

Land For Sale

ACREAGE:

192.07 Acres, m/l

LOCATION:

Floyd County, IA



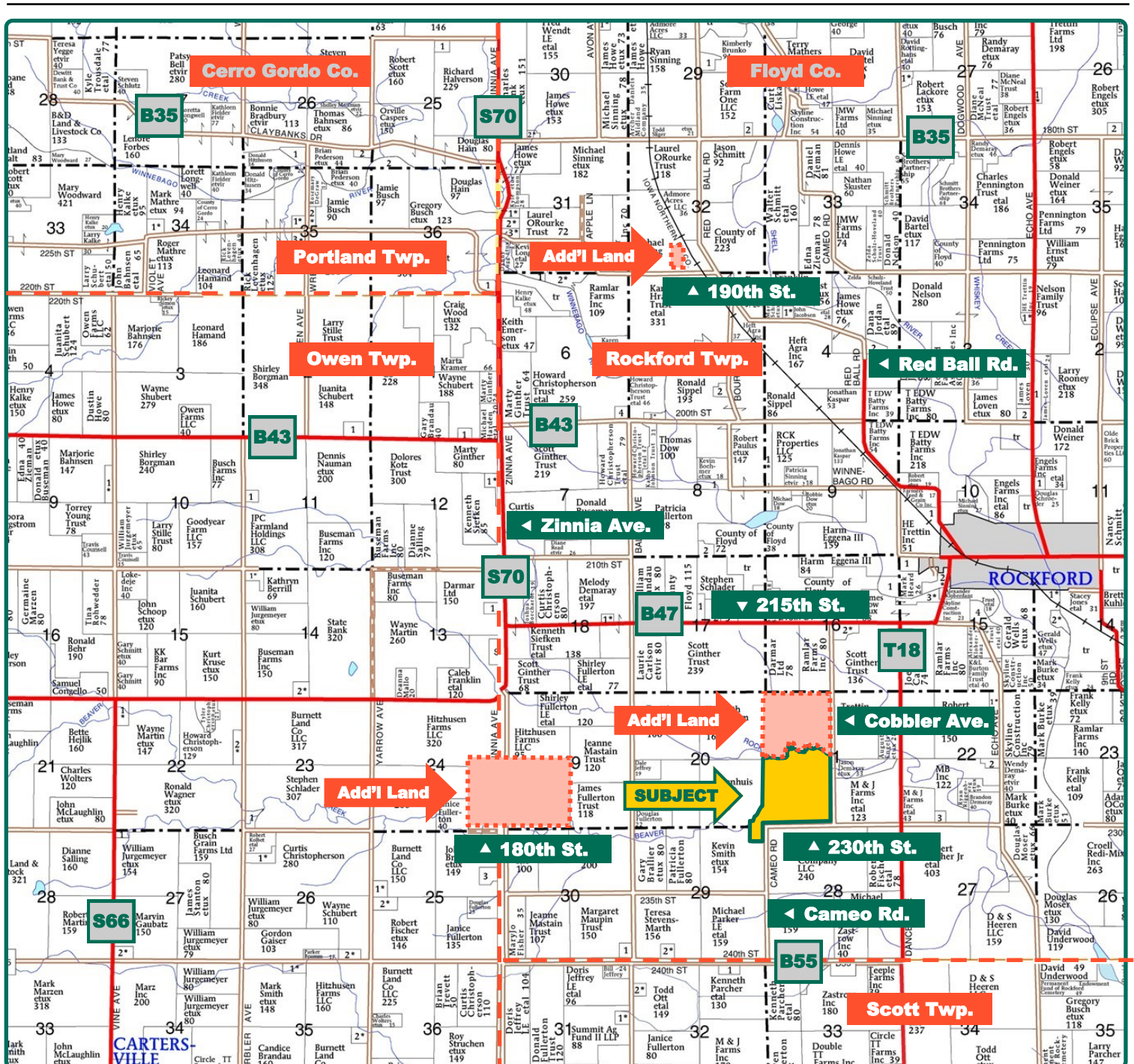
Property Key Features

- 4,000-Head Swine Finishing Site
- Estimated 135.76 FSA/Eff. Crop Acres with High Fertility
- Nice Mixture of Cropland and CRP Income

Mike Yegge
Licensed Salesperson in IA & MN
641-590-1936
MikeY@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Carrie Seidel, AFM, CCA
Licensed Salesperson in IA & MN
563-920-7699
CarrieS@Hertz.ag

