

Land For Sale

ACREAGE:

119.76 Acres, m/l

LOCATION:

Hamilton County, IA



Property *Key Features*

- Four Miles South of Stratford
- 118.06 FSA/Eff. Crop Acres Carrying an 85.30 CSR2
- Quality Cropland with $\frac{3}{4}$ Mile Long Rows

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FSA/Eff. Crop Acres:	118.06
Corn Base Acres:	88.55
Bean Base Acres:	29.51
Soil Productivity:	85.30 CSR2

Property Information

119.76 Acres, m/l

Location

From Stratford: Go south on Stagecoach Road for 3 miles, then east on 390th Street for ½ mile. Head south on Dickenson Avenue for 1 mile, then east on 400th Street. In ¼ mile, the property is on the north side of the road.

Legal Description

E½ SW¼ and SE¼ NW¼ of Section 32, Township 86 North, Range 26 West of the 5th P.M. (Marion Township)

Price & Terms

- \$1,616,760
- \$13,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,730
Gross Acres: 119.76
Net Taxable Acres: 118.77
Tax per Net Taxable Acre: \$39.82
Tax Parcel ID #s: 40862632100005, 40862632300002, 40862632300004

Lease Status

Leased through the 2024 crop year.

FSA Data

Farm Number 5403, Tract 7229
FSA/Eff. Crop Acres: 118.06
Corn Base Acres: 88.55
Corn PLC Yield: 141 Bu.
Bean Base Acres: 29.51
Bean PLC Yield: 33 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Canisteo and Clarion.
CSR2 on the FSA/Eff. crop acres is 85.30.
See soil map for detail.

Fertility Data

Soil tests completed in Fall 2023 by Midwest Laboratories
P: 35.9
K: 190.1
pH: 6.3

Yield History (Bu./Ac.)

Contact agent for details.

Land Description

Gently sloping.

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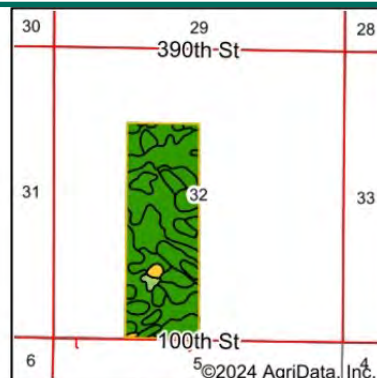
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Hamilton**
Location: **32-86N-26W**
Township: **Marion**
Acres: **118.06**
Date: **4/29/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA079, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	31.81	26.9%		IIw	84
138B	Clarion loam, 2 to 6 percent slopes	31.53	26.7%		Ile	89
138C	Clarion loam, 6 to 10 percent slopes	29.14	24.7%		IIle	84
55	Nicollet clay loam, 1 to 3 percent slopes	10.87	9.2%		Iw	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.93	6.7%		IIle	83
107	Webster clay loam, 0 to 2 percent slopes	3.47	2.9%		IIw	86
95	Harps clay loam, 0 to 2 percent slopes	1.45	1.2%		IIw	72
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.32	1.1%		IIIw	59
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	0.41	0.3%		IIIw	55
388	Kossuth silty clay loam, 0 to 2 percent slopes	0.13	0.1%		IIw	86
Weighted Average					2.24	85.3

Drainage

Natural, plus some tile. No maps available.

Water & Well Information

No known wells.

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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North Looking South



Northwest Looking Southeast



Southwest Looking Northeast



South Looking North



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