

Land For Sale

ACREAGE:

75.14 Acres, m/l

LOCATION:

Marshall County, IA

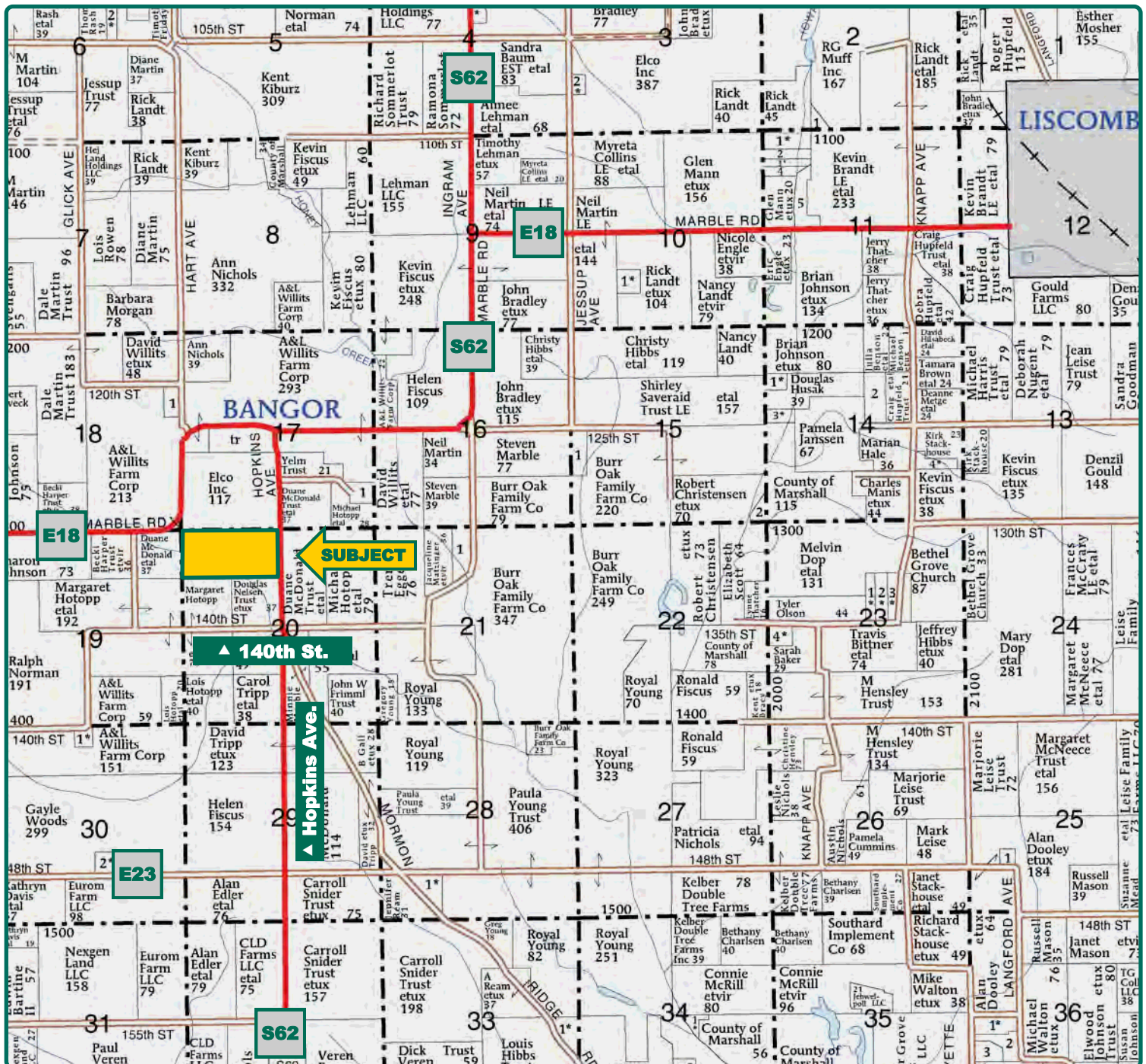


Property *Key Features*

- Located One-Half Mile South of Bangor
- 62.77 FSA/Eff. Crop Acres Carrying a 78.90 CSR2
- Located on a Hard-Surfaced Road

