

Land For Sale

ACREAGE:

107.44 Acres, m/l

LOCATION:

Floyd County, IA



Property Key Features

- 54.93 FSA/Eff. Crop Acres with a CSR2 of 80.50
- Great Fertility Due to a Long History of Swine Manure Application
- Nice Mixture of Cropland, CRP, and Recreational Acres

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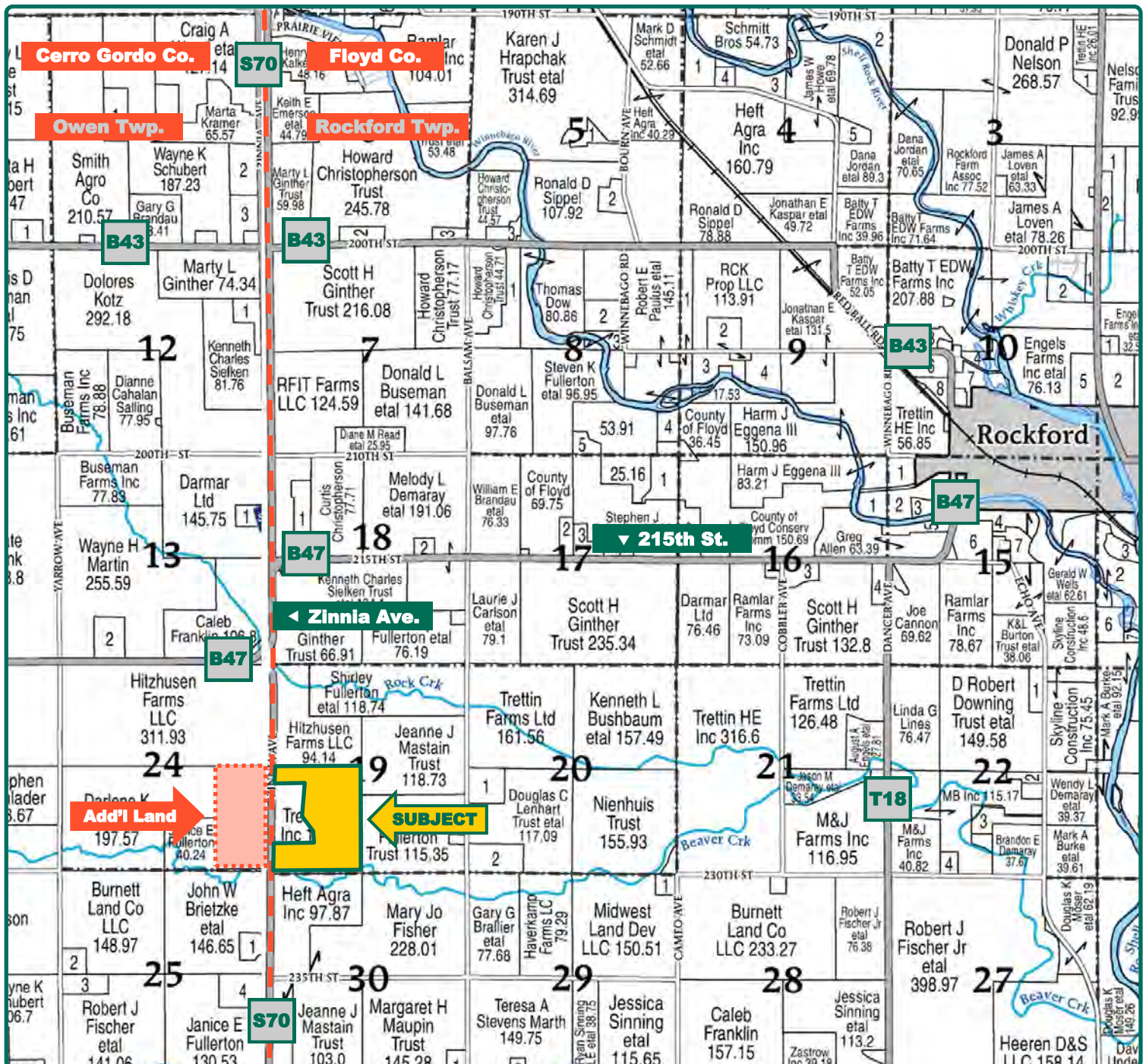
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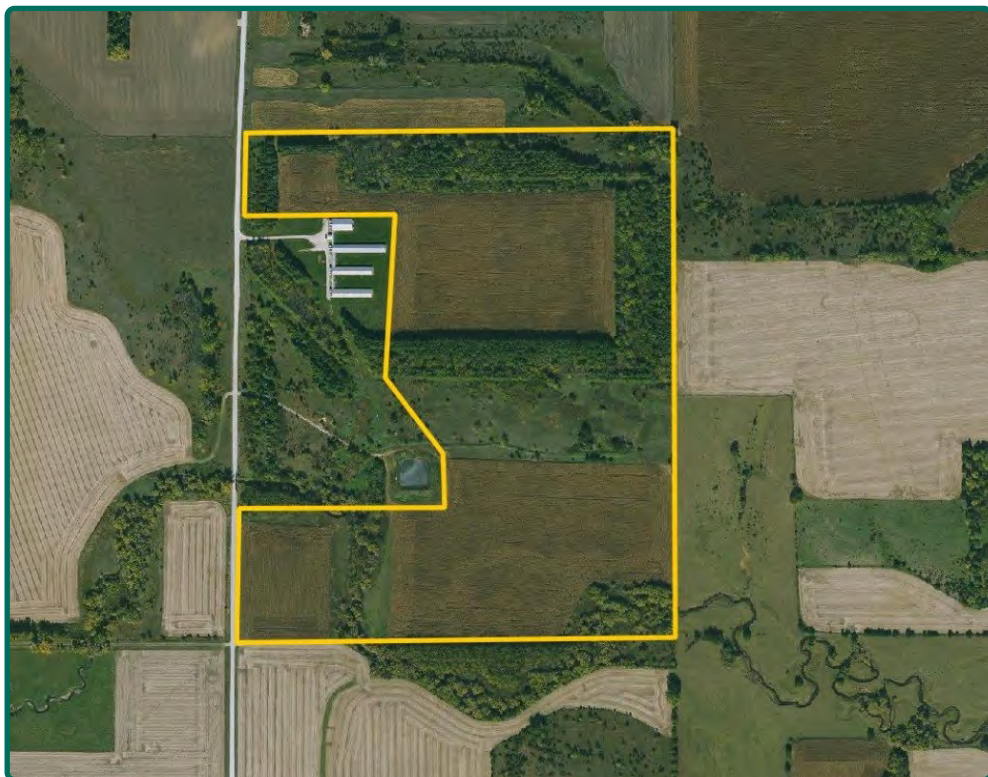


