# BOONE CO. LAND FOR SALE

160 Acres m/l @ \$14,000/approx. = \$2,240,000 **2.5 Miles SW of Berkley, 2 Miles E of Rippey** 



This is excellent farmland on a paved road in a prime location in central lowa. The land is 100% tillable with a 85.6 CSR2. The land has been under the same ownership and operated by the same family for over 80 years. The land sells with a three year flexible cash rent lease that is available to review to interested and qualified buyers. The operator comes with a strong recommendation from the owners. The land is located 2.5 miles west of Rippey on E57 on the Boone-Greene Line but all in Boone County. Yield and fertility information is available.

This listing is intended to find a buyer that will lease to the present operator for three years and possibly continue for many more years. Purchasers with this possibility will be given preference.



#### 122 Main St., Ames IA Mark Gannon | 515.291.5942 **WWW.GANNONRE.COM**

We present all written offers to the owners as soon as physically possible. All buyers are responsible for verifying the above information independently. The information above was gathered from sources deemed reliable. GREC is hired by the sellers with an exclusive listing agreement and pays GREC for diligently representing their interests. Real estate licensees representing Buyers with offers are to be paid for their services from the Buyers. Some properties may have an exclusive right to sell listing agreement. Please call if you have any questions.



#### **Boone Co.**

## 160 Acres

**CSR 2:** 85.6

Gross Acres: 159.17 Net Acres: 159.17

FSA Tillable Acres: 156.37

**Annual Taxes:** \$5,246

**Brief Legal Description:** 

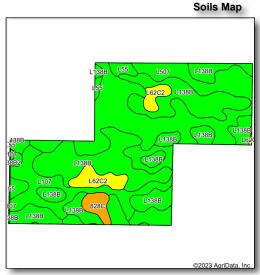
The NE 1/4 of the NW 1/4; the NW 1/4 of the NE 1/4; the S 1/2 of the NW 1/4; all in 7-82-

98, Boone Co. lowa

Utilities: Rural Water & Elec.

Greene Co. School Dist.





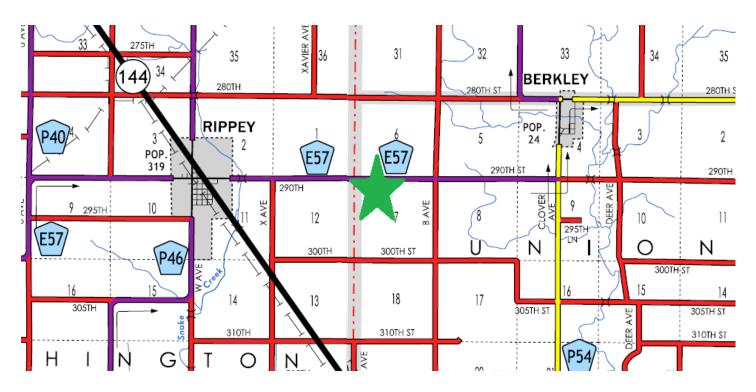
#### Watch Here!

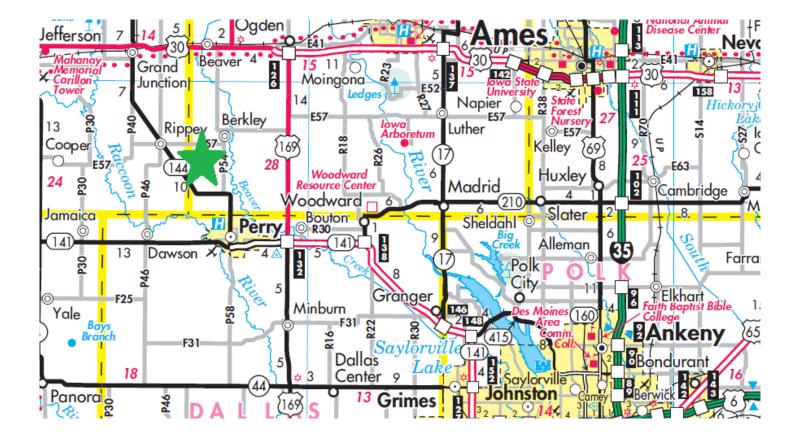


Code	Soil Description	Acres	Percent	CSR2 Legend	CSR2	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	69.03	43.4%		88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	51.05	32.1%		87	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	7.68	23.2%		88	
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.14	5.1%		64	
L55	Nicollet loam, 1 to 3 percent slopes	5.14	3.2%		91	
828C	Zenor sandy loam, 5 to 9 percent slopes	3.61	2.3%		47	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.16	0.1%		88	
L55	Nicollet loam, 1 to 3 percent slopes	0.15	0.1%		91	
L138B	Clarion Ioam, Bemis moraine, 2 to 6 percent slopes	0.06	0.0%		88	
Weighted Average						

