

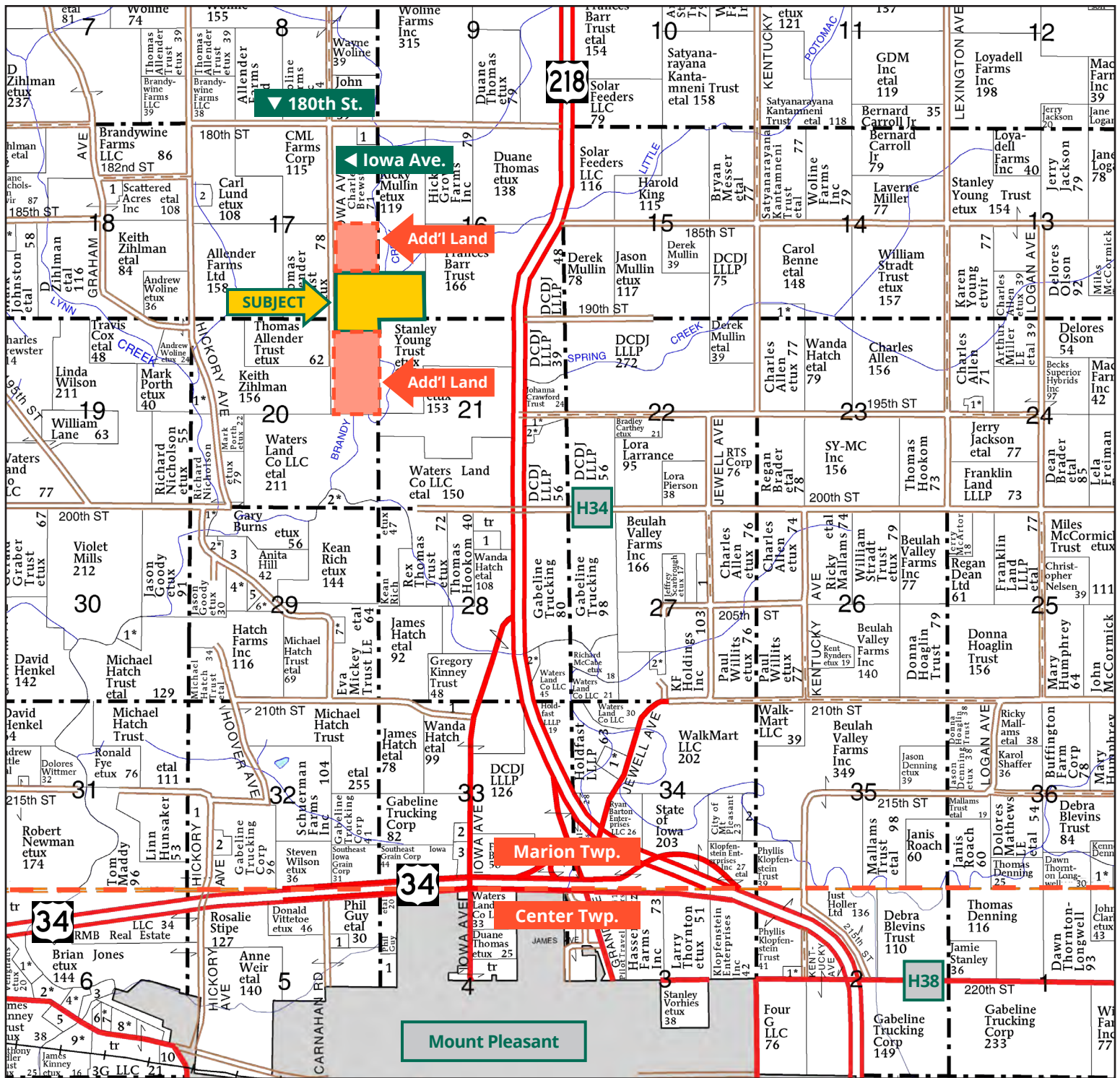
Mixed-Use Farm with Recreational Potential



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91.98 Acres, m/I
Henry County, IA

