

Productive Farm Along Highway US-30



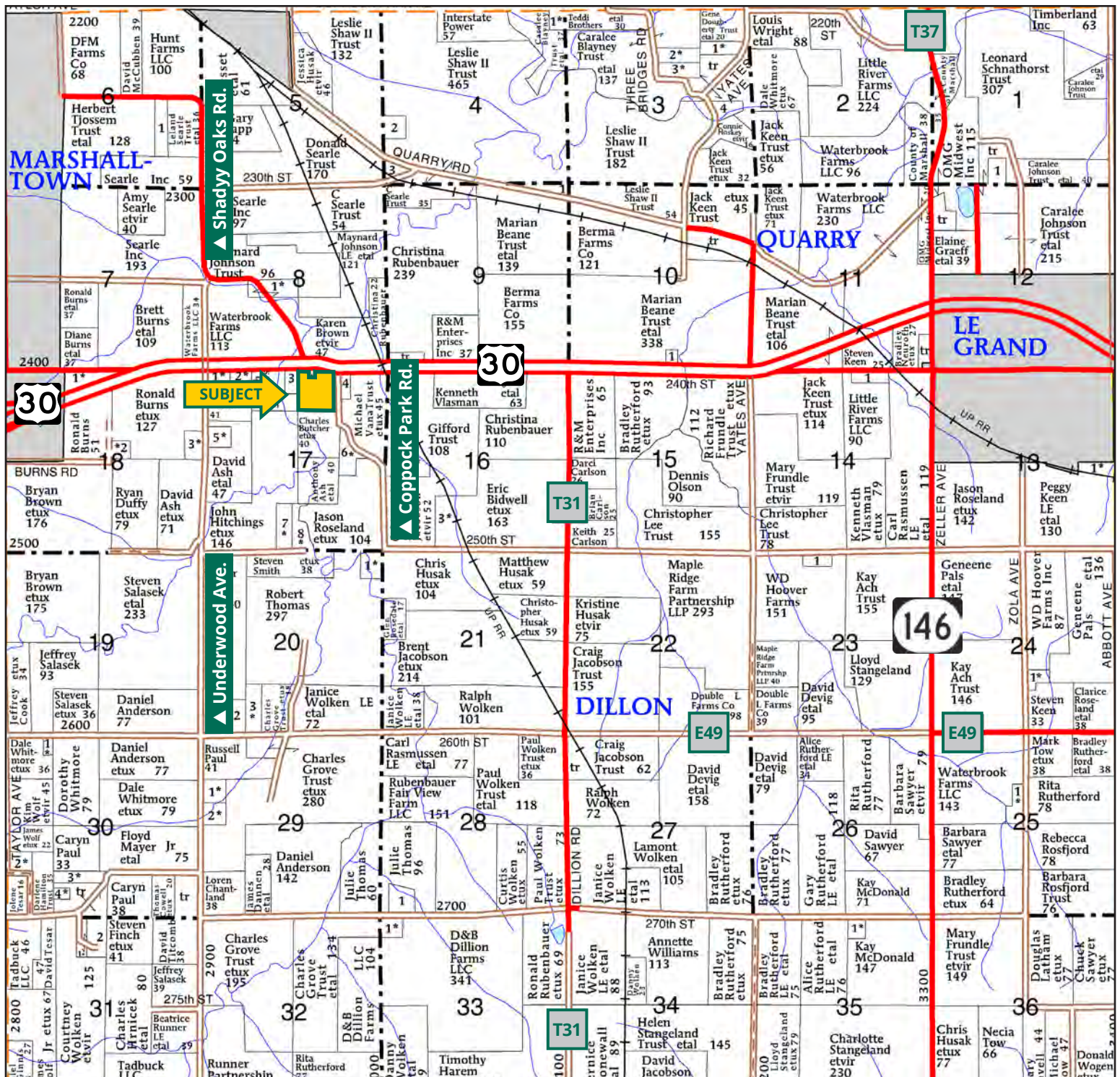
MATT VEGTER, ALC
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag



RYAN KAY, AFM, ALC
Licensed Salesperson in IA
319.826.5715
RyanK@Hertz.ag

515.382.1500 | 415 S. 11th St., PO Box 500
Nevada, IA 50201-0500 | www.Hertz.ag

35.64 Acres, m/I
Marshall County, IA



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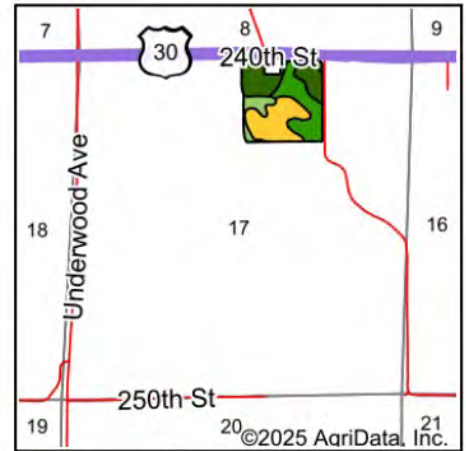
Est. FSA/Eff. Crop Acres: 1.60 | CRP Acres: 31.85 | Soil Productivity: 75.80 CSR2



