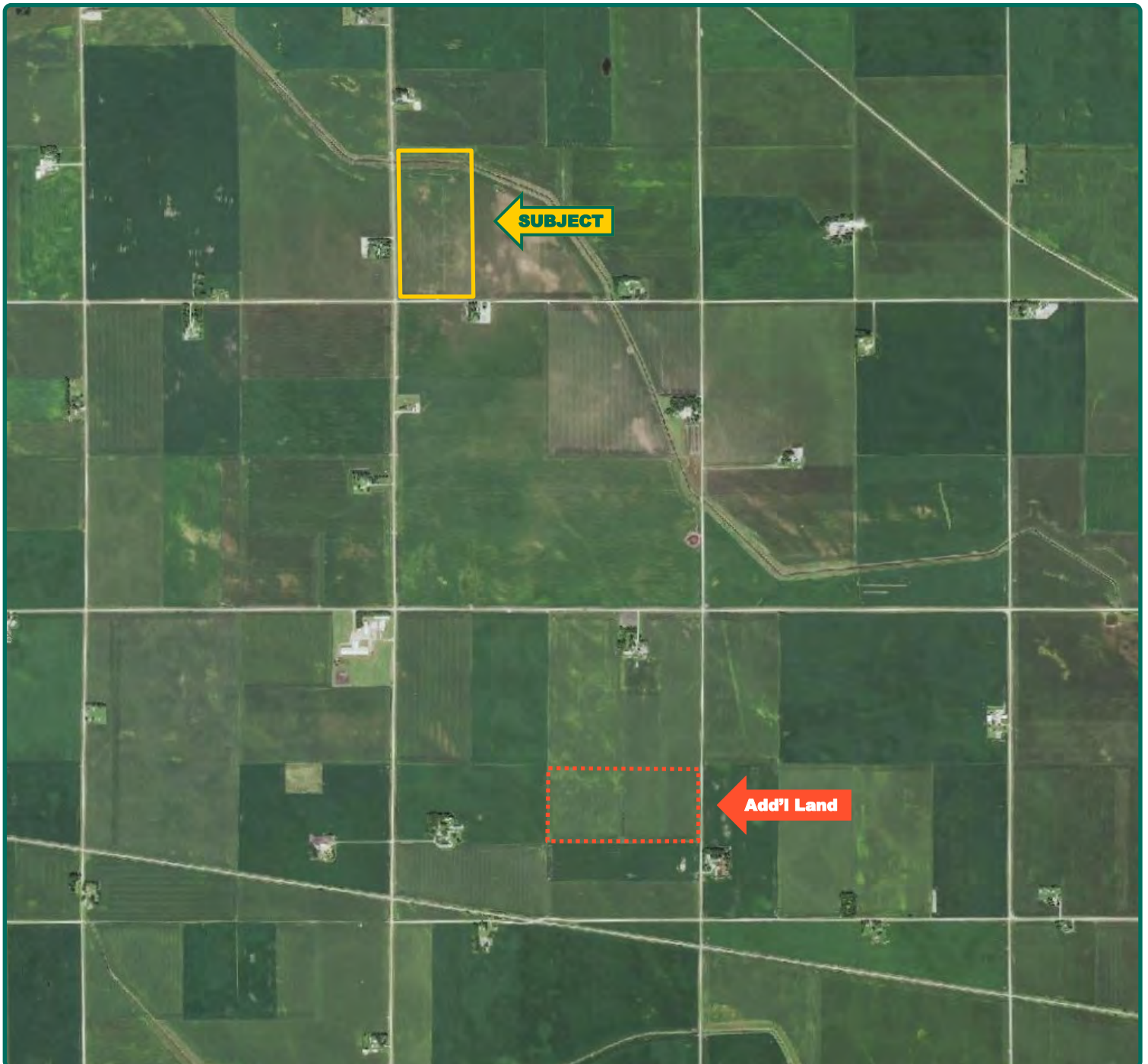


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# Additional Land Aerial Photo



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