

Land For Sale

ACREAGE:

92.50 Acres, m/l

LOCATION:

Poweshiek County, IA



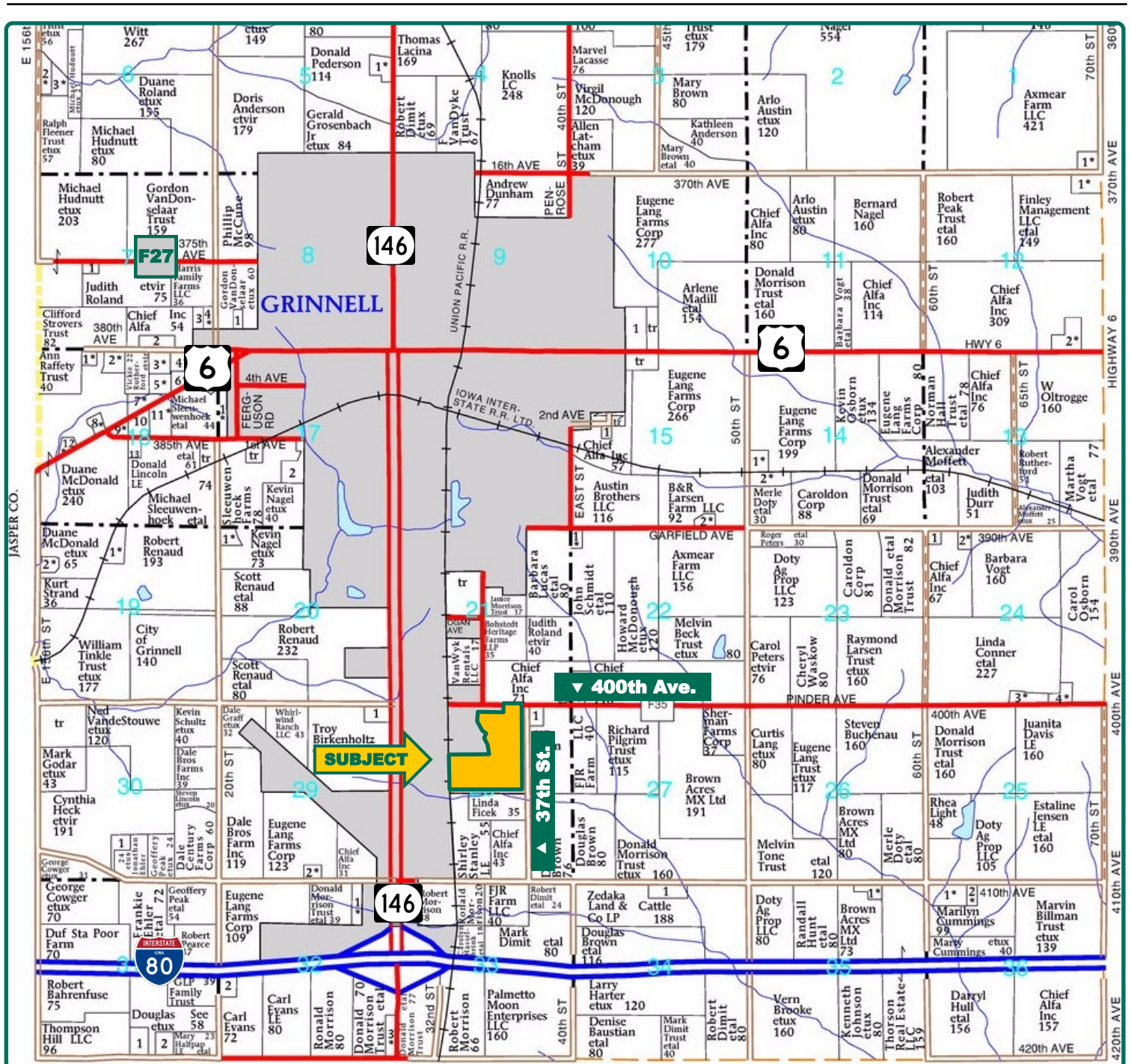
Property Key Features

- High Quality Poweshiek County Farm
- 86.6 CSR2 on 81.67 Cropland Acres
- Within Grinnell City Limits- Zoned Light Industrial