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State: **Iowa**
 County: **Marshall**
 Location: **17-83N-17W**
 Township: **Le Grand**
 Acres: **33.45**
 Date: **7/31/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	10.46	31.2%		IVe	57
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	9.96	29.8%		IIIe	82
462B	Downs silt loam, benches, 2 to 5 percent slopes	6.13	18.3%		Ile	90
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	3.53	10.6%		Ile	90
5B	Ackmore-Colo complex, 2 to 5 percent slopes	3.01	9.0%		IIw	77
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.24	0.7%		IIIe	85
179F	Gara loam, 18 to 25 percent slopes	0.12	0.4%		VIe	19
Weighted Average					2.94	75.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Hwy 14 and US-30 near Marshalltown: Go east on US-30 / Lincoln Hwy for 1.7 miles. Property is located on the south side of the road.

Simple Legal

NW¼ NE¼, excluding Parcel A, all in Section 17, Township 83 North, Range 17 West of the 5th P.M., Marshall Co., IA
Final abstract/title documents to govern legal description.

Price & Terms

- \$383,130
- \$10,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,154.00
Net Taxable Acres: 35.64
Tax per Net Taxable Acre: \$32.37

FSA Data

Farm Number 7820 , Tract 13505
FSA/Eff. Crop Acres: 1.60*
CRP Acres: 31.85
Corn Base Acres: 1.60*
Corn PLC Yield: 155 Bu.
**Acres are estimated pending reconstitution of farm by the Marshall County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 31.85 acres enrolled in a CP-42 contract that pays \$9,319.00 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soil is Downs. CSR2 on the estimated FSA/Eff. crop acres and CRP acres is 75.80. 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 strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Productive Marshall County farmland currently enrolled in an income-producing CRP contract.



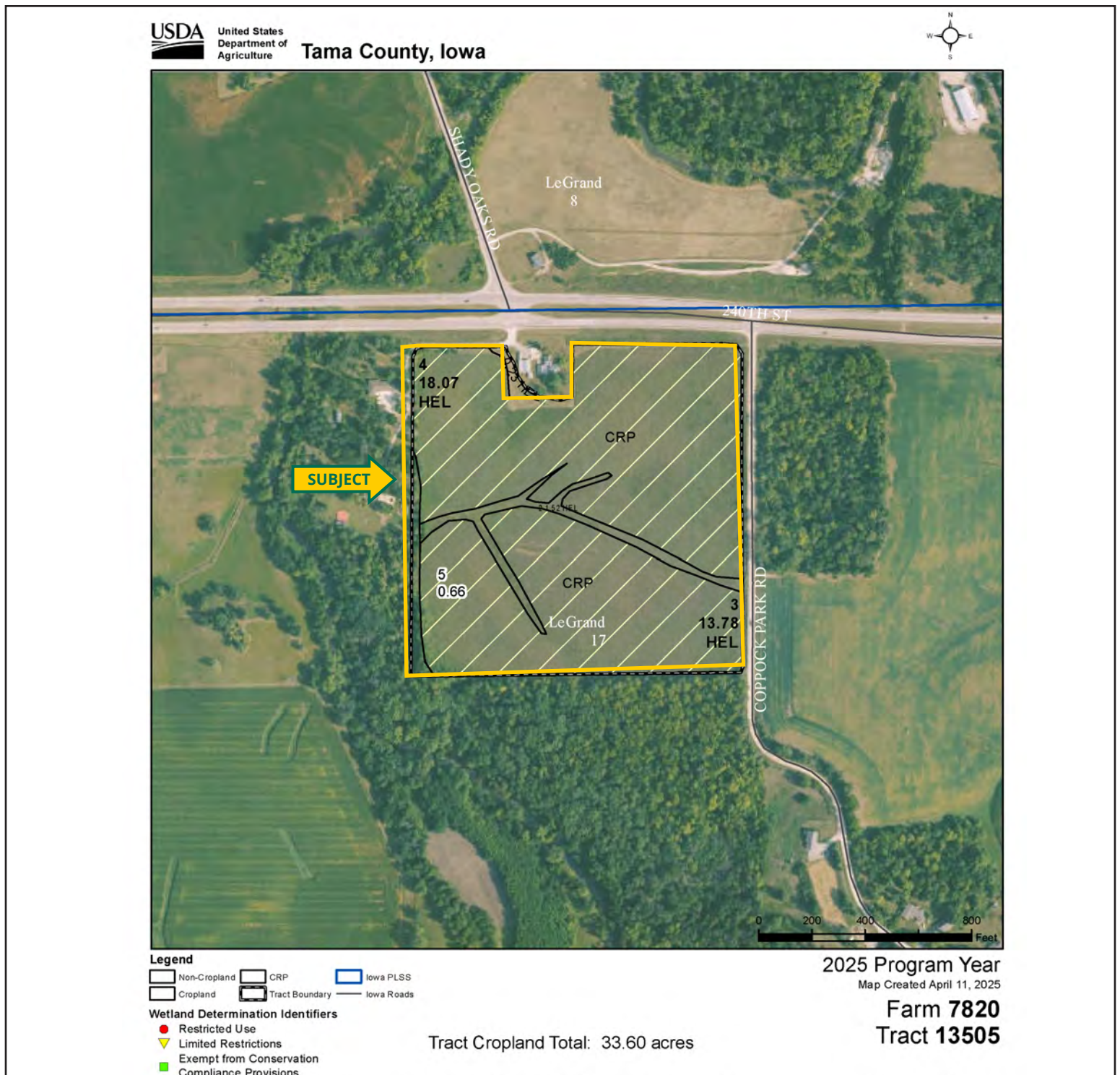
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Southeast looking Northwest