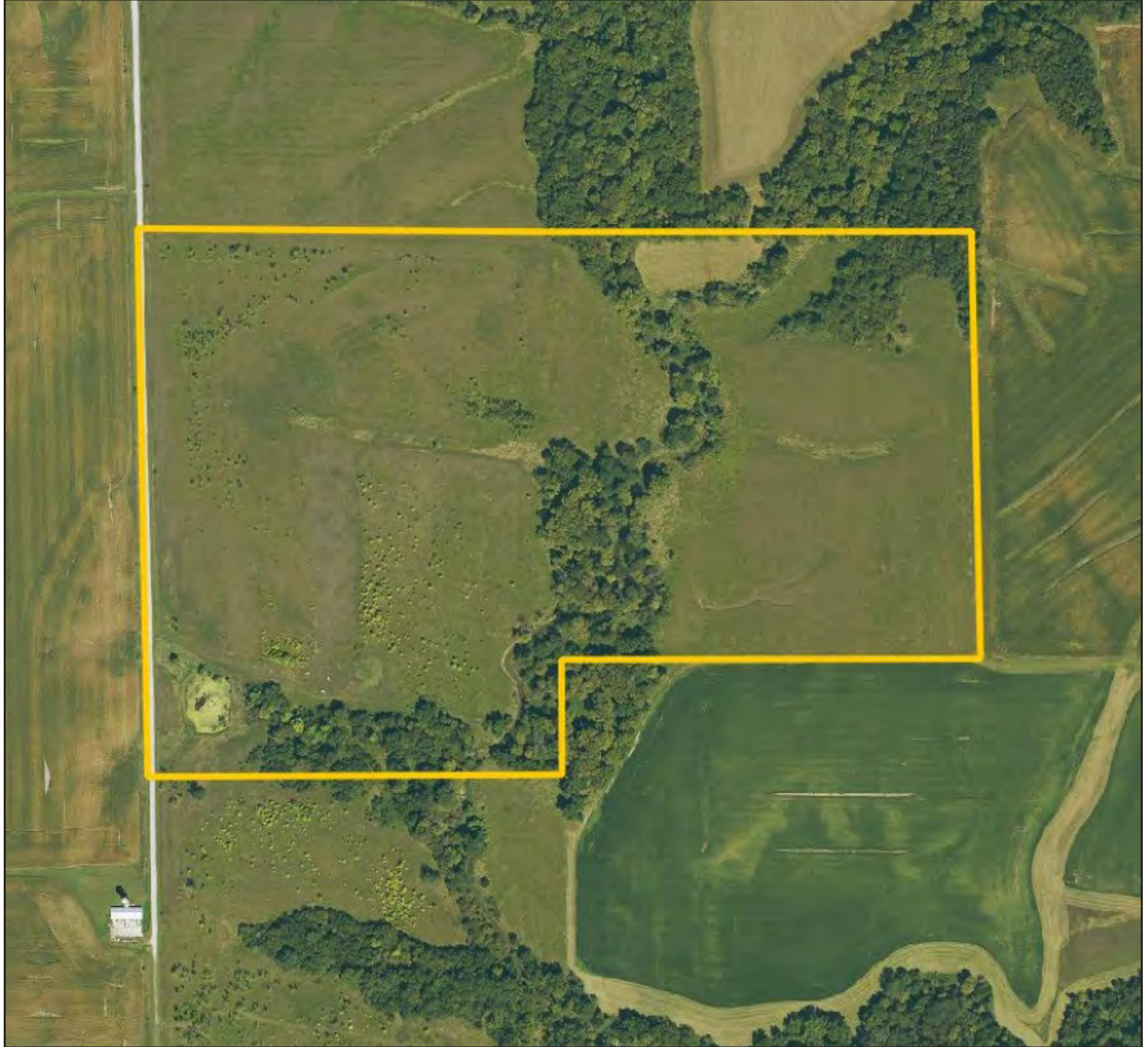


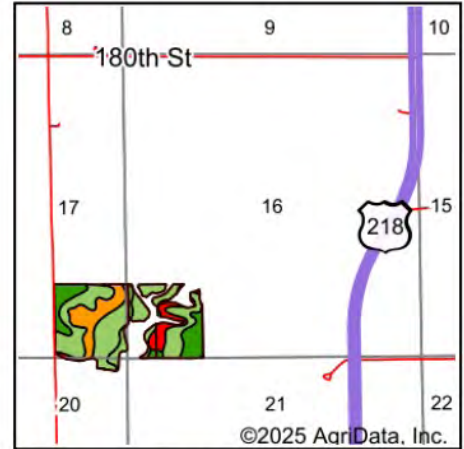
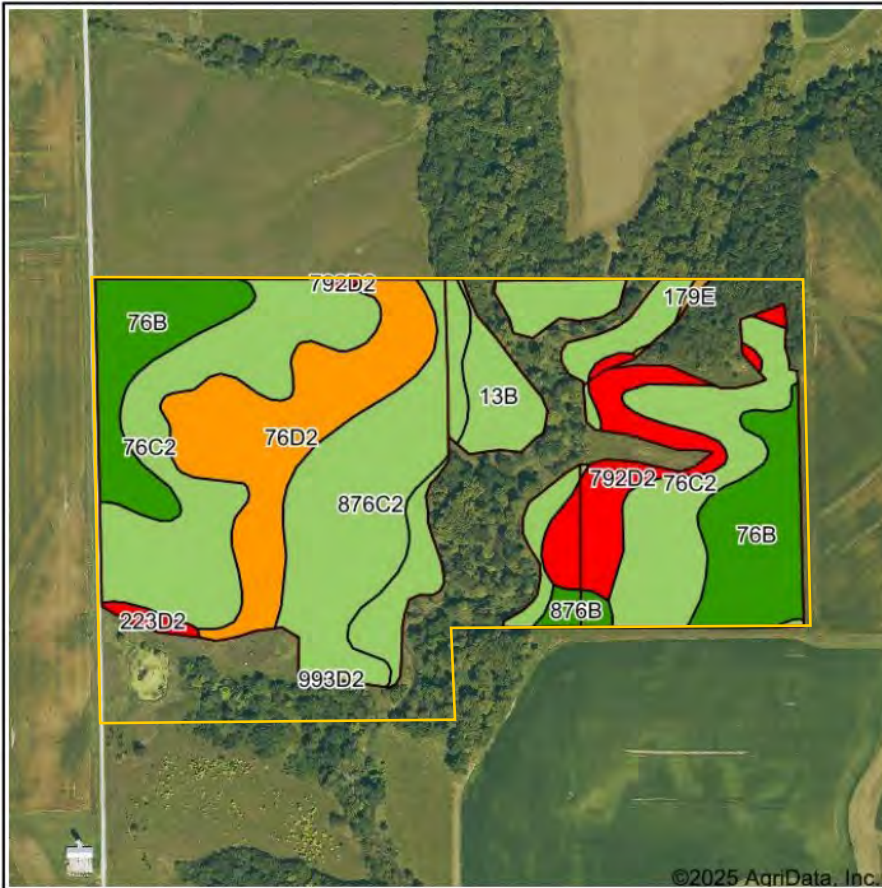
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Est. CRP Acres: 67.00 | Soil Productivity: 67.80 CSR2





State: Iowa
 County: Henry
 Location: 16-72N-6W
 Township: Marion
 Acres: 67
 Date: 9/4/2025



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA087, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	18.72	28.0%		IIIe	75
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	11.39	17.0%		IIIe	77
76B	Ladoga silt loam, 2 to 5 percent slopes	10.94	16.3%		Ile	86
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	10.21	15.2%		IIIe	49
13B	Vesser-Colo complex, 2 to 5 percent slopes	9.14	13.6%		IIlw	74
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	5.26	7.9%		IVe	13
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	0.75	1.1%		Ile	86
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.46	0.7%		IVe	19
179E	Gara loam, 14 to 18 percent slopes	0.13	0.2%		VIe	38
Weighted Average					2.78	67.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Mount Pleasant: Go 4 miles north on Hwy 218, then 1¼ miles west on 180th St. and then 1 mile south on Iowa Ave. Property is located on the east side of the road.

Simple Legal

SE¼ SE¼ of Section 17; SW¼ SW¼ of Section 16, and part of NE¼ NE¼ of Section 20, all in Township 72 North, Range 6 West of the 5th P.M., Henry Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$717,444
- \$7,800/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,224.77*
Gross Acres: 91.98*

Exempt Forest Reserve Acres: 5.00*

Net Taxable Acres: 85.03*

Tax per Net Taxable Acre: \$26.16*

**Taxes are estimated pending tax parcel split and survey of property. Henry County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 5355
Part of Tracts 985 & 11340
CRP Acres: 67.00*

**Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

CRP Contracts

There are 67.00* acres enrolled in two CRP contracts.

