

# Land For Sale

**ACREAGE:**

**31.11 Acres, m/l**

**LOCATION:**

**Page County, IA**



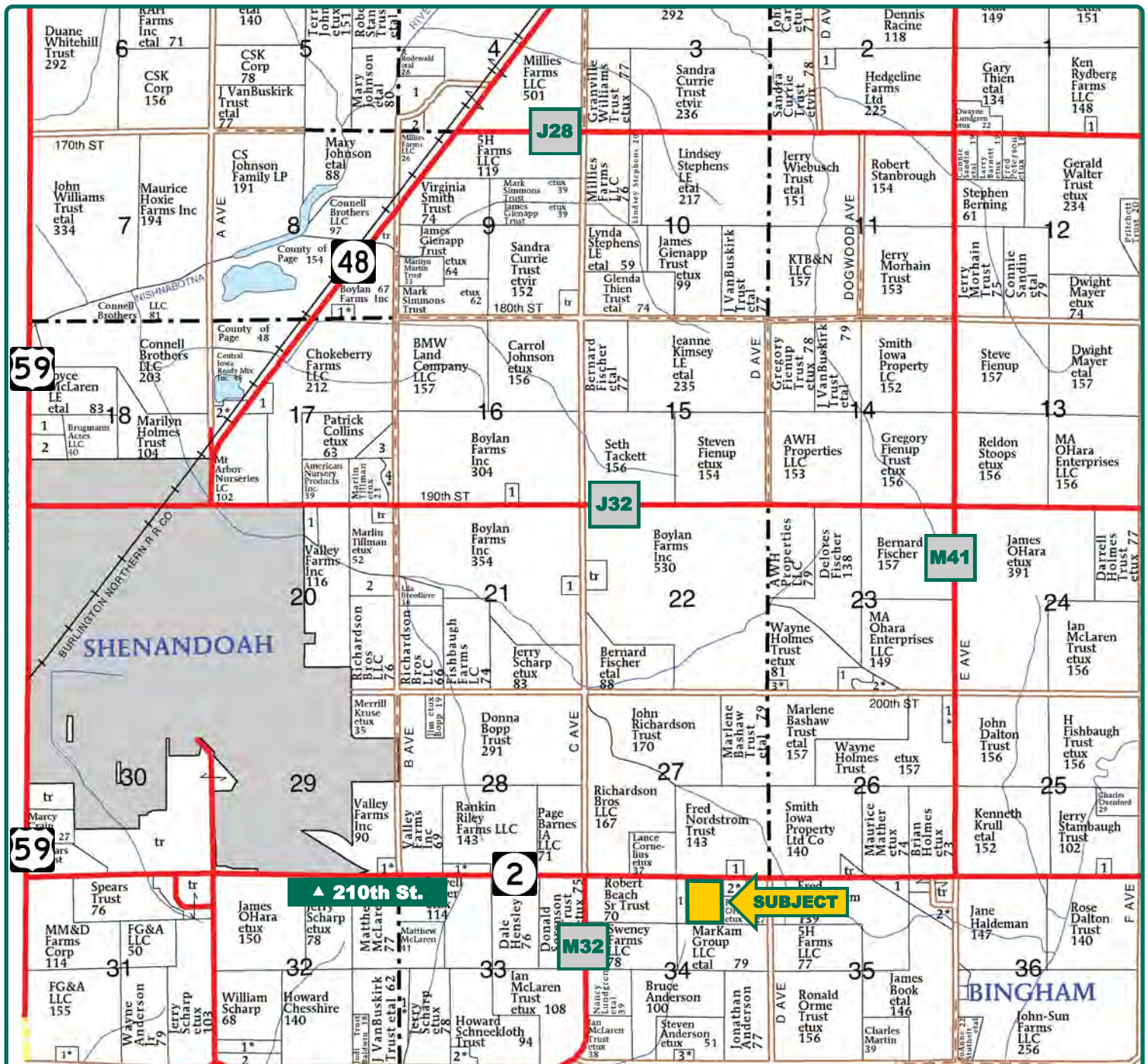
## **Property** *Key Features*

- Opportunity to Purchase a Mixed-Use Property Just East of Shenandoah
- 78.70 CSR2 Rating on 31.90 FSA/Eff. Crop Acres
- Located Near Green Plains Ethanol Plant

