

# Land For Sale

**ACREAGE:**

**249.60 Acres, m/l**

**LOCATION:**

**Cerro Gordo & Floyd Co., IA**



## Property Key Features

- 4,000-Head Swine Finishing Site
- History of Good Fertility from Hog Manure
- Great Mixture of CRP, Timber, and Cropland Acres

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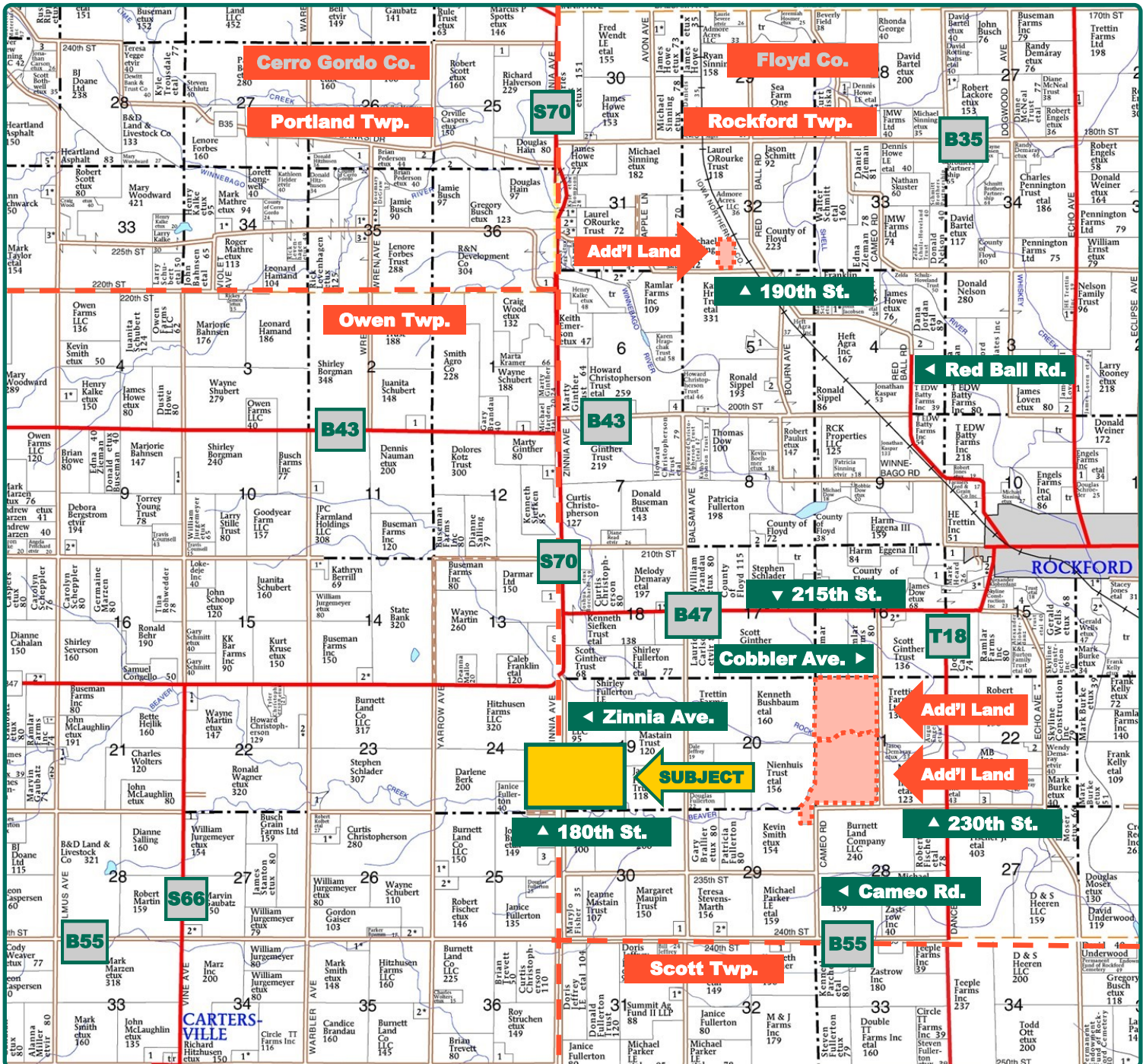
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**Owen Township**, Cerro Gordo County, IA  
**Rockford Township**, Floyd County, IA



