

Land For Sale

ACREAGE:

273.76 Acres, m/l

LOCATION:

Mitchell County, IA



Property *Key Features*

- Located 7 Miles Southwest of Osage, Iowa
- Highly Productive Soils in Strong Farming Community
- 242.11 Est. FSA/Eff. Crop Acres with a CSR2 Rating of 84.00

Nicole Rustad

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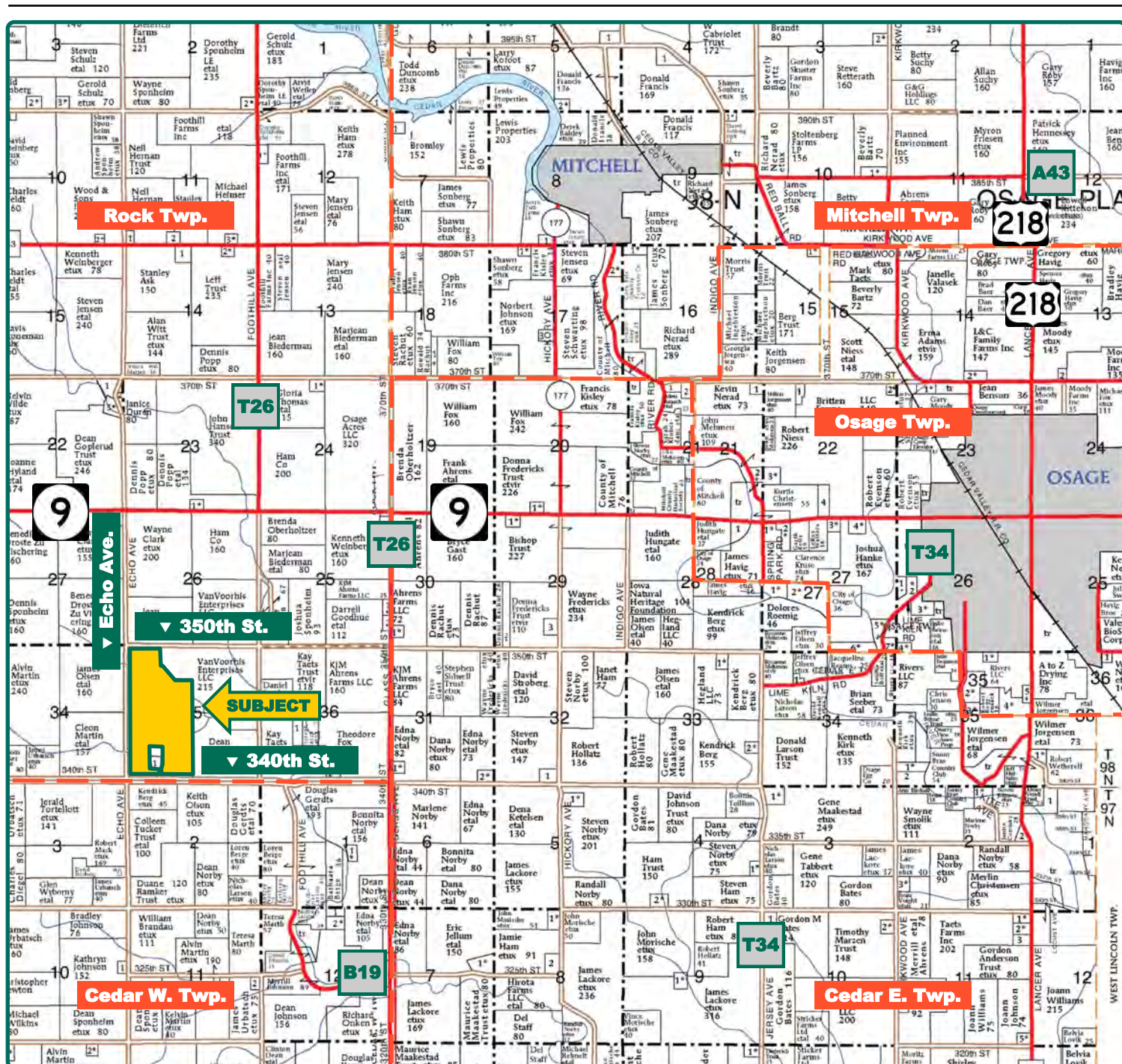
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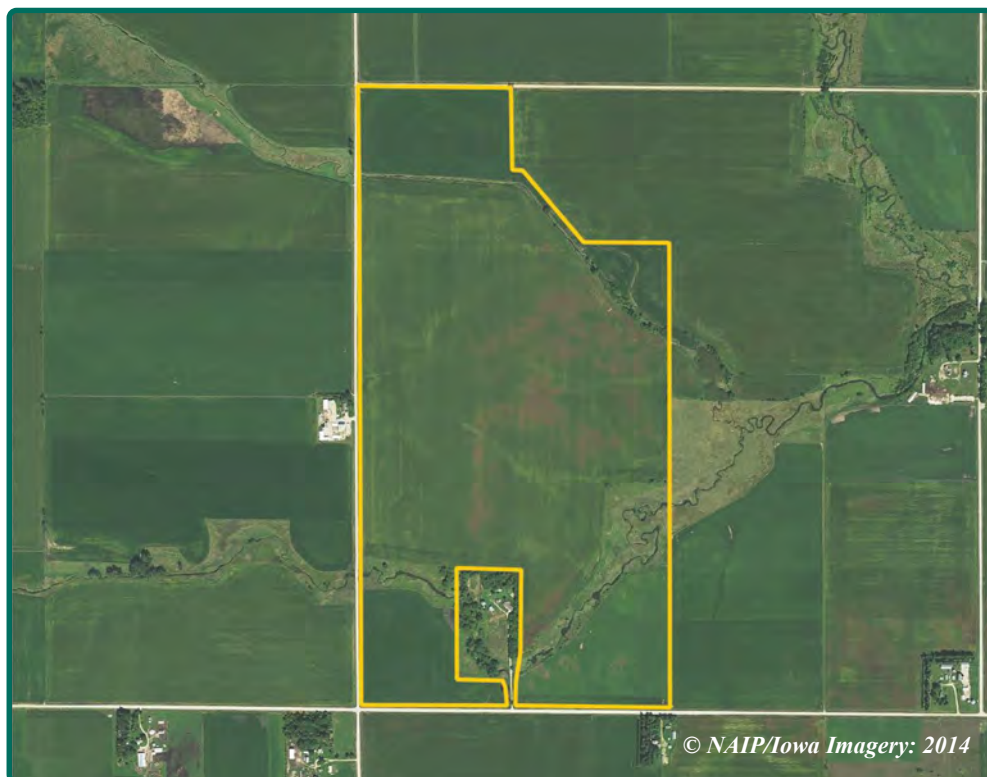
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FSA/Eff. Crop Acres: 242.11*

