



LAND FOR SALE

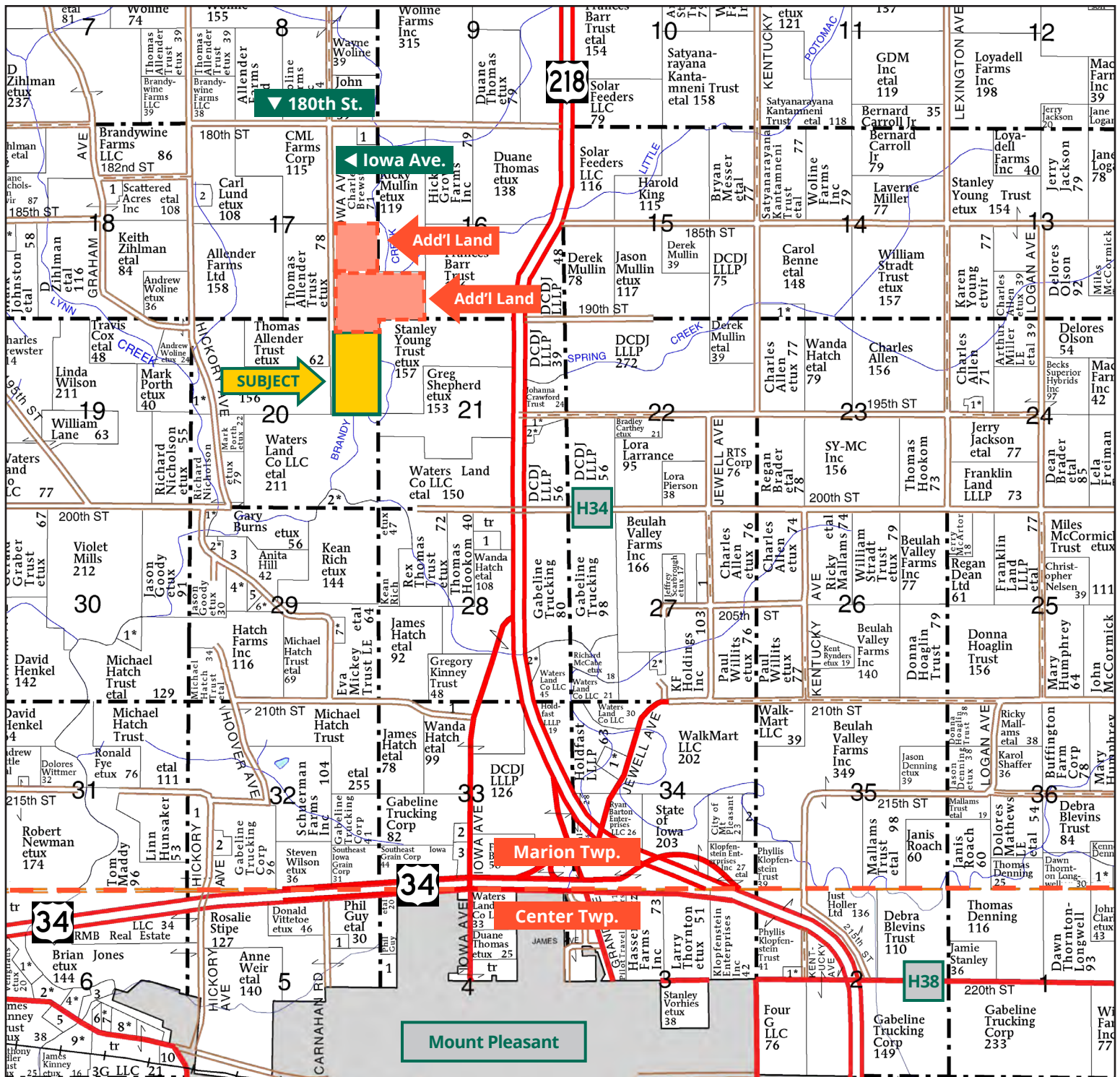
Income-Producing Henry County Farm



RACHELLE HELLER, ALC
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60.82 Acres, m/I
Henry County, IA