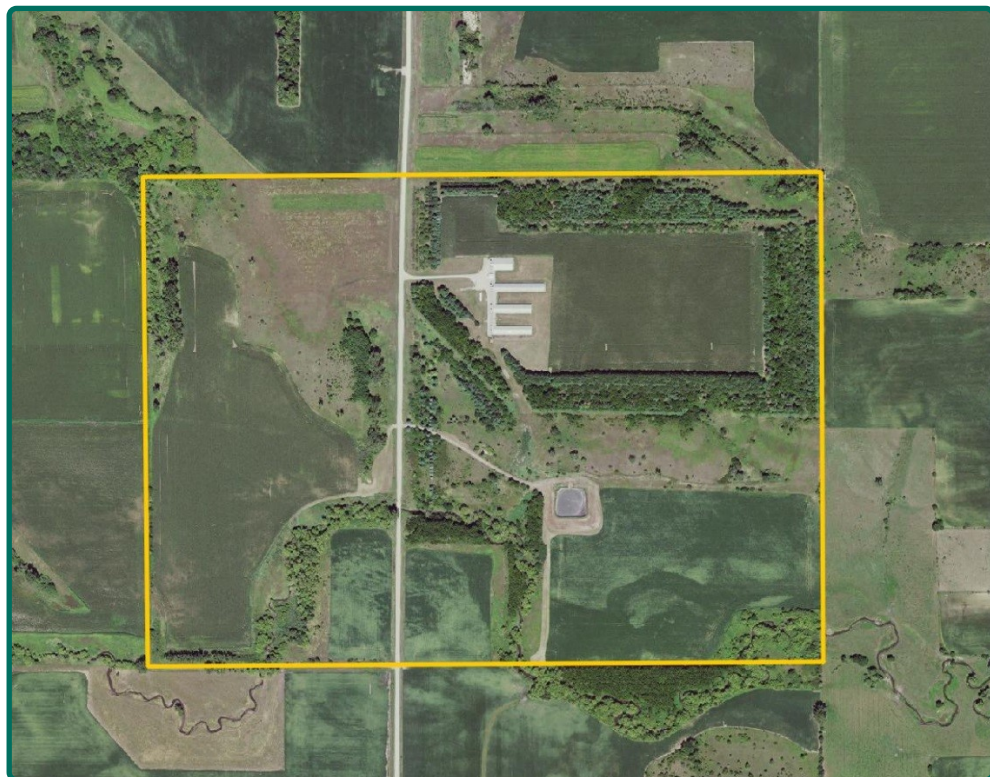
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|                             |                   |
|-----------------------------|-------------------|
| <b>FSA/Eff. Crop Acres:</b> | <b>91.43</b>      |
| <b>CRP Acres:</b>           | <b>23.50</b>      |
| <b>Cert. Grass Acres:</b>   | <b>1.60</b>       |
| <b>Corn Base Acres:</b>     | <b>83.60</b>      |
| <b>Bean Base Acres:</b>     | <b>4.70</b>       |
| <b>Soil Productivity:</b>   | <b>71.20 CSR2</b> |

## Property Information

### 249.60 Acres, m/l

### Location

From Rockford: Go 3½ miles west on B47 / 215th St., then south on S70 / Zinnia Ave. for 1 mile to 180th St. Property is located on the east and west sides of S70 / Zinnia Ave.

### Legal Description

E½ SE¼, Section 24, Township 95 North, Range 19 West of the 5th P.M., Cerro Gordo Co., IA. And, SW¼, Section 19, Township 95 North, Range 18 West of the 5th P.M., Floyd Co., IA.

### Possession

As negotiated.

### Price & Terms

- \$2,215,000
- \$8,874.20/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$4,644.00  
Gross Acres: 249.60  
Net Taxable Acres: 175.50  
Forest Reserve Acres: 31.12  
Conservation Reserve Acres: 38.00  
Tax Parcel ID #s: 122440000200, 122440000400, & 91930000100

### FSA Data

Farm Number 7119  
Tracts 328 & 331  
FSA/Eff. Crop Acres: 91.43  
CRP Acres: 23.50  
Cert. Grass Acres: 1.60

Corn Base Acres: 83.60  
Corn PLC Yield: 132 Bu.  
Bean Base Acres: 4.70  
Bean PLC Yield: 46 Bu.

