

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Carroll County, IA



Property *Key Features*

- Nicely Located Between Glidden and Ralston
- Exceptional, Quality Farm with a CSR2 of 88.38
- 78.94 FSA/Eff. Cropland Acres

Rick Dodds, AFM

Licensed Salesperson in IA

515-368-5000

RickD@Hertz.ag

515-332-1406

1101 13th St. N, Ste.2/PO Box 503

Humboldt, IA 50548

www.Hertz.ag



FSA/Eff. Crop Acres:	78.94
Corn Base Acres:	59.09
Bean Base Acres:	19.70
Soil Productivity:	88.38 CSR2

Property Information

80.00 Acres, m/l

Location

From Ralston: go west on 210th St. for 1½ miles. The property is on the north side of the road.

Legal Description

E½ SW¼, Section 26, Township 84 North, Range 33 West of the 5th P.M., Carroll Co., IA.

Price & Terms

- \$1,320,000
- \$16,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2021-2022: \$2,080.00
Gross Acres: 80.00
Net Taxable Acres: 78.70
Tax per Net Taxable Acre: \$26.43
Tax Parcel ID #s: 08-26-300-002 & 08-26-300-004

Lease Status

Open for the 2022 crop year.

FSA Data

Farm Number 9864, Tract 9049
FSA/Eff. Crop Acres: 78.94
Corn Base Acres: 59.09
Corn PLC Yield: 140 Bu.
Bean Base Acres: 19.70
Bean PLC Yield: 59 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion and Nicollet. CSR2 on the FSA/Eff. crop acres is 88.38. 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 sloping.

Drainage

Natural with some tile. Tile maps available, contact agent.

Buildings/Improvements

None.

Water & Well Information

None.

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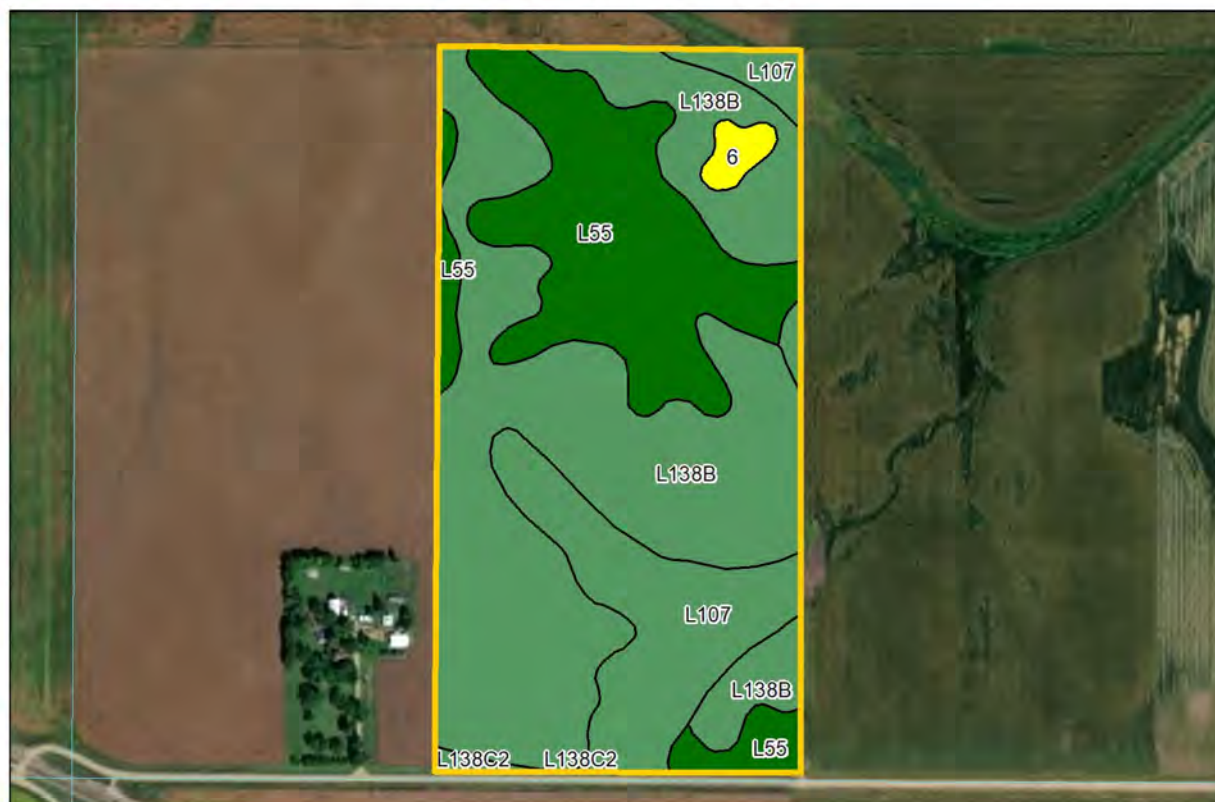
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	43.64	55.29	2	88	
L55	Nicollet loam, 1 to 3 percent slopes	20.68	26.20	1	91	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	13.16	16.67	2	88	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.03	1.31	3	59	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.42	0.54	3	83	

Measured Tillable Acres: 78.94

Average CSR2: 88.38

Comments

Exceptional, quality farm located 1 mile south of Hwy 30.

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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North Looking South



Southeast Looking Northwest



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