Corn Base Acres: 124.49*

Bean Base Acres: 117.62*

Soil Productivity: 84.00 CSR2

**Acres are estimated.*

Property Information

273.76 Acres, m/l

Location

From Osage: go west on Hwy. 9 for 6 miles, then south on Echo Ave. for 1 mile. The farm is southeast of the Echo Ave. and 350th St. intersection.

Legal Description

Part of the W½, Section 35, Township 98 North, Range 18 West of the 5th P.M., Mitchell Co., IA. *Updated abstract to govern.*

Price & Terms

- \$3,189,000.00
- \$11,648.89/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: \$7,224.00
Gross Acres: 273.76
Net Taxable Acres: 266.85
Tax per Net Taxable Acre: \$27.07

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 5133, Tract 8952
FSA/Eff. Crop Acres: 242.11*
Corn Base Acres: 124.49*
Corn PLC Yield: 161.00 Bu.
Bean Base Acres: 117.62*
Bean PLC Yield: 42 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Dinsdale, Waubeek, and Maxfield. CSR2 on the est. FSA/Eff. crop acres is 84.00. 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.

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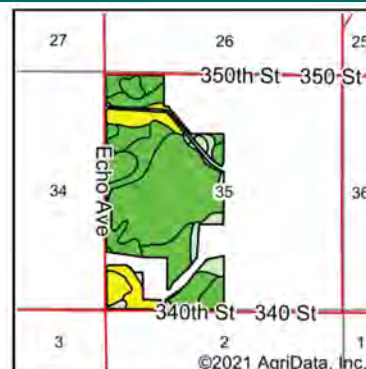
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State: **Iowa**
County: **Mitchell**
Location: **35-98N-18W**
Township: **Rock**
Acres: **242.11**
Date: **11/1/2021**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	99.16	41.0%		Ile	94
771B	Waubeek silt loam, 2 to 5 percent slopes	26.66	11.0%		Ile	89
682	Maxfield silt loam, 0 to 2 percent slopes	25.04	10.3%		Ilw	83
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	21.44	8.9%		Ilw	54
184	Klinger silty clay loam, 1 to 4 percent slopes	20.73	8.6%		Iw	95
177	Saupe loam, 0 to 2 percent slopes	14.10	5.8%		Ils	60
804	Ashdale silt loam, 0 to 2 percent slopes	10.50	4.3%		I	80
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.90	4.1%		Ils	59
507	Canisteo silty clay loam, 0 to 2 percent slopes	7.87	3.3%		Ilw	90
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.79	2.0%		Ilw	65
761	Franklin silt loam, 1 to 3 percent slopes	1.12	0.5%		Iw	85
178B	Wauke silt loam, 2 to 5 percent slopes	0.80	0.3%		Ile	63
Weighted Average					1.87	84

Drainage

Some tile. See tile map, contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Productive farm in strong farming community.