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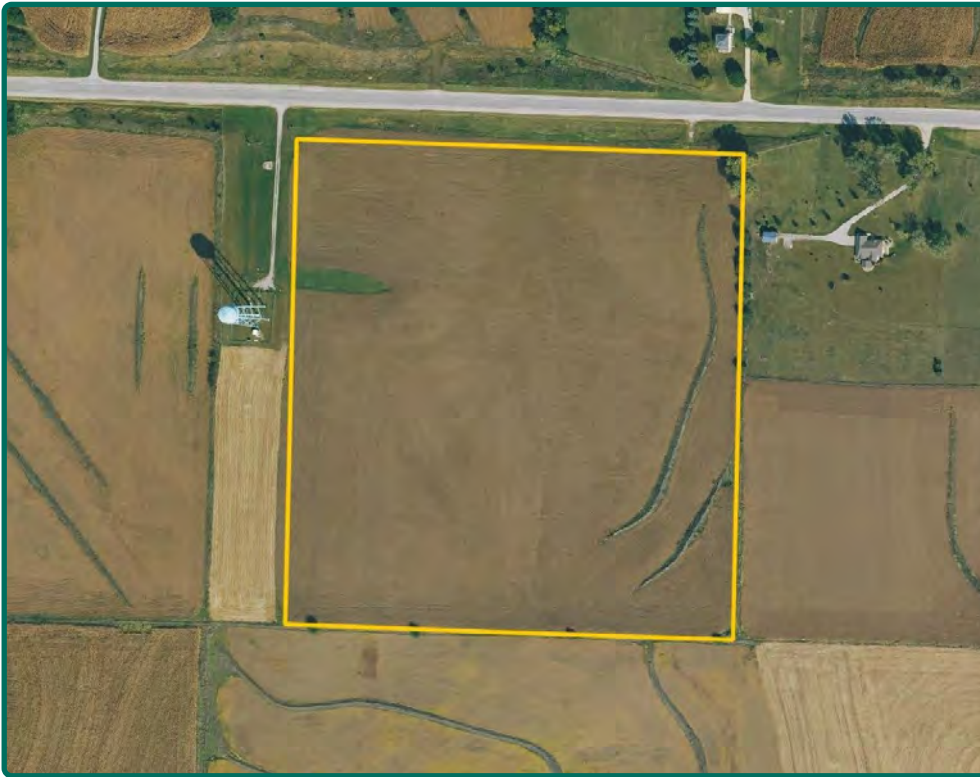
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<b>FSA/Eff. Crop Acres:</b>	<b>31.90</b>
<b>Corn Base Acres:</b>	<b>19.40</b>
<b>Bean Base Acres:</b>	<b>8.50</b>
<b>Soil Productivity:</b>	<b>78.70 CSR2</b>

## Property Information

### 31.11 Acres, m/l

### Location

From Shenandoah at the intersection of US Hwy 59 and IA Hwy 2: go east on IA Hwy 2/210th St. for 3½ miles. Property is located on the south side of the road.

### Legal Description

NW¼ NE¼, except Parcel A, all in Section 34, Township 69 North, Range 39 West of the 5th P.M., Page Co., IA.

### Price & Terms

- \$414,000
- \$13,307.62/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$880.00  
Net Taxable Acres: 31.11  
Tax per Net Taxable Acre: \$28.29  
Tax Parcel ID #: 0534200100000

### Lease Status

Open lease for 2024 crop year.

### FSA Data

Farm Number 5589, Tract 3177  
FSA/Eff. Crop Acres: 31.90  
Corn Base Acres: 19.40  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 8.50  
Bean PLC Yield: 54 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Exira, Marshall, and Colo-Judson. CSR2 on the FSA/Eff. crop acres is 78.70. 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

Gentle to moderate slopes.

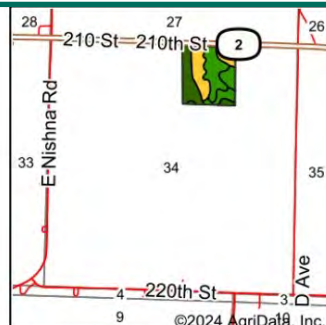
### Drainage

Natural, with tile and terraces. No tile maps available.

### Buildings/Improvements

None.





State: **Iowa**  
County: **Page**  
Location: **34-69N-39W**  
Township: **Grant**  
Acres: **31.9**  
Date: **3/8/2024**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA145, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	9.93	31.1%		IIIe	59
9B	Marshall silty clay loam, 2 to 5 percent slopes	8.07	25.3%		IIe	95
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	8.00	25.1%		IIw	80
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	3.05	9.6%		IIIe	87
9C	Marshall silty clay loam, 5 to 9 percent slopes	2.71	8.5%		IIIe	89
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	0.14	0.4%		IIe	92
Weighted Average					2.49	78.7

## Water & Well Information

Property has the ability to connect to Page 1 Rural Water District.

## Inputs

Property had anhydrous ammonia applied in the fall of 2023. Buyer will need to reimburse seller for fall inputs and any future 2024 crop inputs. Contact agent for details.

## Comments

Rare opportunity to acquire an exceptional property to add to an existing farm operation or to build on. Property has hard-surface road access and is located near Green Plains ethanol plant.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Looking North



Looking Southwest



Looking South



Looking Northwest



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