

# Land For Sale

**ACREAGE:**

**56.81 Acres, m/l**

**LOCATION:**

**Lucas County, IA**



## Property *Key Features*

- 12½ Miles Northeast of Chariton
- 55.42 FSA/Eff. Crop Acres with a 63.90 CSR2
- Nice, Eastern Lucas County Farm

**Kyle Hansen, ALC**  
Licensed in IA & MO  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S.11th St./ PO Box 500  
Nevada, IA 50201-0500  
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<b>FSA/Eff. Crop Acres:</b>	<b>55.42</b>
<b>Corn Base Acres:</b>	<b>42.80</b>
<b>Oat Base Acres:</b>	<b>6.50</b>
<b>Soil Productivity:</b>	<b>63.90 CSR2</b>

## Property Information

**56.81 Acres, m/l**

### Location

From Chariton: Take Hwy. 34 nine miles east to 320th Ave., then go 3½ miles north. Property is on the west side of the road.

### Legal Description

NE¼ NE¼ and E½ NW¼ NE¼ Section 10, Township 72 North, Range 20 West of the 5th P.M. (Cedar Township)

### Price & Terms

- \$305,000
- \$5,368.77/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon

### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,276  
Net Taxable Acres: 55.54  
Tax per Net Taxable Acre: \$22.98

### FSA Data

Farm Number 5149, Tract 1551  
FSA/Eff. Crop Acres: 55.42  
Corn Base Acres: 42.80  
Corn PLC Yield: 106 Bu.  
Oat Base Acres: 6.50  
Oat PLC Yield: 48 Bu.

### Soil Types/Productivity

Primary soils are Grundy, Pershing and Edina. CSR2 on the FSA/Eff. crop acres is 63.90. See soil map for detail.

### Land Description

Gently to moderately sloping

### Buildings/Improvements

None

### Drainage

Natural, no tile maps available.

### Water & Well Information

None known

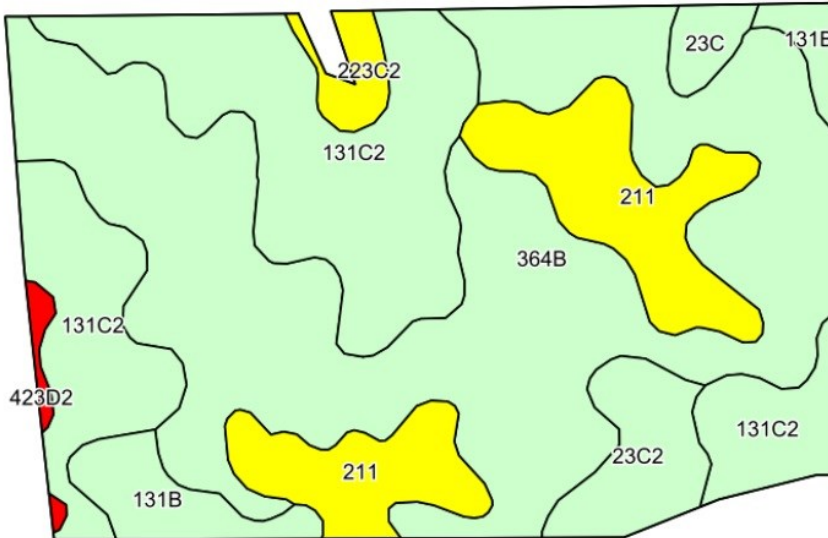
### Lease

Leased for the 2020 crop year. Call agent for details.

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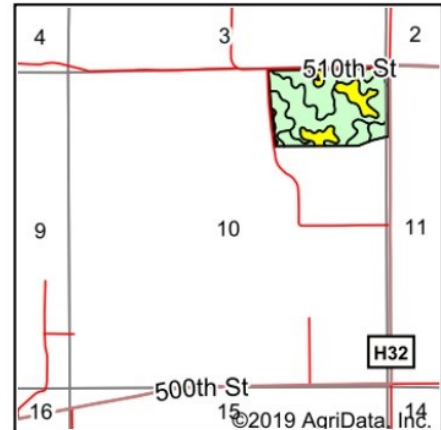
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Lucas**  
Location: **10-72N-20W**  
Township: **Cedar**  
Acres: **55.42**  
Date: **12/10/2019**



Maps Provided By:  
  
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Area Symbol: JA117, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
364B	Grundy silty clay loam, 2 to 5 percent slopes	26.42	47.7%		Ile	72	75
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	15.10	27.2%		IIle	62	45
211	Edina silt loam, depressional, 0 to 1 percent slopes	7.13	12.9%		IIIw	41	57
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	2.45	4.4%		IIle	62	50
131B	Pershing silt loam, 2 to 5 percent slopes	2.38	4.3%		IIle	70	67
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.88	1.6%		IVw	45	22
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.74	1.3%		IIle	66	55
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	0.32	0.6%		IVe	6	13
Weighted Average						63.9	61.6

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. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Northwest Looking Southeast



East Looking West



West Looking East



Southeast Looking Northwest



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