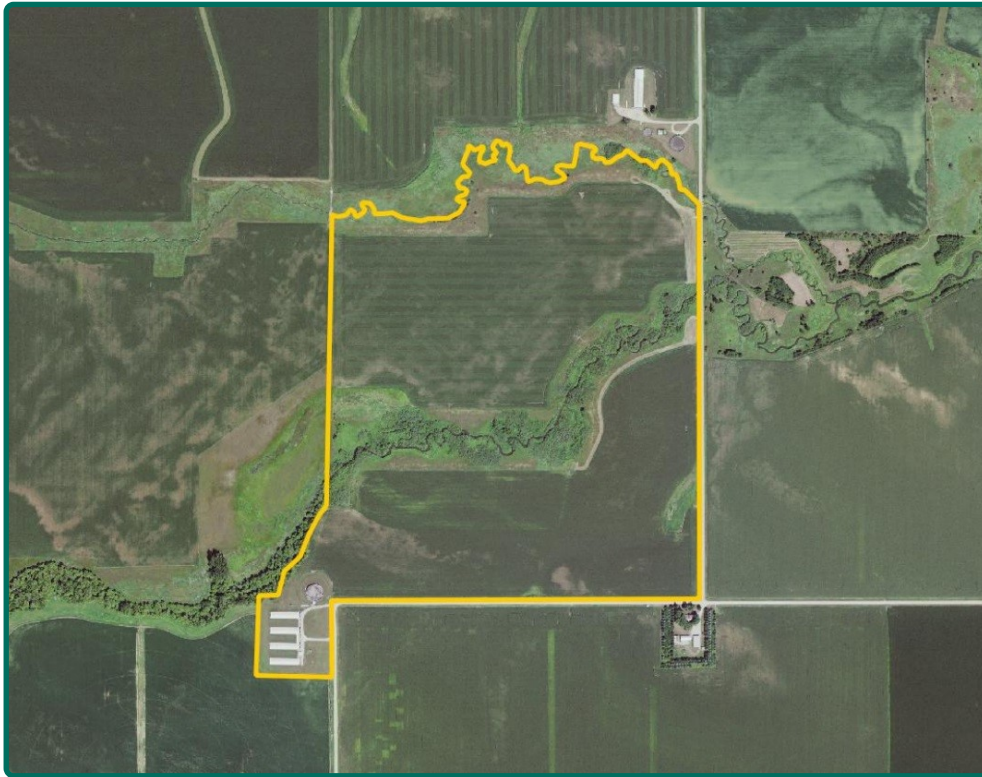


Map reproduced with permission of Farm & Home Publishers, Ltd.

Mike Yegge
Licensed Salesperson in IA & MN
641-590-1936
MikeY@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Carrie Seidel, AFM, CCA
Licensed Salesperson in IA & MN
563-920-7699
CarrieS@Hertz.ag



FSA/Eff. Crop Acres: 135.76*
CRP Acres: 21.90*
Corn Base Acres: 121.37*
Bean Base Acres: 6.90*
Soil Productivity: 69.30 CSR2

**Acres are estimated.*

Property Information

192.07 Acres, m/l

Location

From Rockford: Go west on B47 / 215th St. for 2 miles, then south on Cobbler Ave. for 1.8 miles to the intersection of Cobbler Ave. and 230th St. Property is located on the west side of Cobbler Ave.

Legal Description

SW¼ of Section 21, Parcel "A" of the NE¼ NE¼ of Section 29, and Parcel "A" of the SE¼ SE¼ of Section 20, all in Township 95 North, Range 18 West of the 5th P.M., Floyd Co., IA.

Possession

As negotiated.

Price & Terms

- \$2,465,000
- \$12,833.86/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2023 – 2024: \$4,918.63*
 Gross Acres: 192.07*
 Net Taxable Acres: 159.99*
 Wetland Acres: 27.69*
 Tax Parcel ID #s: 92110000200, 92130000100, 92040000300, & 92920000300

**Taxes estimated pending tax parcel split. Floyd County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 7119
 Tracts 8003, 10186, & part of tract 329
 FSA/Eff. Crop Acres: 135.76*
 CRP Acres: 21.90*
 Corn Base Acres: 121.37*
 Corn PLC Yield: 132 Bu.
 Bean Base Acres: 6.90*
 Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution of farm by the Floyd County FSA office.*

CRP Contracts

There are an estimated 21.90 acres enrolled in a CP-21 contract that pays an estimated \$230.40/acre - or an estimated \$5,046.00 annually - and expires 9/30/2027.