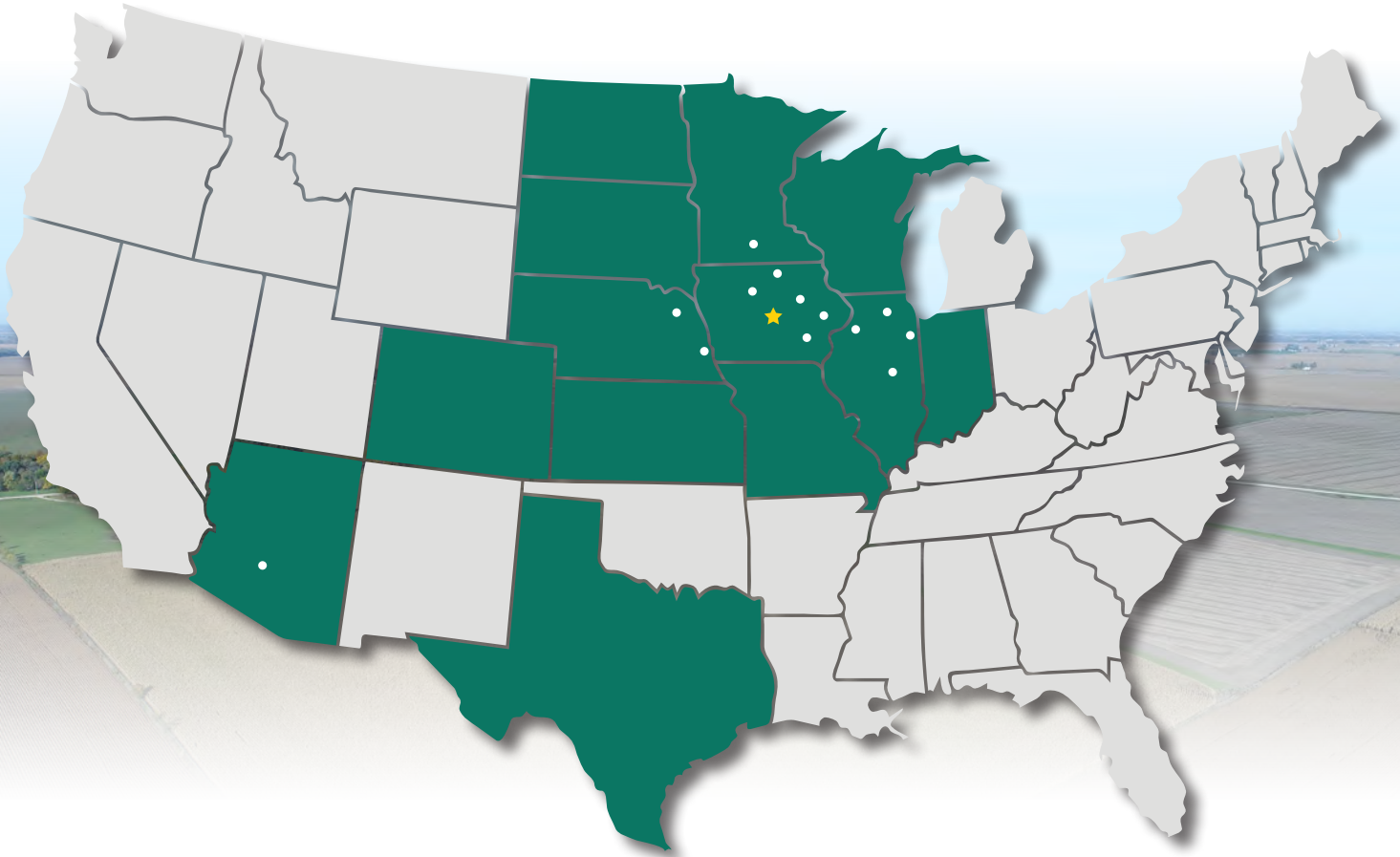


Southwest looking Northeast





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