Douglas L. Hensley
Licensed in IA & IL
Doug.Hensley@Hertz.ag

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

Matthew J. Vegter
Licensed in IA
MattV@Hertz.ag

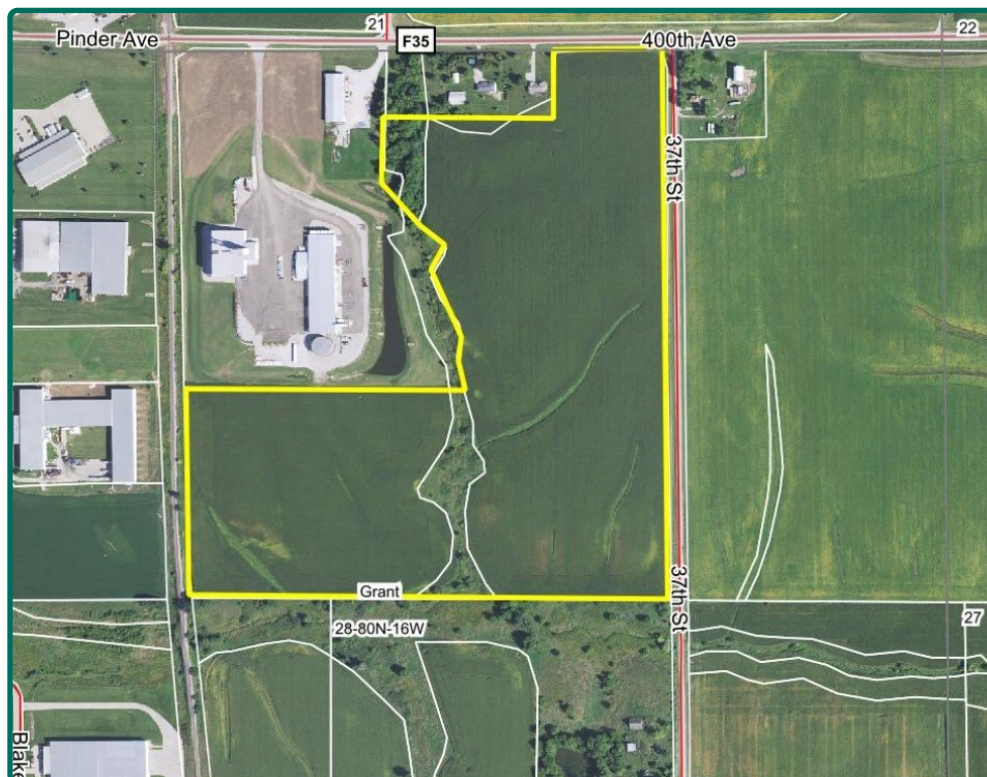


Map reproduced with permission of Farm & Home Publishers, Ltd.

Douglas L. Hensley
Licensed in IA & IL
Doug.Hensley@Hertz.ag

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

Matthew J. Vegter
Licensed in IA
MattV@Hertz.ag



| | |
|---------------------------|------------------|
| Total Acres: | 92.50 |
| Crop Acres*: | 81.67 |
| Corn Base Acres*: | 41.44 |
| Bean Base Acres*: | 40.23 |
| Soil Productivity: | 86.6 CSR2 |

Property Information

92.50 Acres, m/l

Location

Within city limits of Grinnell on the southeast side, at the intersection of 400th Ave. & 37th St.

Legal Description

Part of the N½ of Section 28, Township 80 North, Range 16 West of the 5th p.m. (Grant Twp.) Exact legal description to be obtained from abstract.

Price & Terms

- \$1,100,000
- \$11,891.89/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax - Estimated

Taxes Payable 2018 - 2019: \$2,660
Net Taxable Acres: 90.50
Tax per Net Taxable Acre: \$29.39
Taxes estimated based on recent sale of 0.27 acres of parcel #190-3559700.

FSA Data

Farm Number 5936, Tract 10734
Crop Acres: 81.67*, classified HEL
Corn Base Acres: 41.44*
Corn PLC Yield: 163 Bu.
Bean Base Acres: 40.23*
Bean PLC Yield: 51 Bu.

**Acres and Bases are estimated based on sale of additional acreage land. FSA will determine final acres and bases*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Tama silty clay loam, Killduff silty clay loam and Muscatine silty clay loam. CSR2 on the estimated FSA crop acres is 86.6 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to moderately rolling

Buildings/Improvements

None

Drainage

Farm is tiled. (Maps available upon request).