Mike Yegge

Licensed Salesperson in IA & MN

641-590-1936

MikeY@Hertz.ag

641-423-9531

2800 4th St. SW, Suite 7

Mason City, IA 50401

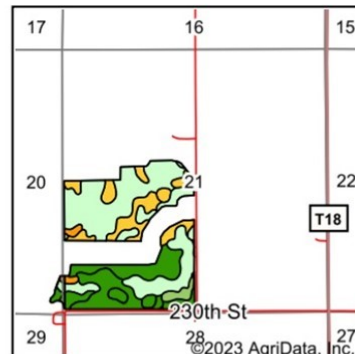
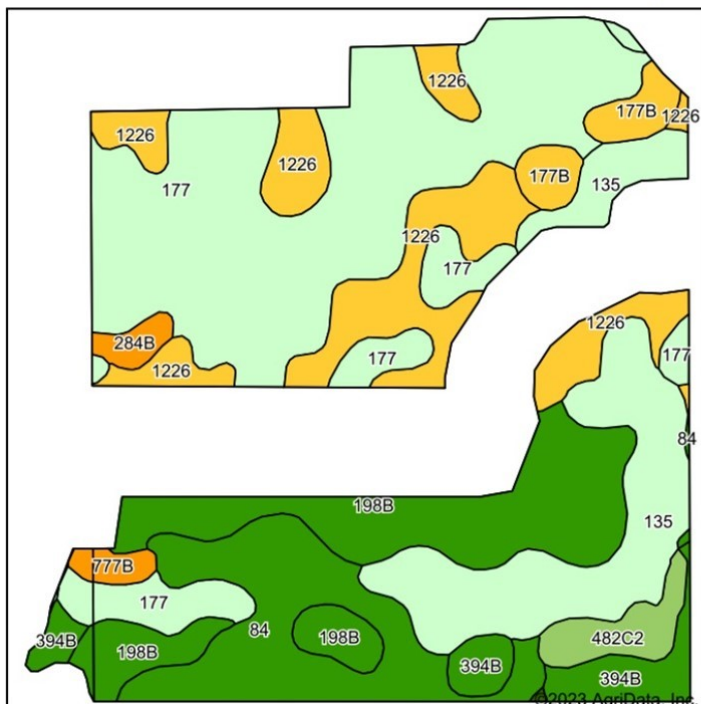
www.Hertz.ag

Carrie Seidel, AFM, CCA

Licensed Salesperson in IA & MN

563-920-7699

CarrieS@Hertz.ag



State: **Iowa**
County: **Floyd**
Location: **21-95N-18W**
Township: **Rockford**
Acres: **135.76**
Date: **7/12/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
177	Saupe loam, 0 to 2 percent slopes	47.89	35.3%		IIIs	60
198B	Floyd loam, 1 to 4 percent slopes	19.94	14.7%		IIW	89
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	19.53	14.4%		IIW	65
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	18.53	13.6%		IIIs	59
84	Clyde silty clay loam, 0 to 3 percent slopes	15.29	11.3%		IIW	88
394B	Ostrander loam, 2 to 5 percent slopes	5.59	4.1%		IIe	88
177B	Saupe loam, 2 to 5 percent slopes	3.41	2.5%		IIIs	55
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	3.18	2.3%		IIIe	78
284B	Flagler sandy loam, 2 to 5 percent slopes	1.20	0.9%		IIIe	49
777B	Wapsie loam, 2 to 5 percent slopes	1.14	0.8%		IIe	48
399	Readlyn silt loam, 1 to 3 percent slopes	0.06	0.0%		IW	91
Weighted Average					2.03	69.3

Soil Types/Productivity

Primary soil is Saupe. CSR2 on the estimated FSA/Eff. crop acres is 69.30. See soil map for detail.

Fertility Data

Soil tests completed in 2020 by Helena.
P: 60.29
K: 241.11
pH: 6.20

Land Description

Gently rolling.

Drainage

Natural, with some tile. Contact agent for tile maps.

Wind Lease

There is a wind lease option in place. Contact agent for details.

