

Land For Sale

ACREAGE:

LOCATION:

154.09 Acres, m/l

Marshall County, IA



Property Key Features

- Located 3 Miles East of Zearing on Co. Hwy E18
- Extensive Tiling
- Hard Surface Road Access

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Dick Pringnitz, AFM Licensed in IA DickP@Hertz.ag

REID: 000-3442-1



Plat Map

154.09 Acres, m/l, Marshall County, IA

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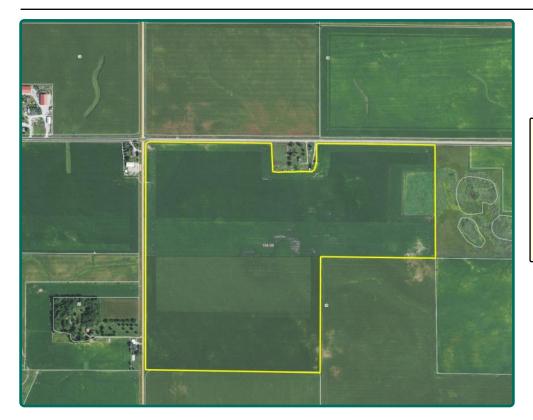
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Aerial Photo

154.09 Acres



Total Acres:154.09Crop Acres:154.09Corn Base Acres:72.8Bean Base Acres:72.6Soil Productivity:79.1

Property Information 154.09 Acres, m/l

Location

Located 3 miles East of Zearing at the intersection of Co. Hwy E18 and 740th Ave.

Legal Description

NW 1/4 NE 1/4 and NW 1/4 except acreage site, Section 19, Township 85 North, Range 20 West of the 5th p.m. (Liberty Twp.)

Price & Terms

- \$1,370,000.
- \$8,890.91/ acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As Agreed.

Real Estate Tax

Taxes Payable 2017- 2018: \$3,994 Net Taxable Acres: 151.97 Tax per Net Taxable Acre: \$26.28

FSA Data

Farm Number: 596 Tract: 17 Crop Acres: 154.09 Corn Base Acres: 72.8 Corn PLC Yield: 174 Bu. Bean Base Acres: 72.6 Bean PLC Yield: 50 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Clarion, Okoboji, & Harps. CSR2 on the FSA crop acres is 79.1 per 2017 AgriData, Inc. See soil map for details.

Yield History

Year	Corn	Beans
2017	262	57
2016	235	62
2015	221	55
2014	168	40
2013	165	52

Yield information is actual production from custom operation taken from Crop Insurance Records.

Land Description

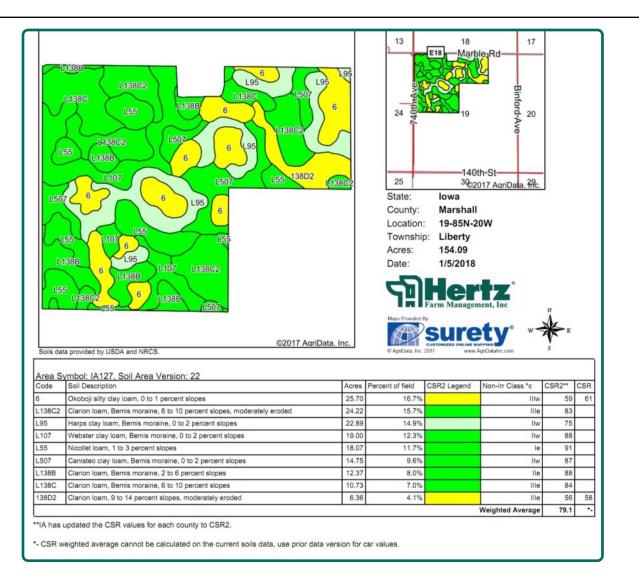
Level to strongly sloping.

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Soil Map

154.09 Acres



Buildings/Improvements

18' x 18' Grain Bin: 3,000 Bu. Storage 24' x 18' Grain Bin: 6,000 Bu. Storage

Drainage

Natural plus extensive tiling. Maps attached.

Lease Open for 2018

Water & Well Information

None Known.

2018 Fertilizer and Tillage

Phosphate, Potassium and Nitrogen fertilizer was applied to this farm after 2017 harvest. Tillage was also completed on the corn stalks. An analysis of 11-52-80 was applied to the South 60.0 acres of this farm and Anhydrous was applied to the North 90.0 acres of this farm.

Comments

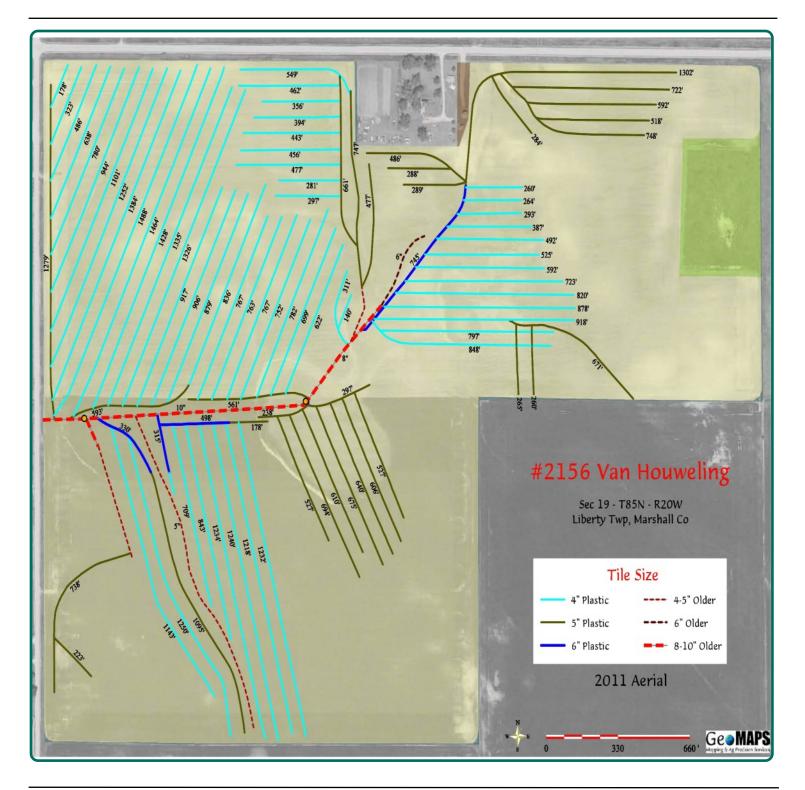
Buyer to reimburse the seller \$8,090.47 at closing for fertilizer, application and fall tillage. Invoices available upon request.

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.

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