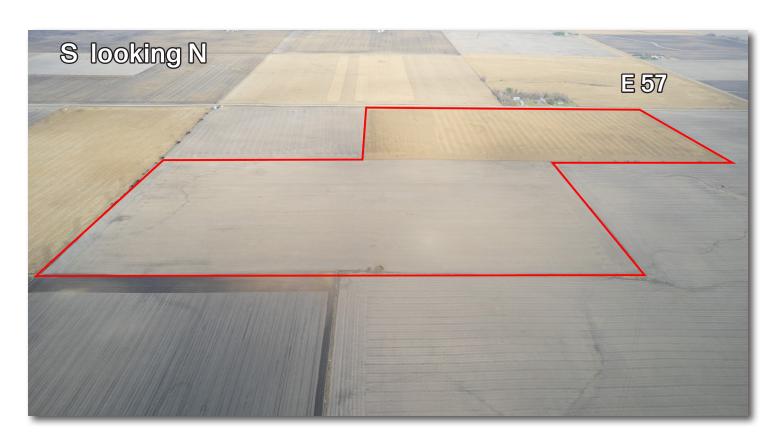


## Location Map Local | Area





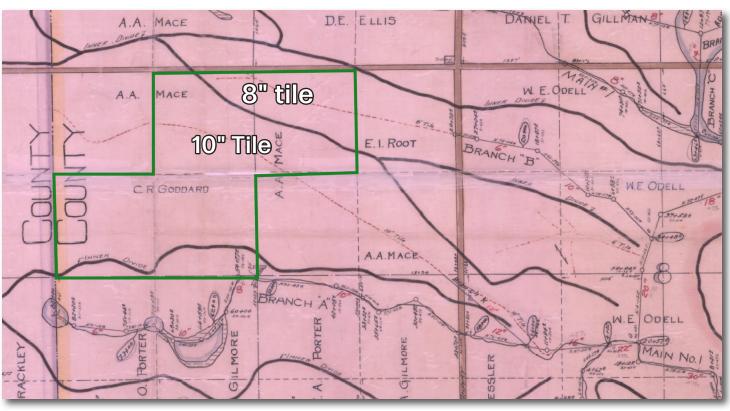
# Additional Pictures





# Tile Maps - Local | Area





## FSA Info - Page 1

**IOWA** 

**BOONE** 

**United States Department of Agriculture** 

Farm Service Agency

**FARM: 8321** 

Prepared: 11/8/23 12:46 PM CST

Crop Year: 2024

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements

Abbreviated 156 Farm Record

**Operator Name** 

CRP Contract Number(s)

Recon ID : 19-015-2023-62

Transferred From : None ARCPLC G/I/F Eligibility : Eligible

**Tract Number** 

8357

Description

**FSA Physical Location** 

: IOWA/BOONE

**ANSI Physical Location** 

IOWA/BOONE

: None

**BIA Unit Range Number** 

**HEL Status** 

NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** 

Wetland determinations not complete

**WL Violations** 

**Owners** 

RODERIC-L HAGEMAN REVOCABLE LIVING TRUST L HAGEMAN, MARGARET H BENNECKE, MARY LYNN KEIR,

NANCY A FRANKLIN REVOCABLE TRUST, THE JOSEPH A KULIK REVOCABLE LIVING TRUST

Other Producers

CHARLOTTE HAGEMAN FARMS

Recon ID

19-015-2023-61

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
156.37	156.37	156.37	0.00	0.00	0.00	0.00	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD	
0.00	0.00	156.37	0.00	0.00	0.00	0.00	0.00	

DCP Crop Data								
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield					
Corn	78.38	0.00	149					
Soybeans	77.98	0.00	39					

**TOTAL** 0.00 156.36

#### **NOTES**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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