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FSA/Eff. Crop Acres:	54.93
CRP Acres:	6.10
Corn Base Acres:	47.50
Bean Base Acres:	2.70
Soil Productivity:	80.50 CSR2

Property Information

107.44 Acres, m/l

Location

From Rockford: Go southwest on Co. Rd. B47 / 215th St. for 3½ miles to Zinnia Ave. / Co. Rd. S70 and then south for ½ mile. Property is located on the east side of the road.

Legal Description

Part of the NW¼ SW¼; part of the NE¼ SW¼; part of the SE¼ SW¼; part of the SE¼ SW¼ of Section 19, Township 95 North, Range 18 West of the 5th P.M., Floyd Co., IA. Updated abstract to govern.

Price & Terms

- \$940,422
- \$8,753/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,651.00*
Gross Acres: 107.44*
Exempt Wetland Reserve Acres: 21.08*
Exempt Forest Reserve Acres: 26.15*
Net Taxable Acres: 60.21*
Tax Parcel ID #: Part of 09-19-300-001-00
*Acres estimated due to recent survey of property and pending tax parcel split.
Floyd County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 7119, Tract 328
FSA/Eff. Crop Acres: 54.93
CRP Acres: 6.10
Corn Base Acres: 47.50
Corn PLC Yield: 132 Bu.
Bean Base Acres: 2.70
Bean PLC Yield: 46 Bu.

