

## Hertz Real Estate Services LAND FOR SALE

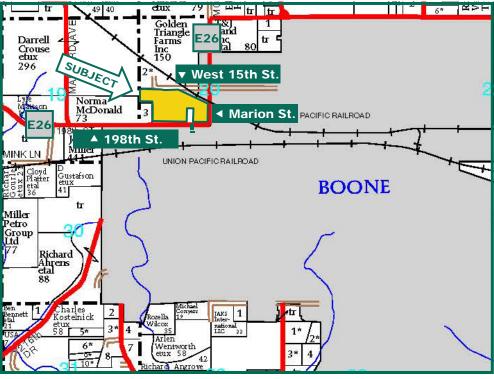
# 53.57 Acres, Boone County, IA

#### 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<sup>1</sup>/4 SW<sup>1</sup>/4 except Parcel "A" thereof, and Lot 2 in NE<sup>1</sup>/4 SW<sup>1</sup>/4 except Parcel "A" thereof, all in Section 20, Township 84 North, Range 26 West of the 5<sup>th</sup> 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.)



Map reproduced with permission of Farm & Home Publishers, Ltd.

#### 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<u>+</u> 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.

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### Aerial Photo, County Tile Map and Soil Map

#### Drainage

Located in County Drainage District No. 137 (see map). A 34" main crosses the west end of the farm; an 18" main crosses the north center; and a 16" main crosses the southeast corner. Amount of additional private tile is unknown.

#### Water & Well Information

No wells. City of Boone water available on E26 and State St.

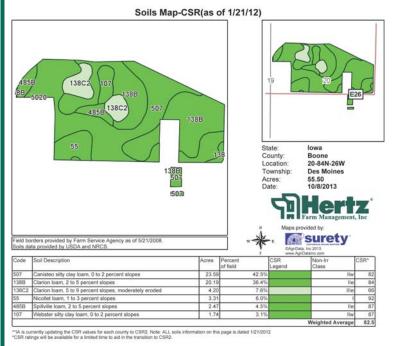
#### Comments

Bareland farm on the northwest edge of Boone with full possession for 2014. Current operators have been able to farm an adjoining  $5\pm$  crop acres within Boone City limits. Call for more details.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.





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