Kyle Hansen, ALC
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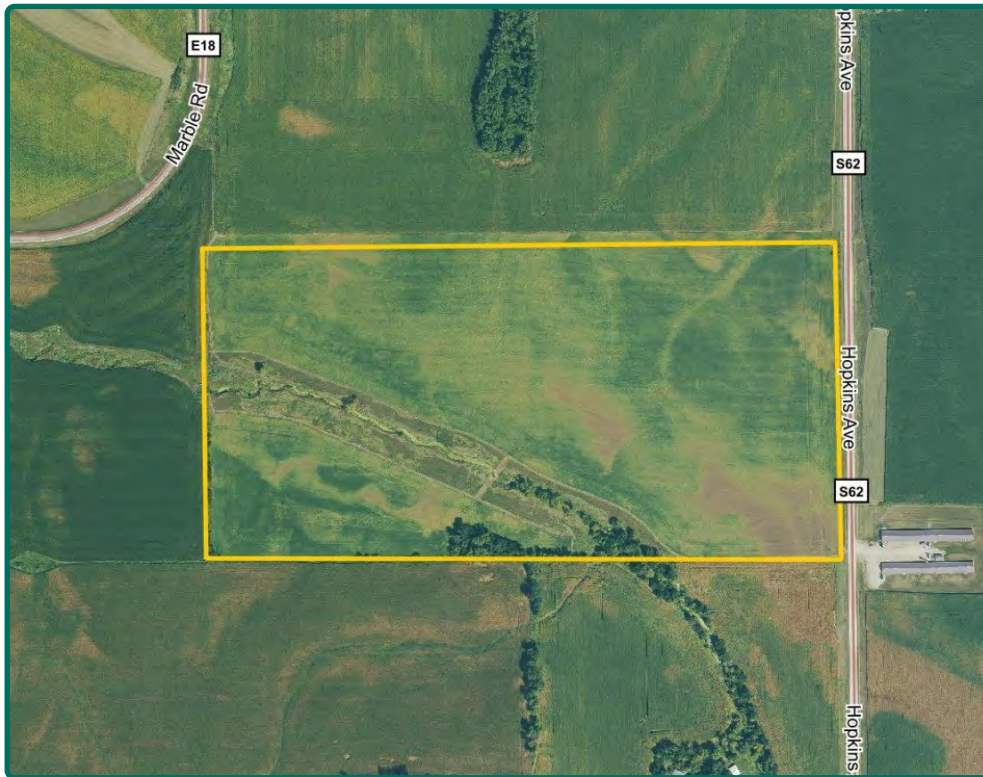
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FSA/Eff. Crop Acres:	62.77
CRP Acres:	7.00
Corn Base Acres:	34.64
Bean Base Acres:	27.77
Soil Productivity:	78.90 CSR2

Property Information

75.14 Acres, m/l

Location

From Bangor: Go south on County Road S62 / Hopkins Avenue for ½ mile. Property is on the west side of the road.

Legal Description

N½ NW¼, except Parcel 'B', Section 20, Township 85 North, Range 19 West of the 5th P.M. (Bangor Township)

Price & Terms

- \$925,000
- \$12,310.35/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,640.00
 Surveyed Acres: 75.14
 Net Taxable Acres: 73.42
 Tax per Net Taxable Acre: \$35.95
 Tax Parcel ID #: 851920100007, 851920100008

Lease Status

Contact agent for details.

FSA Data

Farm Number 7746, Tract 10664
 FSA/Eff. Crop Acres: 62.77
 CRP Acres: 7.00
 Corn Base Acres: 34.64
 Corn PLC Yield: 164 Bu.
 Bean Base Acres: 27.77
 Bean PLC Yield: 51 Bu.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 7.00 acres enrolled in a CP-21 contract that pays \$357.77/acre and expires 9/30/2025.

Soil Types/Productivity

Primary soils are Judson, Wiota and Colo. CSR2 on the FSA/Eff. crop acres is 78.90. See soil map for detail.

Land Description

Gently sloping to moderately sloping.

Drainage

Natural.