CRP Contracts

There are 6.10 acres enrolled in a CP-21 contract that pays \$228.73/acre - or \$1,395.00 annually - and expires 9/30/2027.

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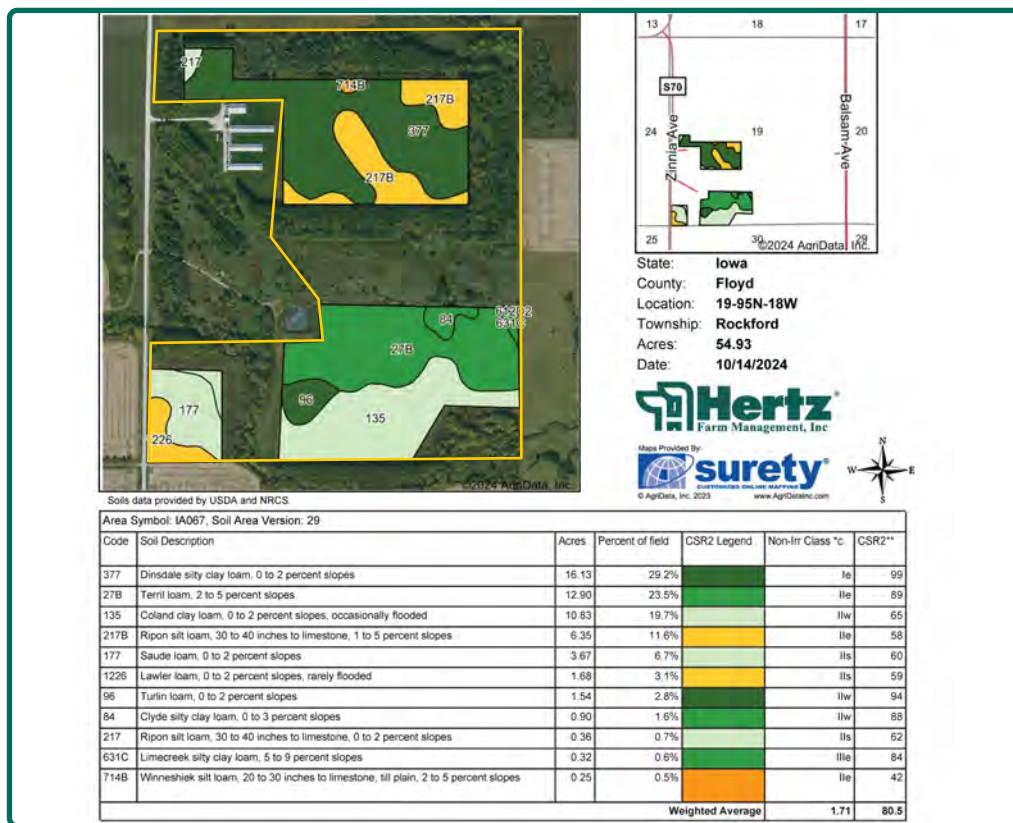
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Soil Types/Productivity

Primary soils are Dinsdale, Terril, and Coland. CSR2 on the FSA/Eff. crop acres is 80.50. See soil map for detail.

Fertility Data

Soil tests completed in 2020 by Helena.

P: 81.60

K: 374.00

pH: 6.22

Manure Analysis

Manure analysis available upon request.
Contact agent for details.

Land Description

Hilly to gently rolling.

Drainage

Natural, with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Lease

There is a wind lease option in place.
Contact agent for details.

Comments

Great mixture of farmland, established timber, and incoming producing CRP acres.

Easements

There are two pending easements to allow access to the property. Contact agent for details.

Additional Land for Sale

Seller has additional farmland for sale near this property. Contact agent for details.

