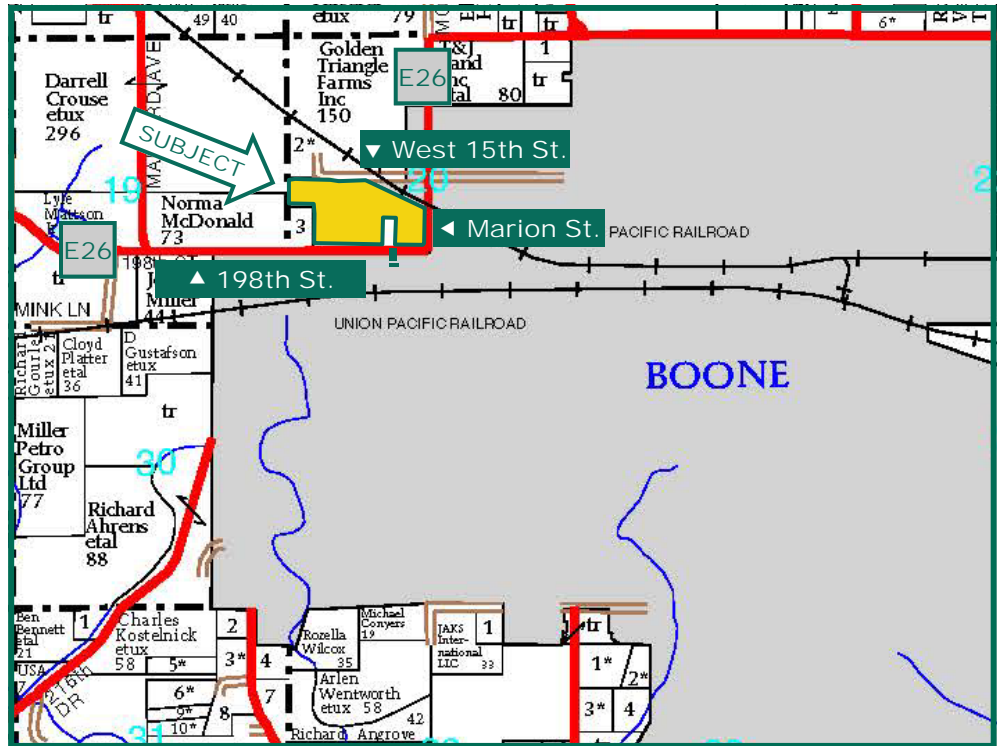


53.57 Acres,
Boone
County, IA



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Property Information

Location

Located on the NW edge of Boone off County E26 (also known as Marion St. within the City limits and 198th St. in the County). See map.

Legal Description

Tax Parcels 088426203100002, 088426203200001, 088426203482102 and 088426203482110, legally described as NW $\frac{1}{4}$ SW $\frac{1}{4}$ except Parcel "A" thereof, and Lot 2 in NE $\frac{1}{4}$ SW $\frac{1}{4}$ except Parcel "A" thereof, all in Section 20, Township 84 North, Range 26 West of the 5th p.m., Boone County, Iowa, and Lot 10 in Block 10; and Lots 5, 6, 7 and 8 in Block 11 in Barnett's Second Addition to Boone, Iowa (Des Moines Twp.)

Price & Terms

- \$455,345.00
- \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As Agreed

Real Estate Tax

Taxes Payable 2013-2014: \$1,544
Net Taxable Acres: 53.57
Tax per Net Tax. Ac.: \$28.82

Buildings/Improvements

None

Land Description

Undulating to gently rolling

FSA Data

Farm Number 6611, Tract 6839
Crop Acres*: 53 \pm
Corn Base*: 22.3 Ac.
Corn Direct/CC Yields: 112/114 Bu.
Bean Base*: 9.7 Ac.
Bean Direct/CC Yields: 25/30 Bu.
**Farm Number 6611 currently includes some additional acreage, so crop acres and corn and bean bases are estimated. Final determination will be made by Boone County FSA.*

Soil Types / Productivity

Primary soils are Canisteo and Clarion. See soil map for detail.

- **CSR:** 78.1 per County Assessor, based on net taxable acres.
- **CSR:** 82.5 per AgriData, Inc., 2012, based on FSA crop acres.

Jerry Lage

Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
JerryL@Hertz.ag

www.Hertz.ag

www.Hertz.ag