

# Land For Sale

**ACREAGE:**

**154.09 Acres, m/l**

**LOCATION:**

**Marshall County, IA**



## Property *Key Features*

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

**Marv Huntrods, ALC**  
Licensed in IA, NE & SD  
**MarvH@Hertz.ag**

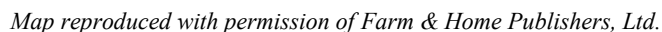
**515-382-1500 / 800-593-5263**  
415 S. 11th St.  
Nevada, IA 50201-0500  
**www.Hertz.ag**

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

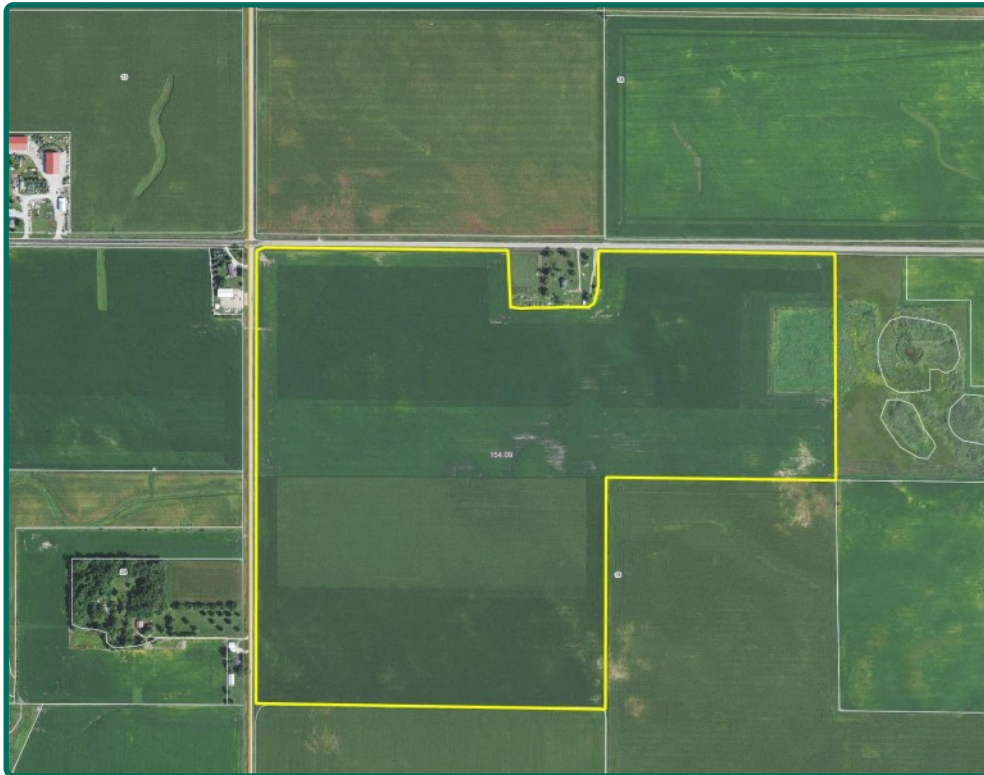




**154.09 Acres**, m/l, Marshall County, IA



**DickP@Hertz.ag**



<b>Total Acres:</b>	<b>154.09</b>
<b>Crop Acres:</b>	<b>154.09</b>
<b>Corn Base Acres:</b>	<b>72.8</b>
<b>Bean Base Acres:</b>	<b>72.6</b>
<b>Soil Productivity:</b>	<b>79.1</b>