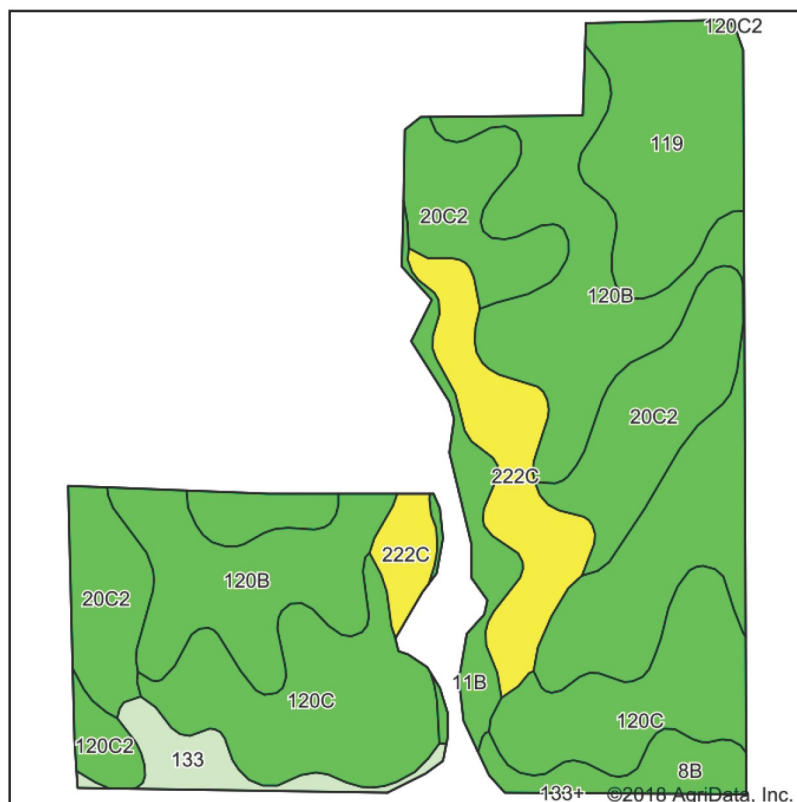
Possession/Lease

To be agreed upon. This farm is under lease for the 2018 crop year.

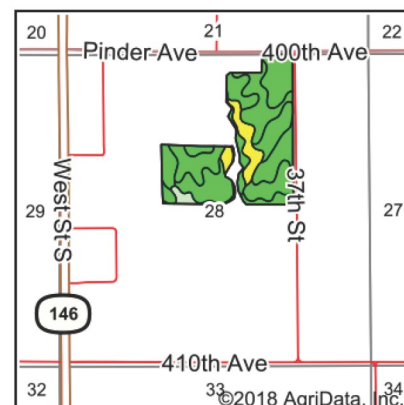
Douglas L. Hensley
Licensed in IA & IL
Doug.Hensley@Hertz.ag

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

Matthew J. Vegter
Licensed in IA
MattV@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Poweshiek**
Location: **28-80N-16W**
Township: **Grant**
Acres: **81.67**
Date: **5/30/2018**



Maps Provided By:



Area Symbol: IA157, Soil Area Version: 21

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|------------------|-------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| 120B | Tama silty clay loam, 2 to 5 percent slopes | 24.97 | 30.6% | | Ile | 95 | 93 |
| 120C | Tama silty clay loam, 5 to 9 percent slopes | 15.59 | 19.1% | | IIle | 90 | 79 |
| 20C2 | Killduff silty clay loam, 5 to 9 percent slopes, eroded | 13.88 | 17.0% | | IIle | 81 | 73 |
| 119 | Muscatine silty clay loam, 0 to 2 percent slopes | 10.23 | 12.5% | | Iw | 100 | 98 |
| 222C | Clarinda silty clay loam, 5 to 9 percent slopes | 7.92 | 9.7% | | IVw | 48 | 30 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 3.10 | 3.8% | | IIw | 83 | 68 |
| 8B | Judson silty clay loam, 2 to 5 percent slopes | 2.48 | 3.0% | | Ile | 93 | 90 |
| 133 | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 2.29 | 2.8% | | IIw | 78 | 80 |
| 120C2 | Tama silty clay loam, 5 to 9 percent slopes, eroded | 1.21 | 1.5% | | IIle | 87 | 76 |
| Weighted Average | | | | | | 86.6 | 79.8 |