Mike Yegge

Licensed Salesperson in IA & MN

641-590-1936

MikeY@Hertz.ag

641-423-9531

2800 4th St. SW, Suite 7

Mason City, IA 50401

www.Hertz.ag

Carrie Seidel, AFM, CCA

Licensed Salesperson in IA & MN

563-920-7699

CarrieS@Hertz.ag



Water & Well Information

There is one well located near the swine units.

Manure Analysis

Manure analysis available. Contact agent for details.

Swine Buildings & Amenities

- Four, 41' x 204' swine finishing buildings, built in 1998
- Two, 110,000 BTU heaters in each building
- 18' x 24' attached office, built in 1998
- 14' x 14' utility shed, built in 1998
- 120' x 12' concrete pit, built in 1999
- Attached loading dock
- Sixteen, 6-ton feed bins
- 6,000 gallon LP storage

- 40Kw diesel powered stand-by-generator

Sellers are willing to lease the swine facilities from the buyer through December 2023. Contact agent for details.

Comments

Large tract of farmland with a well-maintained swine facility.

Survey

If adjoining parcel sells to a different buyer, a survey will be completed. The final sale price will be adjusted up or down based on final surveyed acres. Contact agent for details.

Additional Land for Sale

Seller has two additional tracts of land and a swine facility for sale. The first tract is located to the west of this property. The second tract is located directly north of this property. The swine facility is located to the northwest 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 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.

Mike Yegge

Licensed Salesperson in IA & MN

641-590-1936

MikeY@Hertz.ag

641-423-9531

2800 4th St. SW, Suite 7

Mason City, IA 50401

www.Hertz.ag

Carrie Seidel, AFM, CCA

Licensed Salesperson in IA & MN

563-920-7699

CarrieS@Hertz.ag

Southeast Corner looking Northwest



Northwest Corner looking Southeast



Southwest Corner Overlooking Hog Site & Lagoon



Northwest Corner looking South

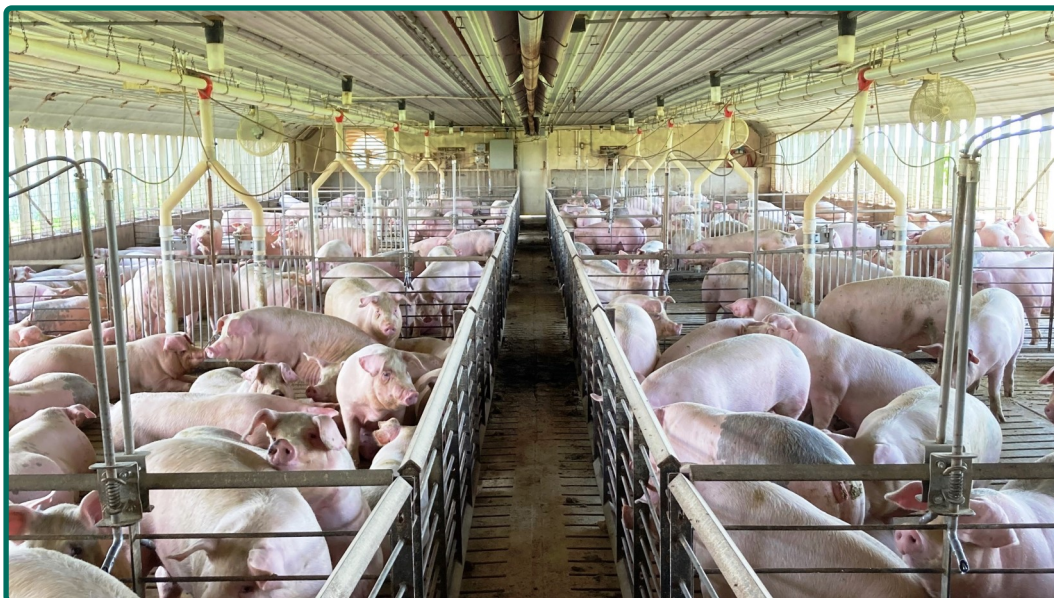


Mike Yegge
Licensed Salesperson in IA & MN
641-590-1936
MikeY@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Carrie Seidel, AFM, CCA
Licensed Salesperson in IA & MN
563-920-7699
CarrieS@Hertz.ag