## 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

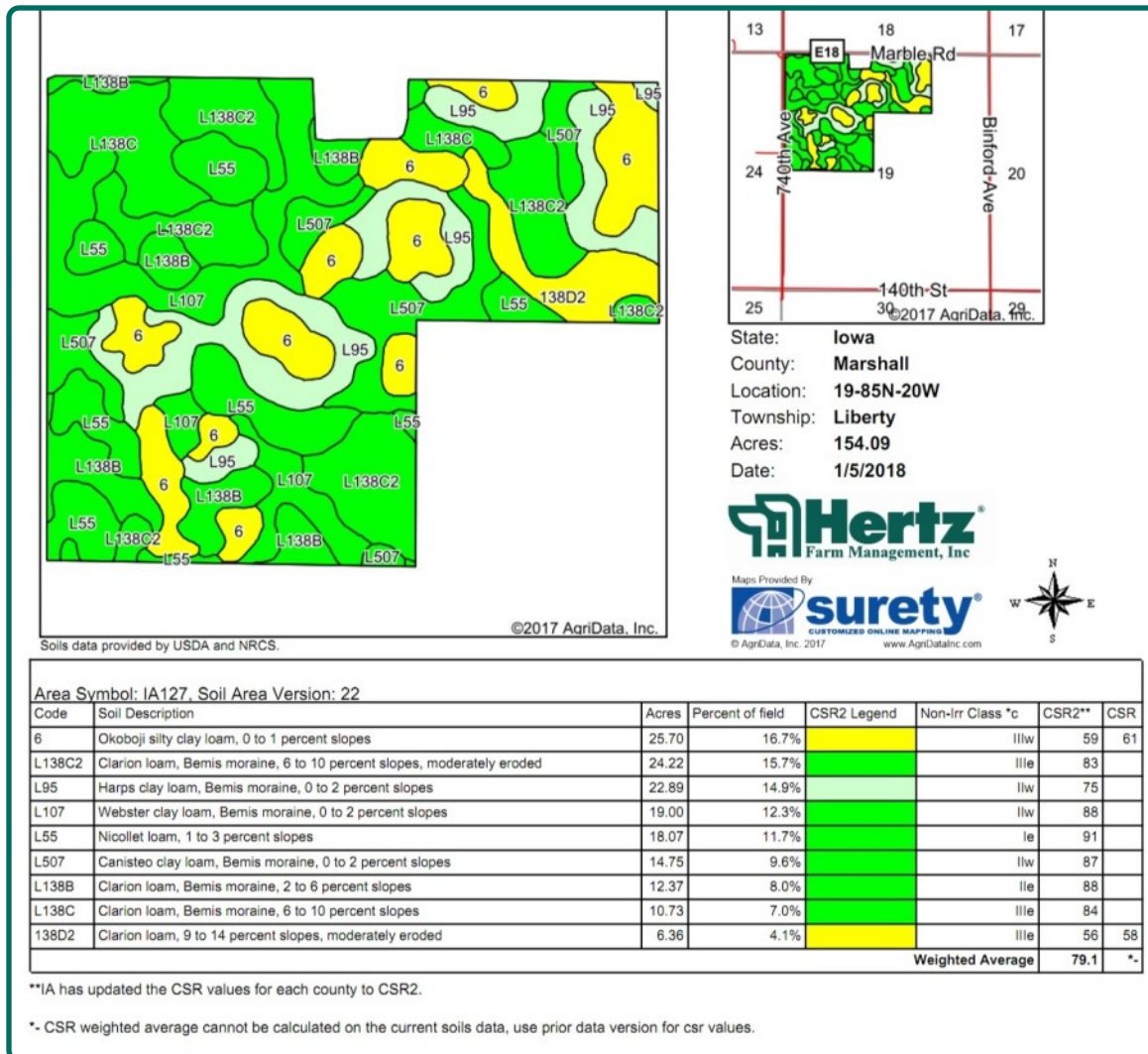
Year	Corn	Beans
2017	262	57
2016	235	62
2015	221	55
2014	168	40
2013	165	52

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

### Land Description

Level to strongly sloping.