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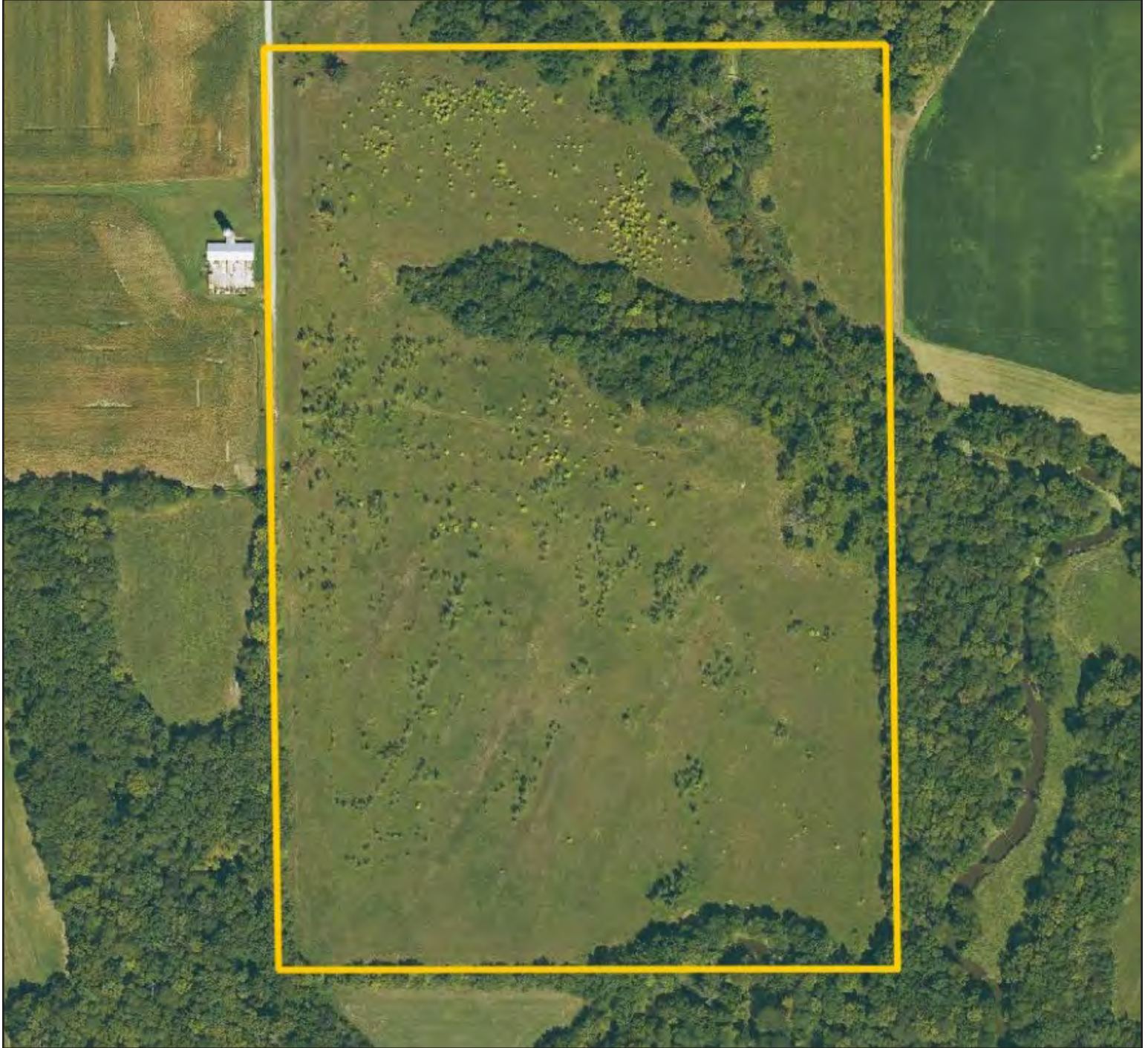
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Est. CRP Acres: 46.60 | Soil Productivity: 77.10 CSR2





State: Iowa
 County: Henry
 Location: 20-72N-6W
 Township: Marion
 Acres: 46.6
 Date: 9/5/2025



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**
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	17.30	37.0%		IIIe	77
76C	Ladoga silt loam, 5 to 9 percent slopes	12.61	27.1%		IIIe	79
76B	Ladoga silt loam, 2 to 5 percent slopes	8.47	18.2%		Ile	86
13B	Vesser-Colo complex, 2 to 5 percent slopes	6.01	12.9%		IIw	74
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	1.89	4.1%		IVe	37
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	0.26	0.6%		IIIe	75
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.06	0.1%		IVe	13
Weighted Average					2.73	77.1

**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 1.3 miles south on Iowa Ave. Property is located on the east side of the road.