Water & Well Information

No known wells.

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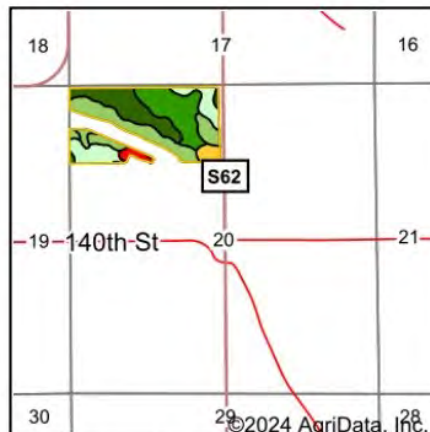
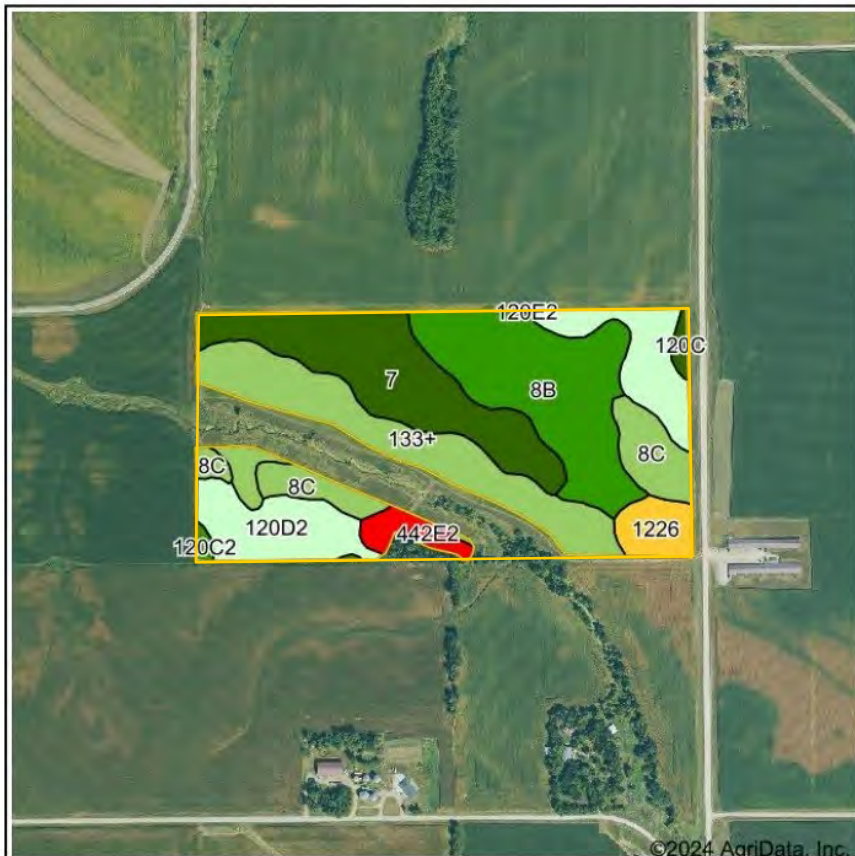
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State: **Iowa**
County: **Marshall**
Location: **20-85N-19W**
Township: **Bangor**
Acres: **62.77**
Date: **1/30/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
8B	Judson silty clay loam, 2 to 5 percent slopes	14.48	23.1%		Ile	84
7	Wiota silty clay loam, 0 to 2 percent slopes, rarely flooded	13.20	21.0%		Iw	100
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	13.00	20.7%		Ilw	78
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	11.08	17.7%		Ille	62
8C	Judson silty clay loam, 5 to 9 percent slopes	5.87	9.4%		Ille	79
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.52	4.0%		Ils	59
442E2	Dickinson-Sparta-Tama complex, 12 to 18 percent slopes, moderately eroded	1.77	2.8%		Vle	16
120C	Tama silty clay loam, 5 to 9 percent slopes	0.50	0.8%		Ille	90
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.35	0.6%		Ille	87
Weighted Average					2.19	78.9

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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Northwest Looking Southeast



Southeast Looking Northwest



Northeast Looking Southwest



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