



## **LAND FOR SALE**

**WE ARE PLEASED TO PRESENT**

### **44.1 Acres, m/l - Sioux County, Iowa**

**LOCATION:** 2 miles North of Hawarden and 1/2 mile east

**LEGAL DESCRIPTION:** The Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and a tract of land containing 256 sq. ft in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and Pt. Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) exc. Parcel A. of Section Fourteen (14) Township Ninety-five (95) North, Range Forty-eight (48) West of the 5th P.M., Sioux County, IA

**PRICE AND TERMS:**

- \$443,000 \$10,000/crop acre
- 10% down, balance due in cash at closing.

**REAL ESTATE TAXES:**

2012-2013 Tax Year: \$502.00

Taxable Acres: 44.10

Tax per Acre: \$11.39

**FSA DATA:**

Farm Number: 15

Tract Number: 10

Crop Acres: 44.3

Base/Yields	Direct/Counter-Cyclical
Corn Base: 27.6 ac.	91/91
Bean Base: 16.4 ac.	30/30

**SOIL TYPES & PRODUCTIVITY:**

See soil maps on back for detail.

- CSR 64.3 per County Assessor, based on net taxable acres
- CSR: 65.6 per AgriData, Inc. 2012, based on crop acres

**LAND DESCRIPTION:** level to gently sloping

**DRAINAGE:** Natural drainage

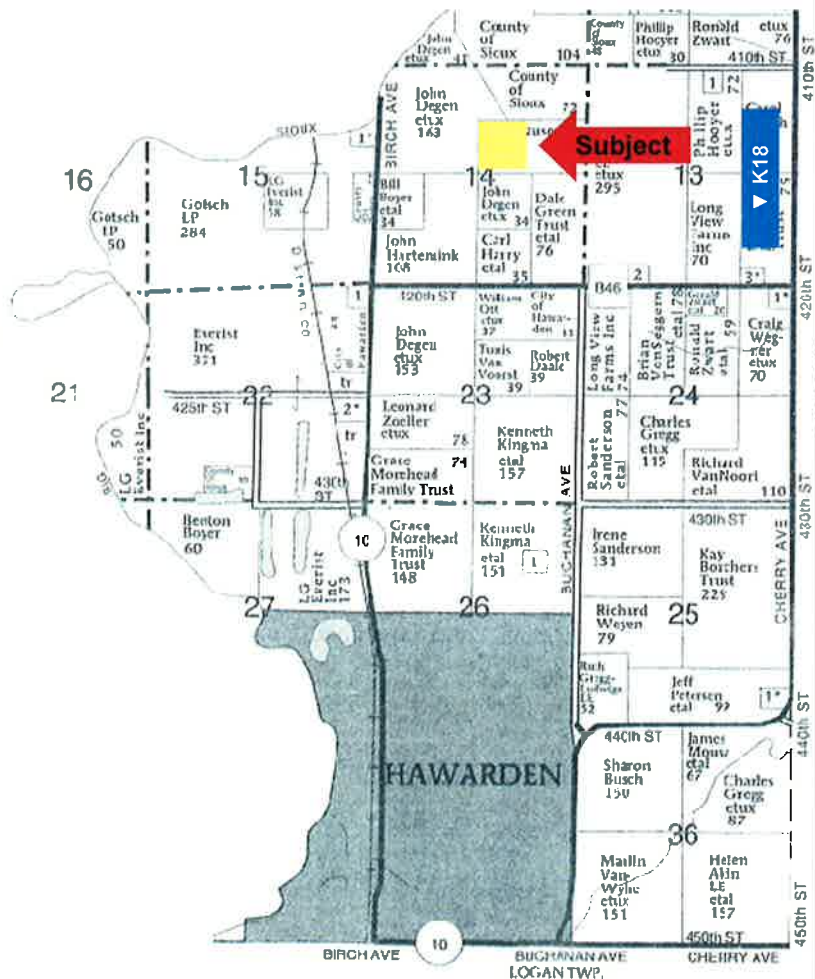
**SERVICES:** School District: West Sioux

**IMPROVEMENTS:** None

**EASEMENT:** 16 foot easement along the North edge of the North half of the Southwest Quarter of Section 14, leading to property.