- There are 40.00* acres enrolled in a CP-25 contract that pays \$8,517.60* annually and expires 9/30/25.
- There are 27.00* acres enrolled in a CP-25 contract that pays \$4,757.67* annually and expires 9/30/25.

**Acres and payments are estimated pending reconstitution of farm/contracts by Henry County FSA/NRCS office.*

The estimated 27.00 acres of CRP have been re-enrolled into CRP. Contact agent for details.

Soil Types/Productivity

Primary soil is Ladoga. CSR2 on the estimated CRP acres is 67.80. 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 with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

There is a ¾ pond located in southwest portion of the property.

Survey

At Seller's expense, the property will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.

Comments

Mixed-use farm with rolling terrain, timber, and a pond. 40.00 acres m/l, of CRP will expire this fall and can be put into row crop production.

Additional Land for Sale

Seller has two additional tracts of land for sale. One tract is located north of this property and the other tract is located south 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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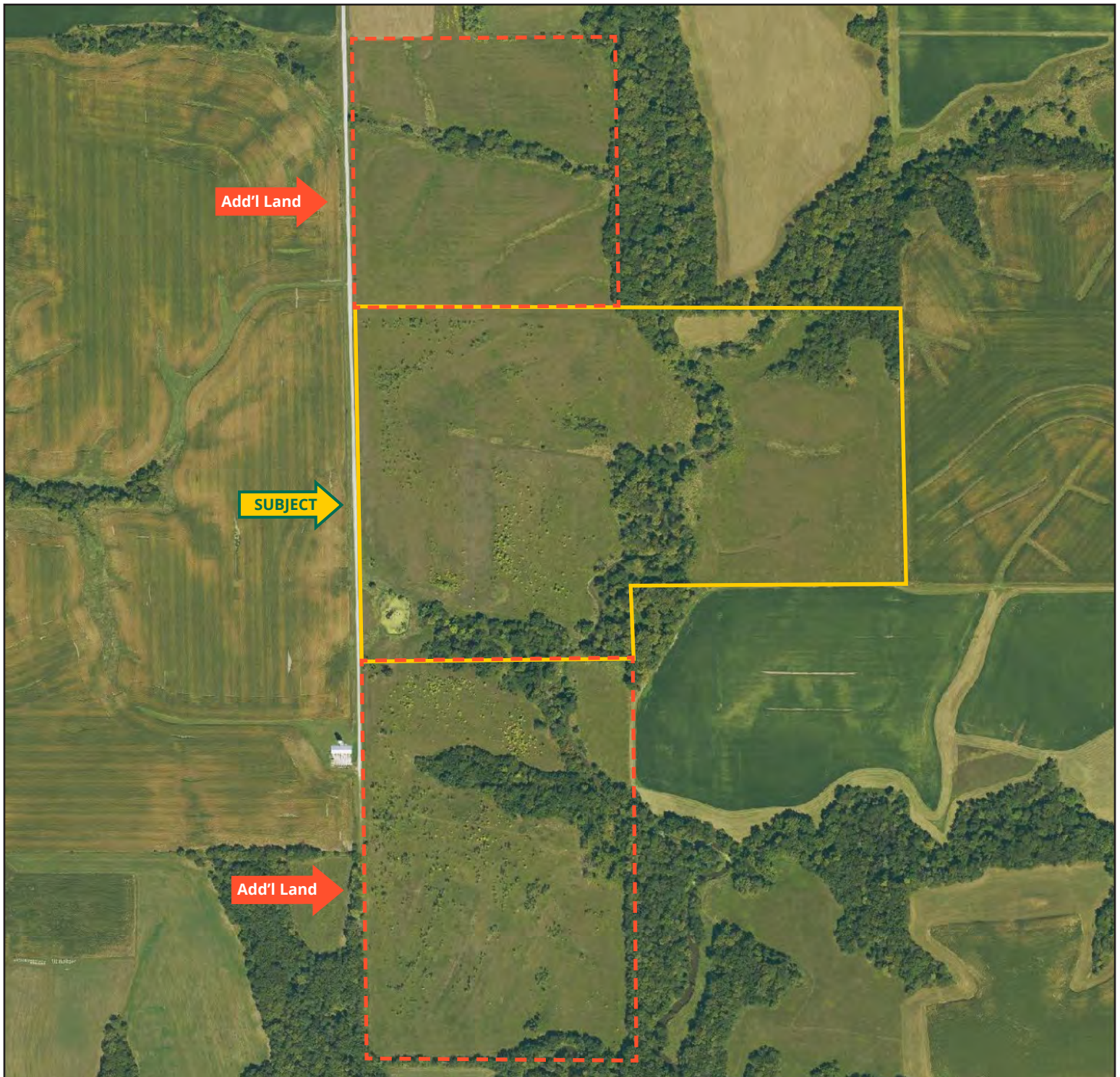
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Looking South

