

# Land For Sale

**ACREAGE:**

**34.50 Acres, m/l**

**LOCATION:**

**Marion County, IA**



## **Property** *Key Features*

- One Mile Southeast of Pleasantville, Iowa
- 27.95 FSA/Eff. Crop Acres Carrying a 76.70 CSR2
- Mixed-Use Marion County Farm

**Kyle Hansen, ALC**

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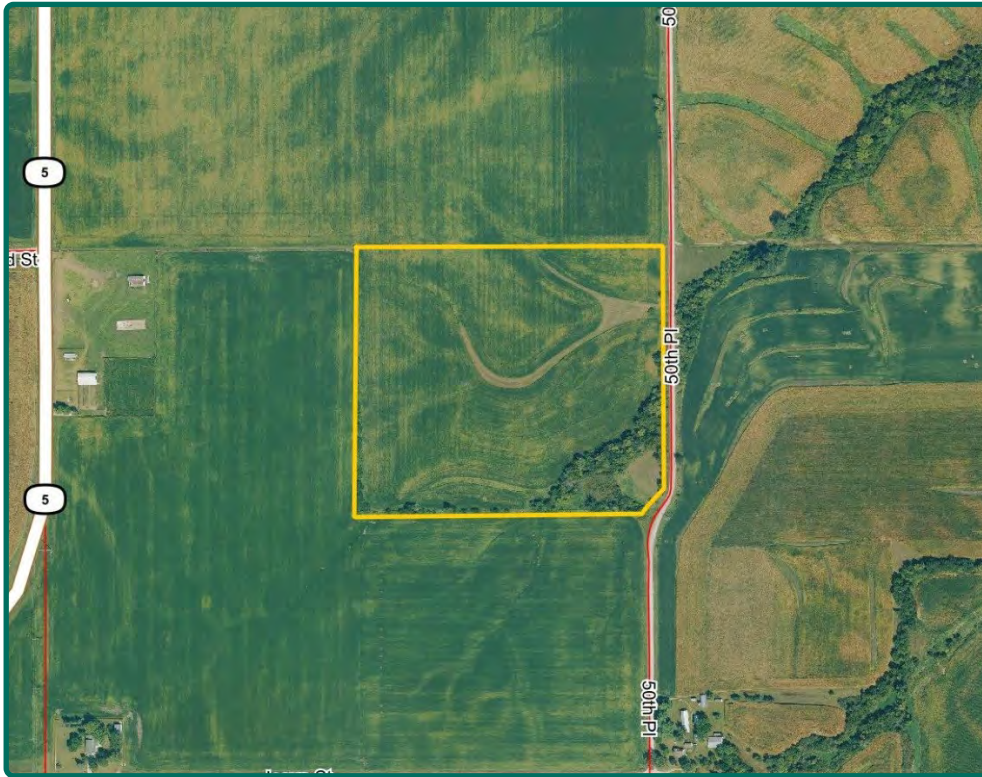
415 S. 11th Street  
Nevada, IA 50201

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<b>FSA/Eff. Crop Acres:</b>	<b>27.95</b>
<b>Corn Base Acres:</b>	<b>14.27</b>
<b>Bean Base Acres:</b>	<b>13.60</b>
<b>Soil Productivity:</b>	<b>76.90 CSR2</b>

## Property Information

### 34.50 Acres, m/l

### Location

From Pleasantville: Go east on G40 for 1 mile, then south on 50th Place for 1½ miles. Property is on the west side of the road.

### Legal Description

NE¼ SE¼, except S 13 rods, Section 22, Township 76 North, Range 21 West of the 5th P.M. (Pleasant Grove Township)

### Price & Terms

- \$358,800
- \$10,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$950.00  
Gross Acres: 34.50  
Net Taxable Acres: 33.71  
Tax per Net Taxable Acre: \$28.18  
Tax Parcel ID #s: 1950500000

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Farm Number 7374, Tract 9899  
FSA/Eff. Crop Acres: 27.95  
Corn Base Acres: 14.27  
Corn PLC Yield: 151 Bu.  
Bean Base Acres: 13.60  
Bean PLC Yield: 51 Bu.

### Soil Types/Productivity

Primary soils are Sharpsburg and Lamoni. CSR2 on the FSA/Eff. crop acres is 76.90. 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

Gently to moderately sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

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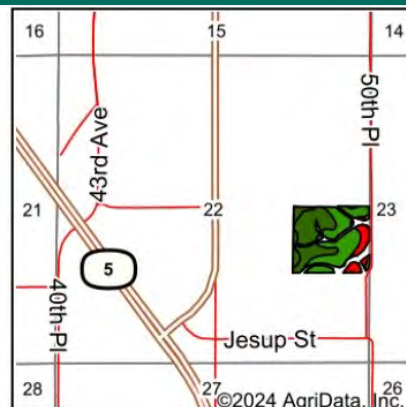
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Marion**  
Location: **22-76N-21W**  
Township: **Pleasant Grove**  
Acres: **27.95**  
Date: **8/23/2024**



Maps Provided By:



Area Symbol: IA125, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	12.49	44.7%		IIIe	80
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	10.14	36.3%		IIe	91
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.17	11.3%		IVe	10
368	Macksburg silty clay loam, 0 to 2 percent slopes	1.99	7.1%		Iw	93
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.16	0.6%		IIIe	35
Weighted Average					2.61	76.7

## Comments

Quality soils on this western Marion County farmland.

## Additional Land for Sale

Seller has 1 additional tract of land for sale located west 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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Southeast Looking Northwest



Northwest Looking Southeast



Northeast Looking Southwest



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# Additional Land Aerial Photo



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