### CRP Contracts

There are 23.50 acres enrolled in 3 CRP contracts.

- There are 12.40 acres enrolled in a CP-1 & CP-42 contract that pays \$156.00/acre - or \$1,934.00 annually - and expires on 9/30/2030.
- There are 6.10 acres enrolled in a CP-21 contract that pays \$228.73/acre - or \$1,395.00 annually - and expires on 9/30/2027.
- There are 5.00 acres enrolled in a CP-21 contract that pays \$221.42/acre - or \$1,107.00 annually - and expires on 9/30/2027.

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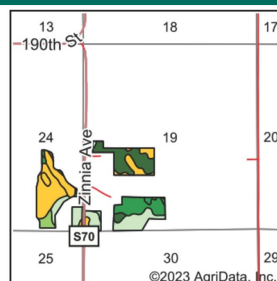
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State: Iowa  
County: Cerro Gordo  
Location: 24-95N-19W  
Township: Owen  
Acres: 91.43  
Date: 7/11/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 26  
Area Symbol: IA067, Soil Area Version: 28

| Code             | Soil Description                                                                      | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|---------------------------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|
| 559              | Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes           | 16.34 | 17.9%            |             | Ilw              | 54     |
| 377              | Dinsdale silty clay loam, 0 to 2 percent slopes                                       | 16.09 | 17.6%            |             | Ile              | 99     |
| 27B              | Terril loam, 2 to 5 percent slopes                                                    | 12.90 | 14.1%            |             | Ile              | 89     |
| 135              | Coland clay loam, 0 to 2 percent slopes, occasionally flooded                         | 10.83 | 11.8%            |             | Ilw              | 65     |
| 612C2            | Mottland loam, 5 to 9 percent slopes moderately eroded                                | 6.48  | 7.1%             |             | Ile              | 50     |
| 217B             | Ripon silt loam, 30 to 40 inches to limestone, 1 to 5 percent slopes                  | 6.35  | 6.9%             |             | Ile              | 58     |
| 177              | Saunder loam, 0 to 2 percent slopes                                                   | 3.85  | 4.2%             |             | Ils              | 60     |
| 177              | Saunder loam, 0 to 2 percent slopes                                                   | 3.46  | 3.8%             |             | Ils              | 60     |
| 936              | Coland-Hanlon complex, 0 to 2 percent slopes                                          | 3.22  | 3.5%             |             | Ilw              | 61     |
| 733              | Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded                    | 3.17  | 3.5%             |             | Ilw              | 78     |
| 1226             | Lawler loam, 0 to 2 percent slopes, rarely flooded                                    | 1.82  | 2.0%             |             | Ils              | 59     |
| 96               | Turlin loam, 0 to 2 percent slopes                                                    | 1.54  | 1.7%             |             | Ilw              | 94     |
| 177B             | Saunder loam, 2 to 5 percent slopes                                                   | 1.34  | 1.5%             |             | Ils              | 55     |
| 84               | Clyde silty clay loam, 0 to 3 percent slopes                                          | 0.90  | 1.0%             |             | Ilw              | 88     |
| 1226             | Lawler loam, 0 to 2 percent slopes, rarely flooded                                    | 0.68  | 0.7%             |             | Ils              | 59     |
| 27B              | Terril loam, 2 to 5 percent slopes                                                    | 0.54  | 0.6%             |             | Ile              | 87     |
| 612E2            | Mottland loam, 9 to 18 percent slopes, moderately eroded                              | 0.53  | 0.6%             |             | Ive              | 21     |
| 84               | Clyde silty clay loam, 0 to 3 percent slopes                                          | 0.49  | 0.5%             |             | Ilw              | 88     |
| 217              | Ripon silt loam, 30 to 40 inches to limestone, 0 to 2 percent slopes                  | 0.36  | 0.4%             |             | Ils              | 62     |
| 631C             | Limecreek silty clay loam, 5 to 9 percent slopes                                      | 0.32  | 0.3%             |             | Ile              | 84     |
| 714B             | Winneshiek silt loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes | 0.25  | 0.3%             |             | Ile              | 42     |
| Weighted Average |                                                                                       |       |                  |             | 1.91             | 71.2   |

## Lease Status

Open lease for the 2024 crop year.