Alley View of Finishing Pens



Feeding Unit

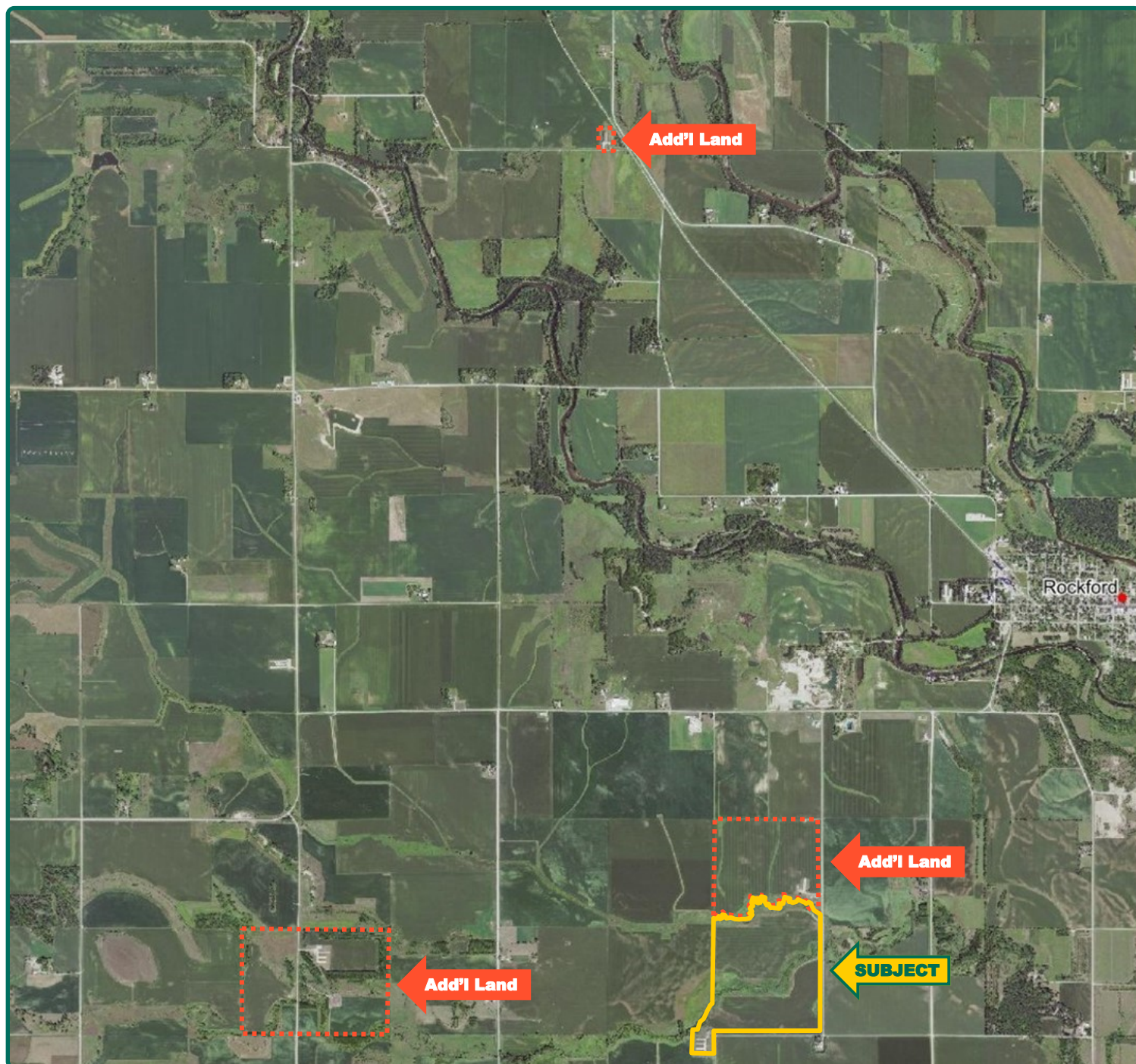


Mike Yegge
Licensed Salesperson in IA & MN
641-590-1936
MikeY@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Carrie Seidel, AFM, CCA
Licensed Salesperson in IA & MN
563-920-7699
CarrieS@Hertz.ag

Additional Land Aerial Photo



Mike Yegge
Licensed Salesperson in IA & MN
641-590-1936
MikeY@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Carrie Seidel, AFM, CCA
Licensed Salesperson in IA & MN
563-920-7699
CarrieS@Hertz.ag