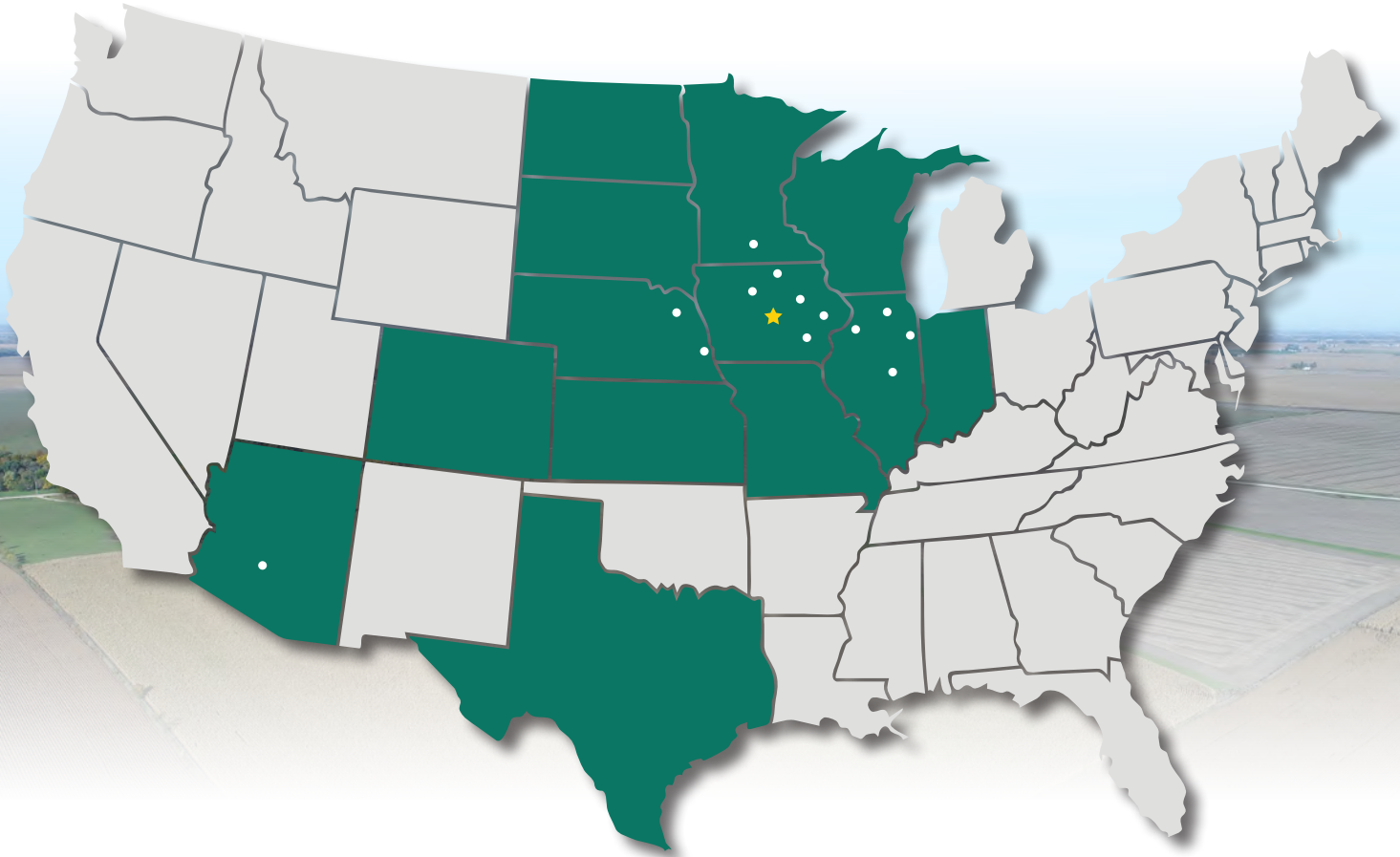


Looking Northeast





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