## 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

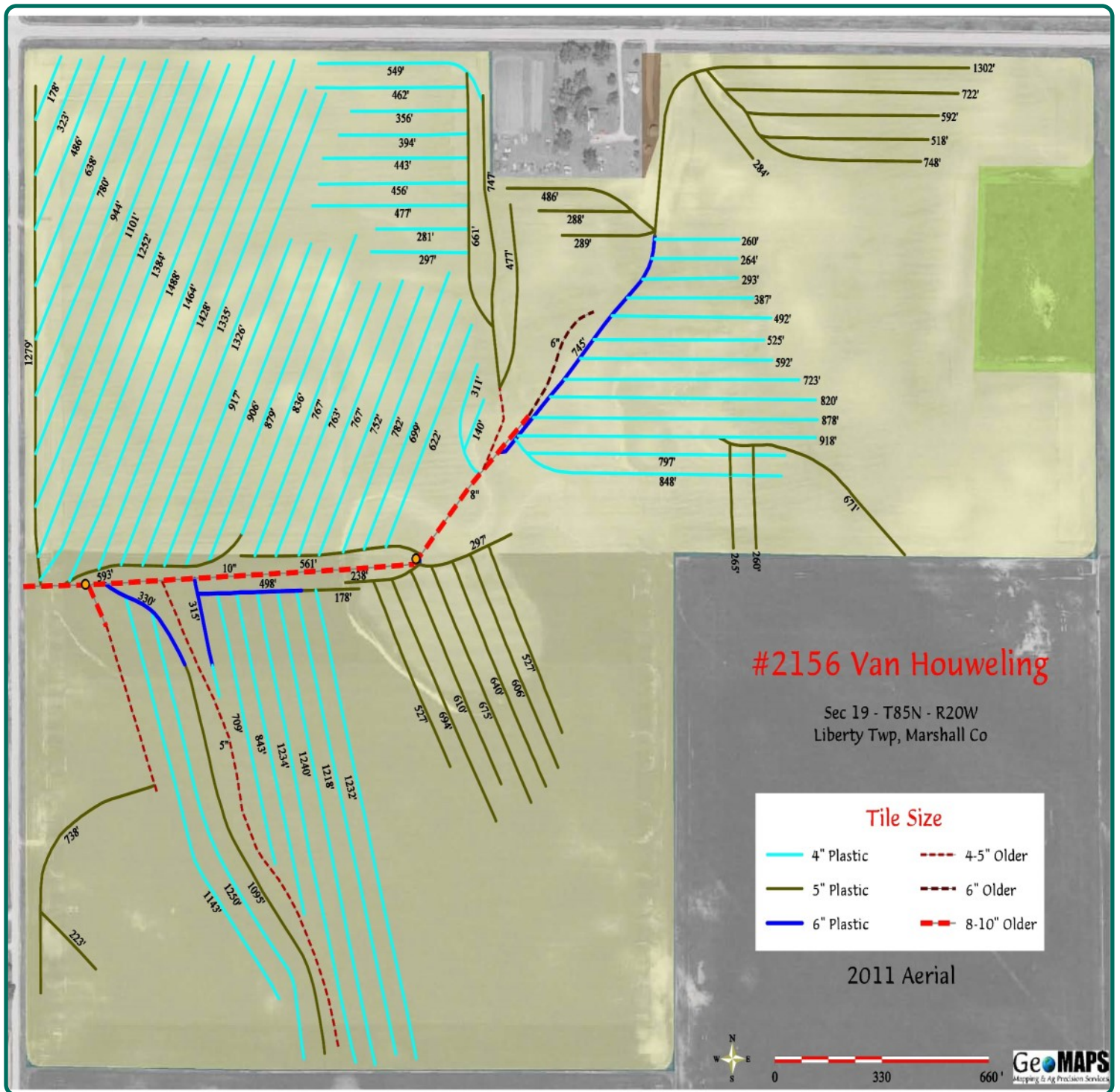
Buyer to reimburse the seller \$8,090.47 at closing for fertilizer, application and fall tillage. Invoices available upon request.

*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.*

**Marv Huntrods, ALC**  
Licensed in IA, NE & SD  
**MarvH@Hertz.ag**

**515-382-1500 / 800-593-5263**  
415 S. 11th St.  
Nevada, IA 50201-0500  
**www.Hertz.ag**

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



**Marv Huntrods, ALC**  
Licensed in IA, NE & SD  
**MarvH@Hertz.ag**

**515-382-1500 / 800-593-5263**  
415 S. 11th St.  
Nevada, IA 50201-0500  
**www.Hertz.ag**

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

## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Marv Huntrods, ALC**  
Licensed in IA, NE & SD  
**MarvH@Hertz.ag**

**515-382-1500 / 800-593-5263**  
415 S. 11th St.  
Nevada, IA 50201-0500  
**www.Hertz.ag**

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