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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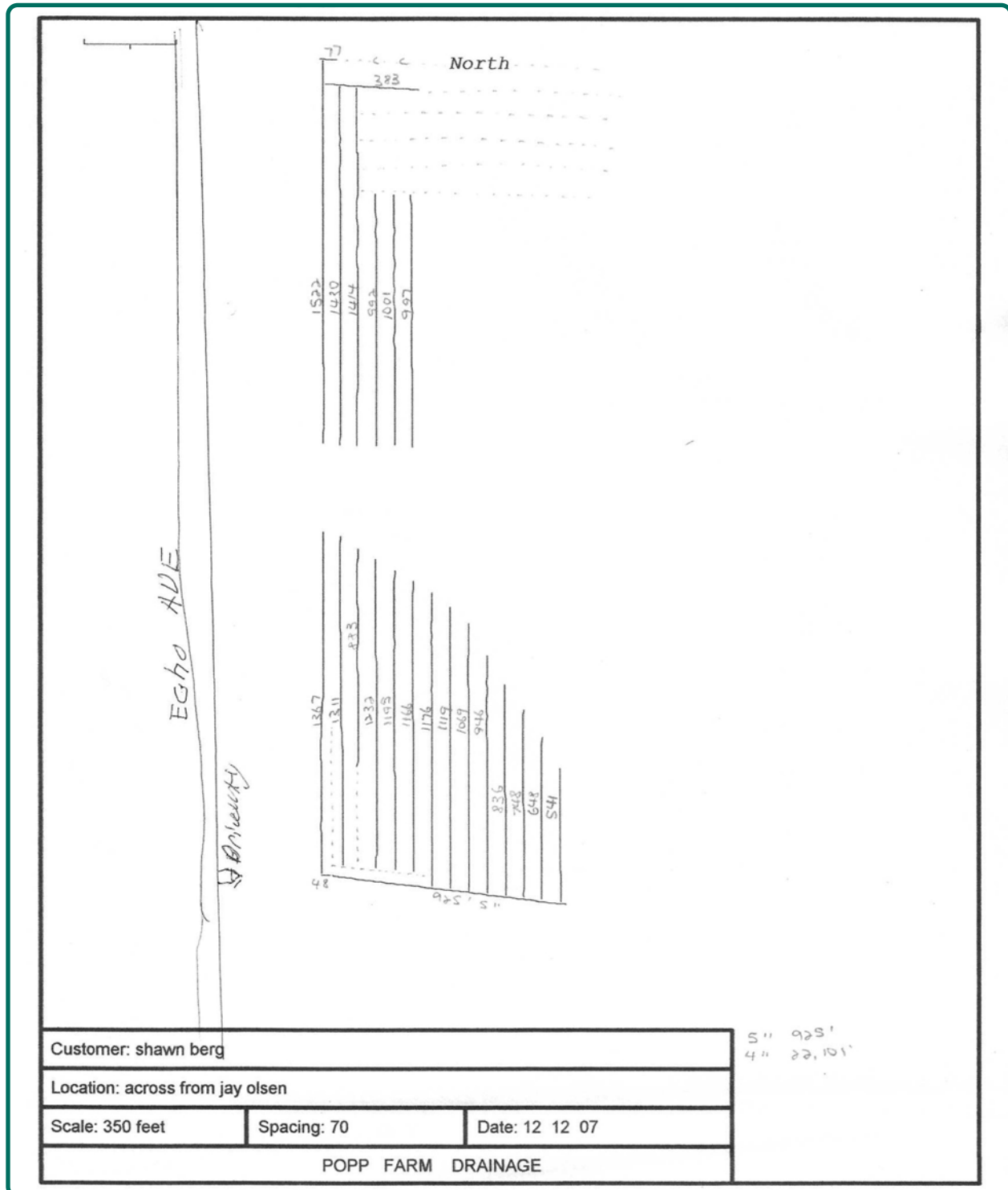
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Northwest Looking Southeast



Northeast Looking Southwest



Southeast Looking Northwest



Southwest Looking Northeast



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