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 Corner looking Southeast



Northeast Corner looking Southwest



Southeast Corner looking Northwest



Southwest Corner looking Northeast



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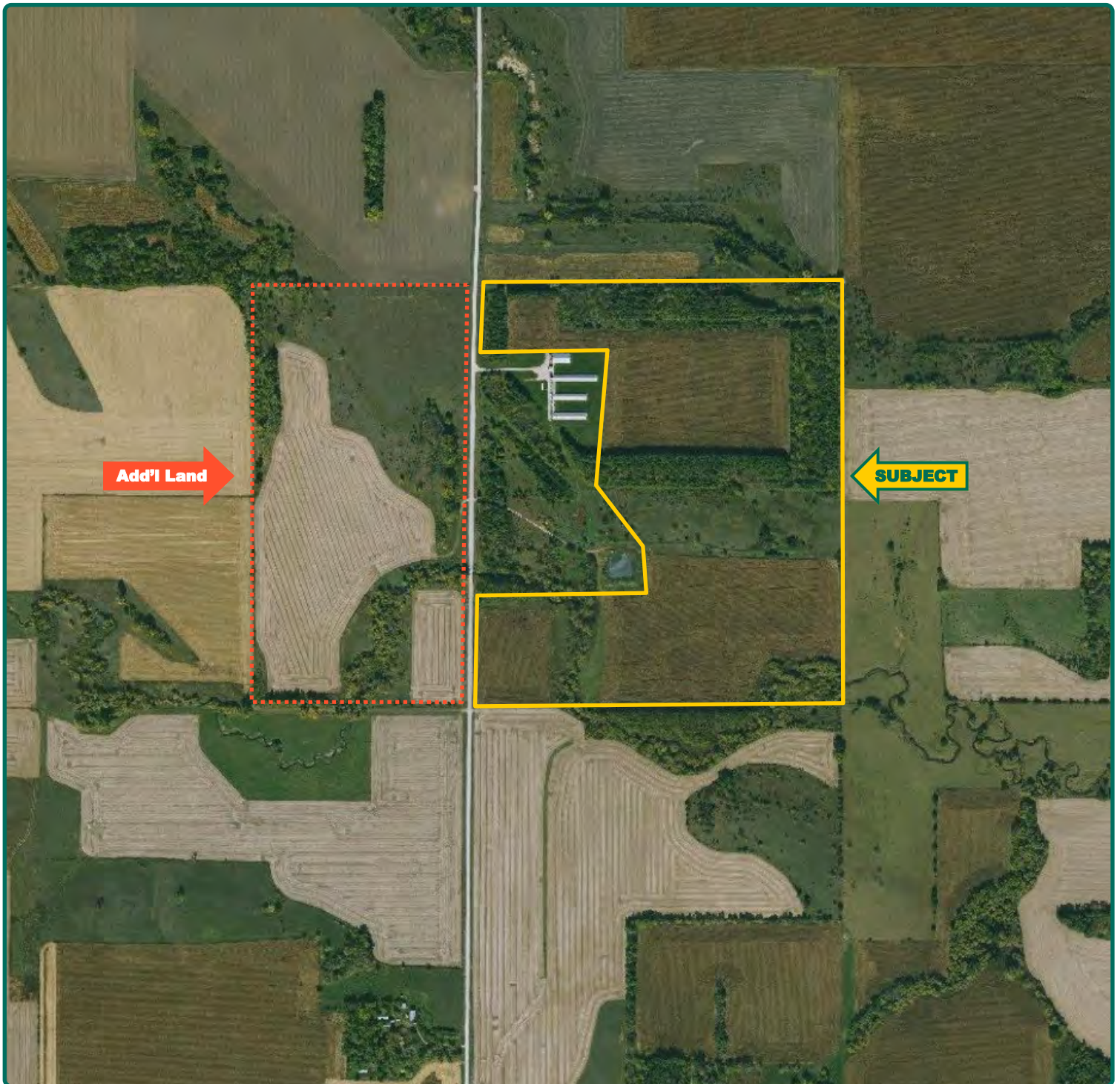
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Additional Land Aerial Photo



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