

# Land For Sale

**ACREAGE:**

**65.44 Acres, m/l**

**LOCATION:**

**Marion County, IA**



## **Property** *Key Features*

- Along Highway 5 - Annual Average Daily Traffic 6400-7500 (IA DOT 2023)
- Endless Possibilities for Ag Use, Commercial or Acreage Sites
- Seller is Willing to Consider Splits

**Kyle Hansen, ALC**

Licensed Broker in IA, MO, NE & AZ  
515-370-3446

**KyleH@Hertz.ag**

**515-382-1500**

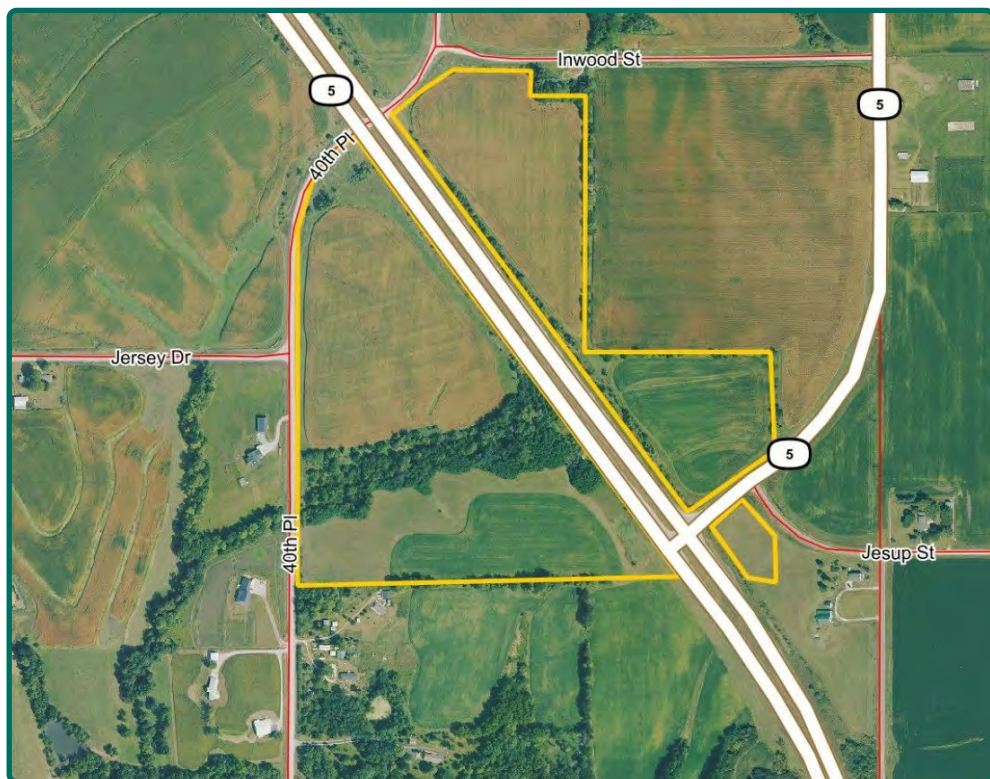
415 S. 11th Street  
Nevada, IA 50201

**www.Hertz.ag**









<b>FSA/Eff. Crop Acres:</b>	<b>42.77</b>
<b>Corn Base Acres:</b>	<b>34.20</b>
<b>Bean Base Acres:</b>	<b>8.30</b>
<b>Soil Productivity:</b>	<b>75.60 CSR2</b>

## Property Information

**65.44 Acres, m/l**

### Location

From Pleasantville: Go south on 40th Place for ½ mile. Property is on east and west side of Highway 5.

### Legal Description

SE¼ SW¼, except DOT Parcel 'A', SW¼ SW¼ N 1036.2', except DOT Parcel 'A', NW¼ SW¼, except Parcel 'B' and except DOT Parcel 'B', 'C' and part of Parcel 'A', all in Section 22, Township 78 North, Range 21 West of the 5th P.M. (Pleasant Grove Township)

### Price & Terms

- \$538,244
- \$8,225/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$1,626  
Gross Acres: 65.44  
Net Taxable Acres: 61.43  
Tax per Net Taxable Acre: \$26.47  
Tax Parcel ID #s: 1950300500, 1950200500, 1950400500, 1950402000, 1950402500

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Farm Number 6139, Tract 211  
FSA/Eff. Crop Acres: 42.77  
Corn Base Acres: 34.20  
Corn PLC Yield: 157 Bu.  
Bean Base Acres: 8.30  
Bean PLC Yield: 46 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Sharpsburg and Nira. CSR2 on the FSA/Eff. crop acres is 75.60. 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.