Simple Legal

Part of E½ SE¼ of Section 20, Township 72 North, Range 6 West of the 5th P.M., Henry Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$614,282
- \$10,100/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$1,773.05*
Gross Acres: 60.82*

Net Taxable Acres: 58.19*

Tax per Net Taxable Acre: \$30.47*

**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 Tract 985
CRP Acres: 46.60*

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

CRP Contracts

There are 46.60* acres enrolled in a CP-25 contract that pays \$9,923.00* annually and expires 9/30/25.

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

The estimated 46.60 acres of CRP will expire this fall and can be put into row crop production for the 2026 crop year.

Soil Types/Productivity

Primary soil is Ladoga. CSR2 on the estimated CRP acres is 77.10. 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

None.

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.

Additional Land for Sale

Seller has two additional tracts of land for sale. Both tracts are located north 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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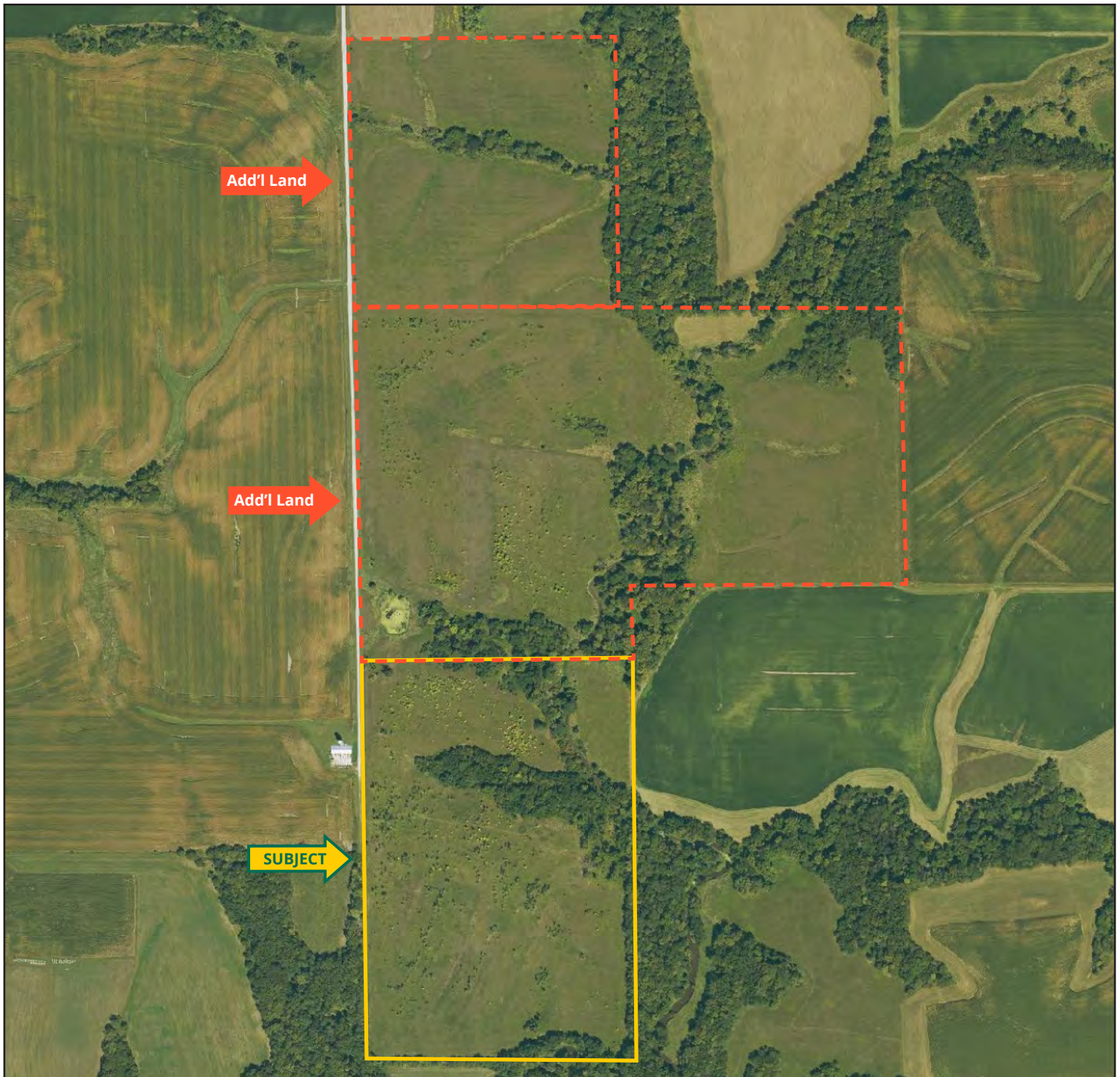
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Looking North