## Soil Types/Productivity

Primary soils are Talcot and Dinsdale.  
CSR2 on the FSA/Eff. crop acres is 71.20.  
See soil map for detail.

## Fertility Data

Soil tests completed in 2020 by Helena.  
P: 65.03  
K: 318.91  
pH: 6.34

## Land Description

Hilly to gently rolling.

## Drainage

Natural, plus some tile. No tile maps available.

## Wind Lease

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

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## Water & Well Information

There is one well located on the property near the swine unit.

## Manure Analysis

Manure analysis available. Contact agent for details.

## Swine Buildings & Amenities

- Two, 41' x 200' swine finishing buildings, built in 1992
- 41' x 275' swine finishing building, built in 1990
- 60' x 100' swine finishing building, built in 1986
- 22' x 24' attached office, built in 1990
- Attached loading dock
- Four, 9-ton feed bins
- Eight, 6-ton feed bins

- Sixteen, 60,000 BTU heaters

- Seven, 110,000 BTU heater

- 6,000 gallon LP storage

- LP 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, established timber, and CRP income.

## Additional Land for Sale

Seller has two additional tracts of land and a swine facility for sale. Two tracts are located east of this property. The swine facility is located northeast 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.*

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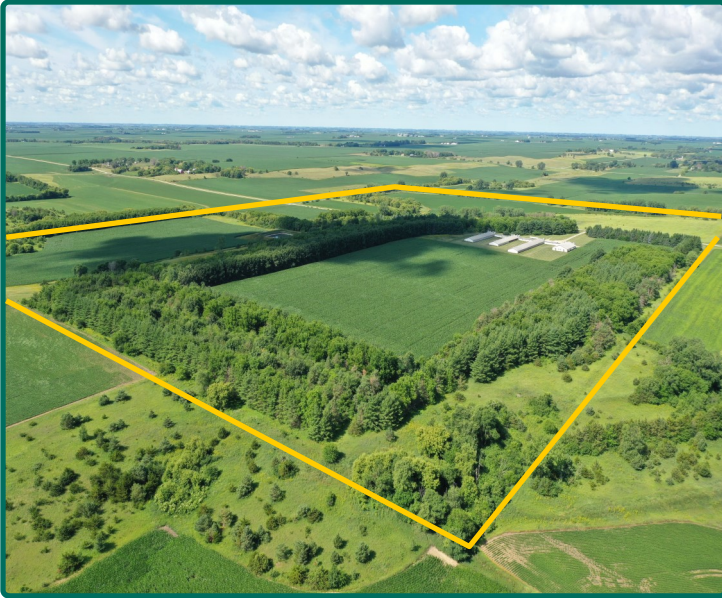
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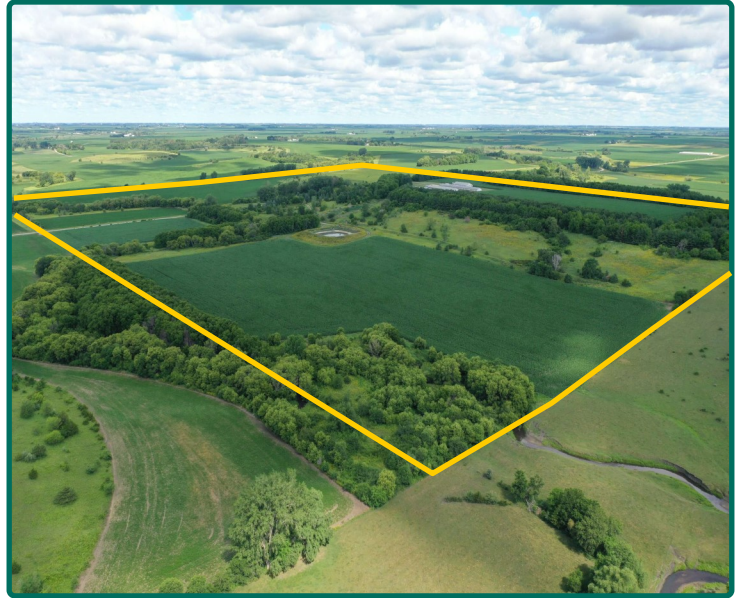
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Looking Southwest