**Kyle Hansen, ALC**

Licensed Broker in IA, MO, NE & AZ  
515-370-3446

**KyleH@Hertz.ag**

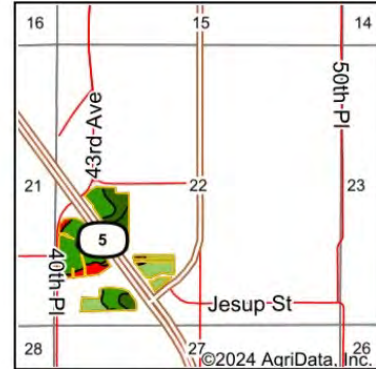
**515-382-1500**

415 S. 11th Street  
Nevada, IA 50201

**www.Hertz.ag**



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Marion**  
Location: **22-76N-21W**  
Township: **Pleasant Grove**  
Acres: **42.77**  
Date: **8/22/2024**



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	19.64	45.8%		IIIe	80
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	9.14	21.4%		IIe	91
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	5.46	12.8%		IIIe	72
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.21	7.5%		IVe	10
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	2.56	6.0%		IIIe	75
368	Macksburg silty clay loam, 0 to 2 percent slopes	2.08	4.9%		Iw	93
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.68	1.6%		IVw	28
Weighted Average					2.78	75.6

## Water & Well Information

No known wells.

## Comments

Great opportunity to add to an existing farm operation with potential acreage or commercial site.

## Additional Land for Sale

Seller has 1 additional tract of land for sale located east 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.*

**Kyle Hansen, ALC**

Licensed Broker in IA, MO, NE & AZ  
515-370-3446

**KyleH@Hertz.ag**

**515-382-1500**

415 S. 11th Street  
Nevada, IA 50201

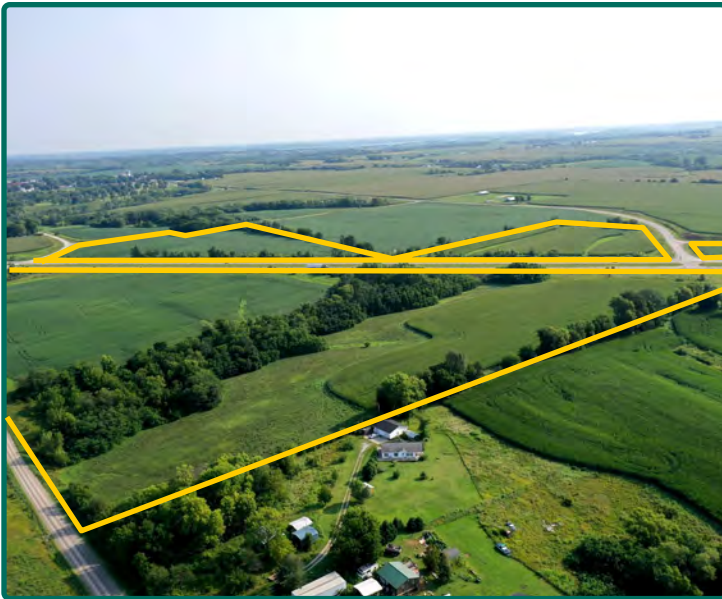
**www.Hertz.ag**



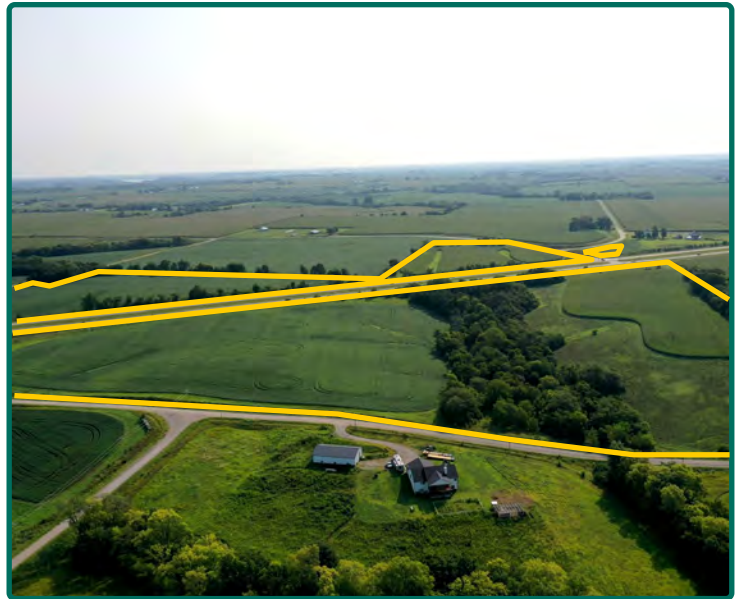
Southeast Looking Northwest



Southwest Looking Northeast



West Looking East



**Kyle Hansen, ALC**

Licensed Broker in IA, MO, NE & AZ  
515-370-3446

**KyleH@Hertz.ag**

**515-382-1500**

415 S. 11th Street  
Nevada, IA 50201

**www.Hertz.ag**



# Additional Land Aerial Photo



**Kyle Hansen, ALC**  
Licensed Broker in IA, MO, NE & AZ  
515-370-3446  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**