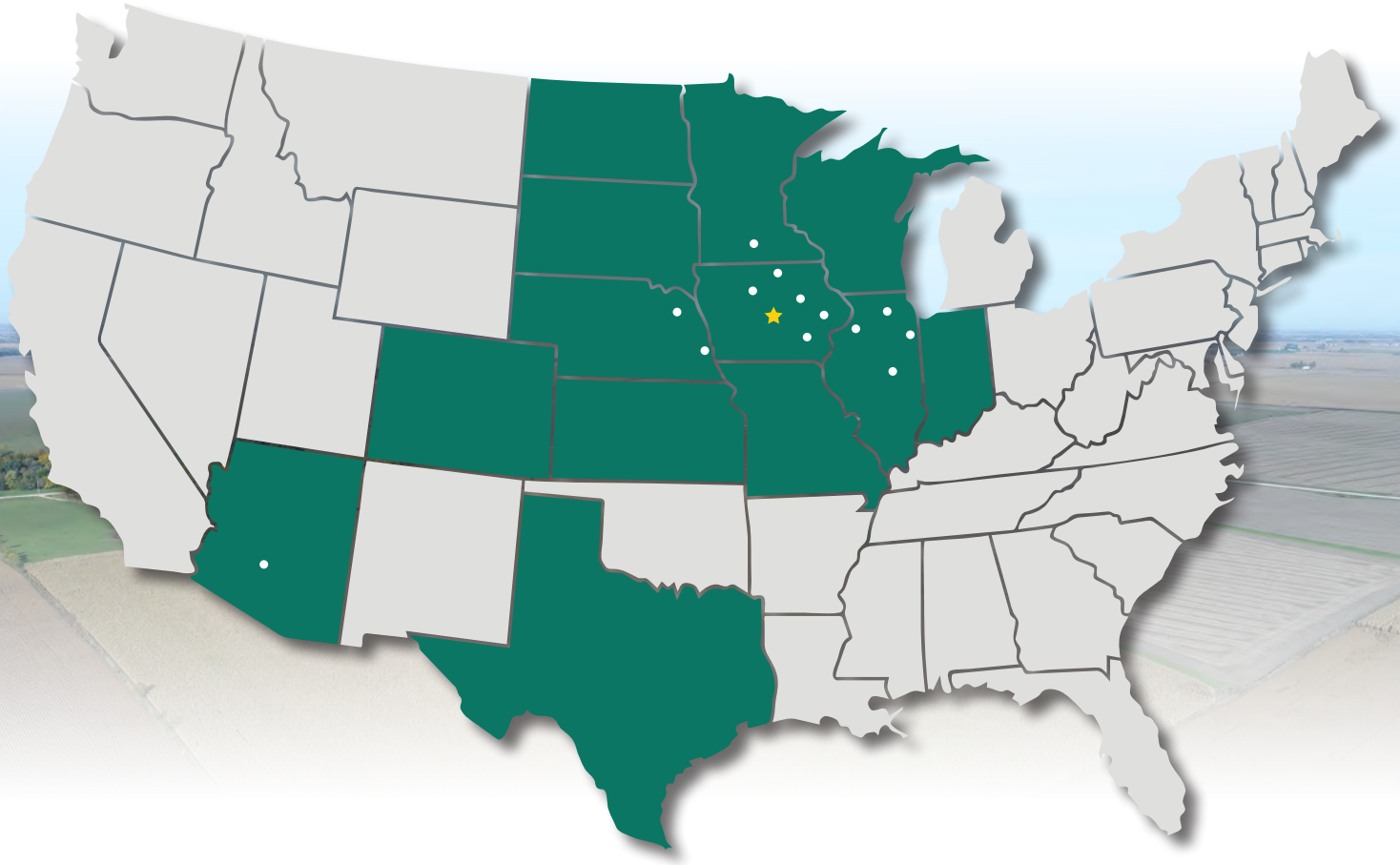


Looking Northeast





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