Water & Well Information

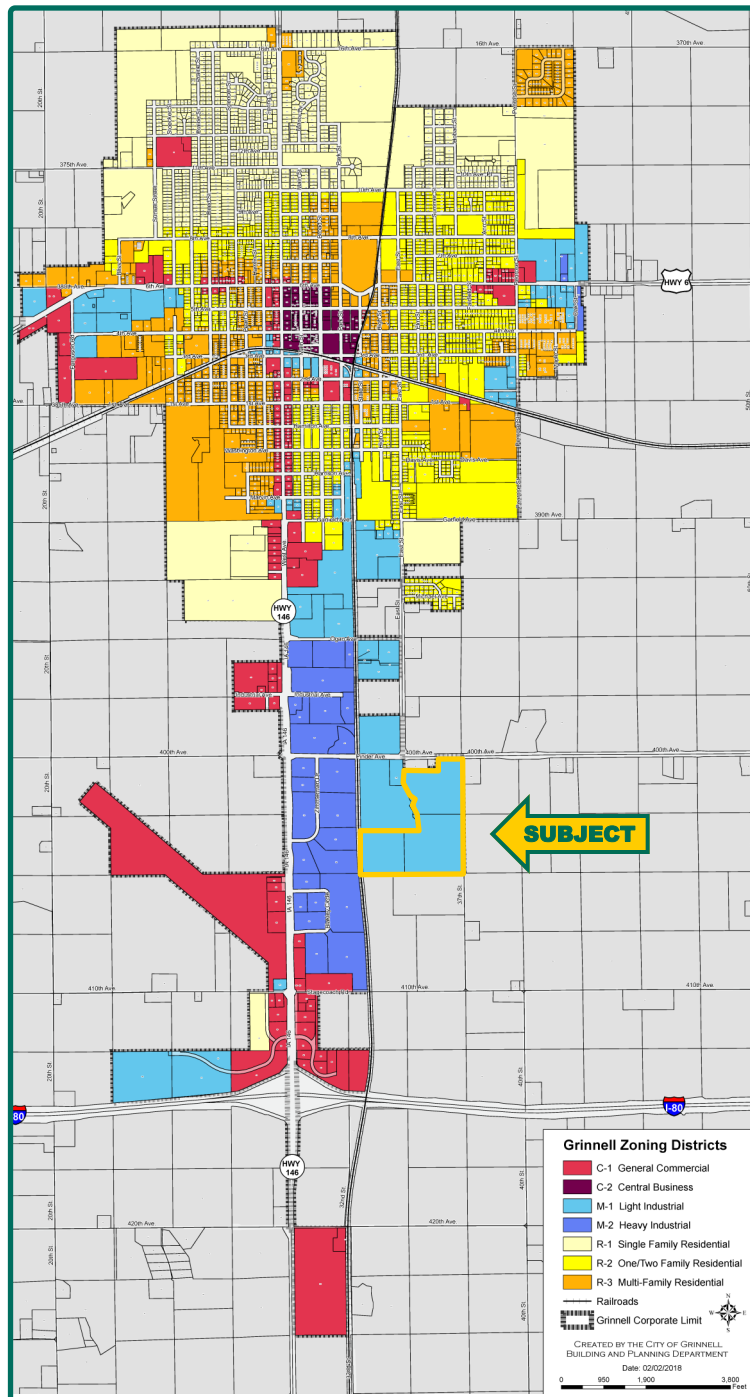
None

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.

Douglas L. Hensley
Licensed in IA & IL
Doug.Hensley@Hertz.ag

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

Matthew J. Vegter
Licensed in IA
MattV@Hertz.ag



Map obtained from City of Grinnell Planning and Zoning.

Douglas L. Hensley
Licensed in IA & IL
Doug.Hensley@Hertz.ag

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

Matthew J. Vegter
Licensed in IA
MattV@Hertz.ag

Southeast corner looking to the Northwest



West looking to the Northeast



Middle of the farm looking West



South end looking to the Northeast



Douglas L. Hensley
Licensed in IA & IL
Doug.Hensley@Hertz.ag

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

Matthew J. Vegter
Licensed in IA
MattV@Hertz.ag