Looking Northwest



Looking Northwest over Lagoon & Buildings



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Feeding Unit



Finishing Pen



Alley View of Finishing Pens



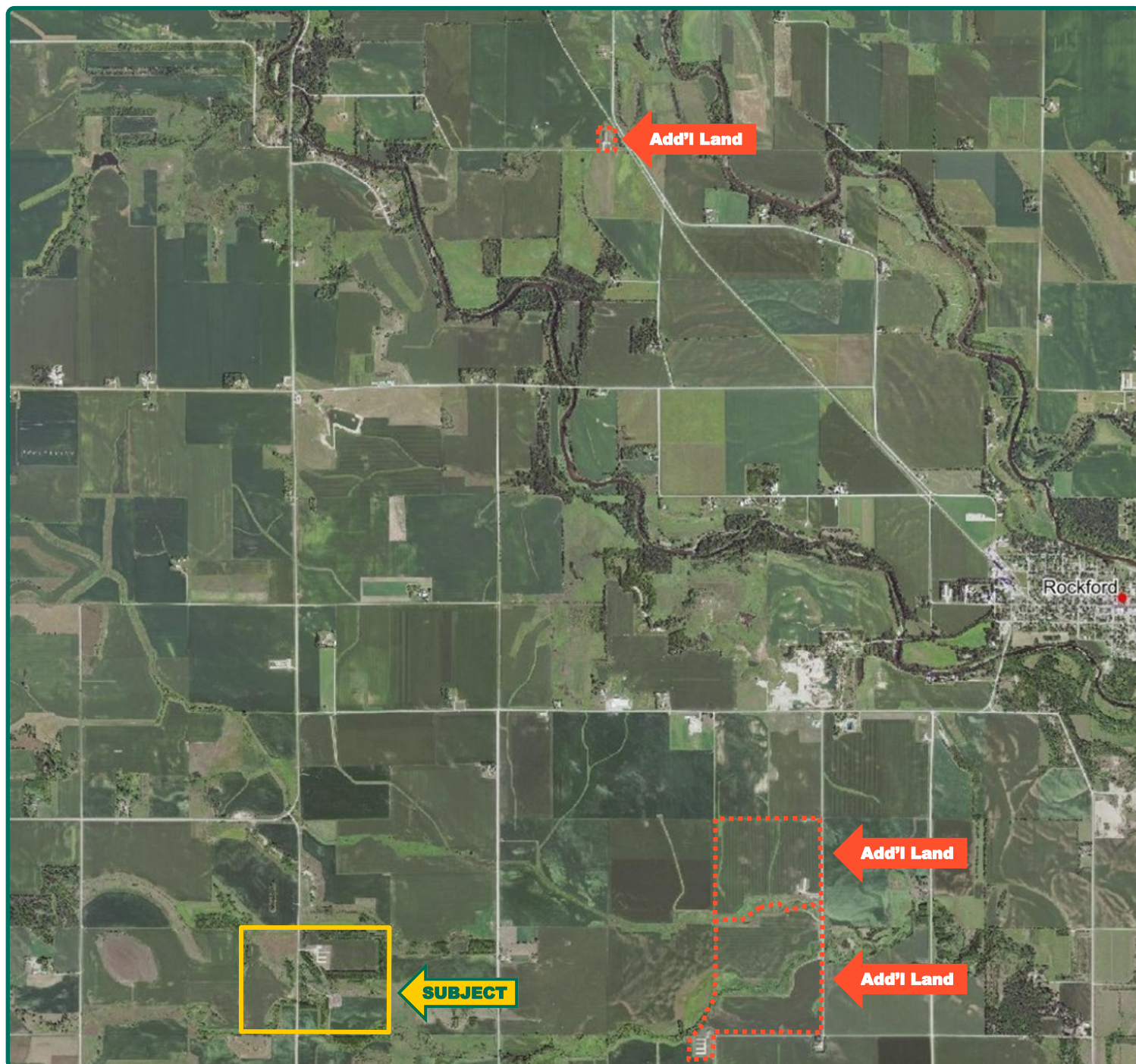
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# Additional Land Aerial Photo



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