**POSSESSION:** Possession as agreed subject to 2012 lease expiring March 1, 2013

**COMMENTS:** Affordable highly tillable inside 40

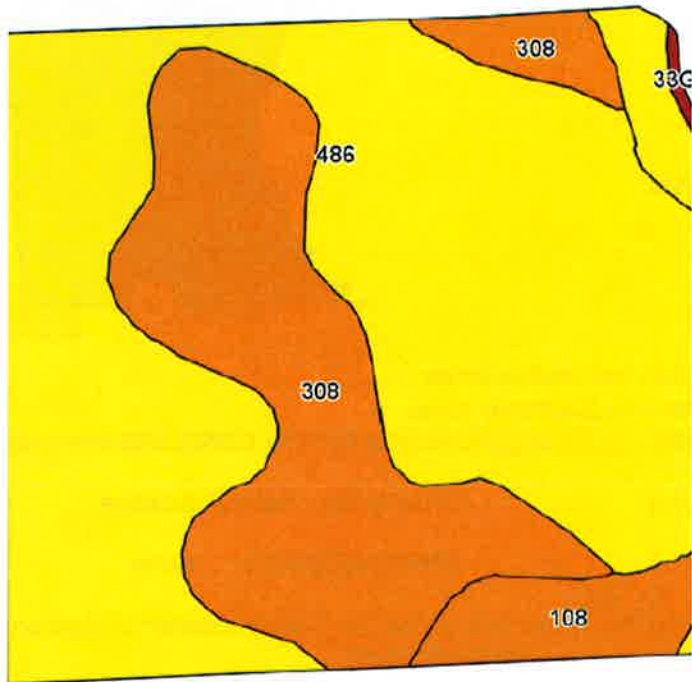
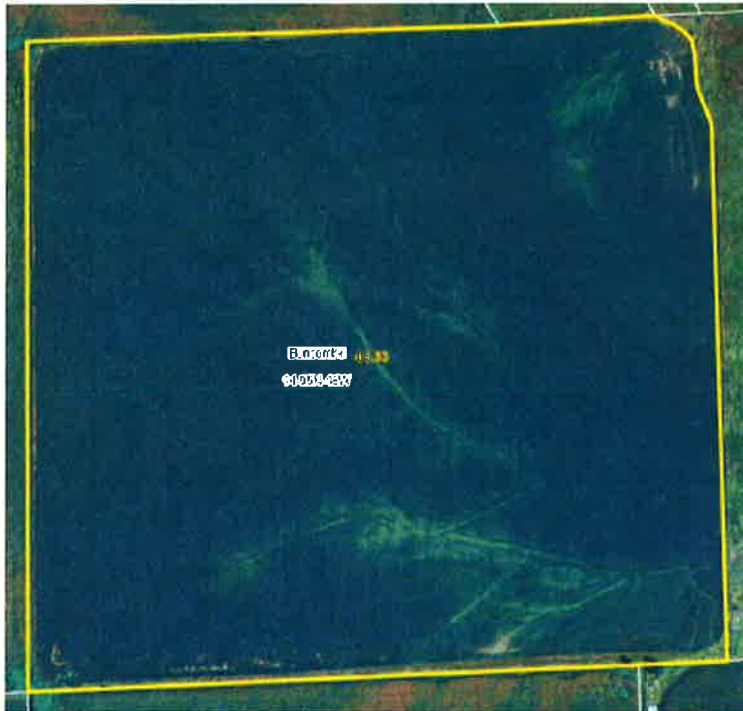


**For additional information, contact Brian P. Olson**

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*The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.*

## AERIAL & SOIL MAPS



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
486	Davis loam, 0 to 2 percent slopes	27.8	62.7%		I	71	183	46
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent	13	29.4%		IIs	58	165	35
108	Wadena loam, 24 to 32 inches to sand and gravel, 0 to 2 percent	2.2	5.0%		IIs	48	152	32
27B	Terril loam, 2 to 5 percent slopes	1.2	2.6%		IIf	64	173	46
33G	Steinauer clay loam, 18 to 40 percent slopes	0.1	0.2%		VIf	5		
Weighted Average						65.6	175.3	41.9

**WE ARE PLEASED TO OFFER THESE SERVICES**

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