

Land For Sale

ACREAGE:

119.00 Acres, m/l

LOCATION:

Page County, IA

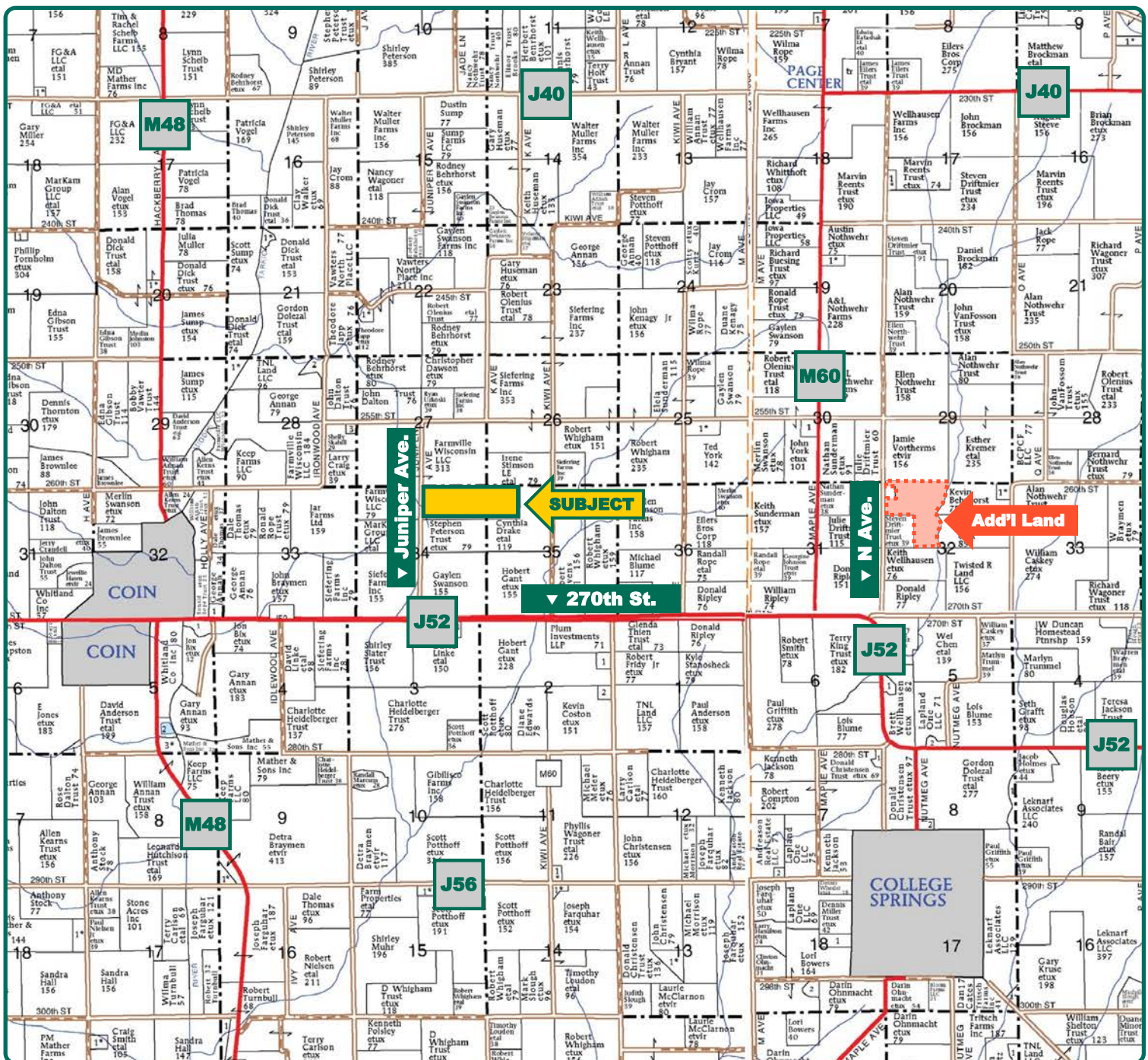


Property *Key Features*

- High Income Producing Farm
- 84.6% Tillable
- Buyer to Receive 2021 Rent if Closed by April 30, 2021

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FSA/Eff. Crop Acres:	100.72
CRP Acres:	7.30
Corn Base Acres:	39.40
Bean Base Acres:	20.50
Wheat Base Acres:	4.60
Soil Productivity:	63.00 CSR2

Property Information

119.00 Acres, m/l

Location

From Coin, IA: Go east on Co. Rd. J52 (270th St.) 1¼ mile to Juniper Ave., then north ¾ mile. Farm is on the east side of the road.

Legal Description

N½ NE¼ Section 34; and NW¼ NW¼ Section 35 all in Township 68 North, Range 38 West of the 5th P.M.

Price & Terms

- \$685,000
- \$5,756.30/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2020-2021: \$2,686
Net Taxable Acres: 119.00
Tax per Net Taxable Acre: \$22.57

Lease Status

Leased for the 2021 Crop Year. Buyer will receive 2021 rent if closed by April 30, 2021. Contact Agent for details.

FSA Data

Farm Number 5213, Tract 114
FSA/Eff. Crop Acres: 100.72
CRP Acres: 7.30
Corn Base Acres: 39.40
Corn PLC Yield: 135 Bu.
Bean Base Acres: 20.50
Bean PLC Yield: 37 Bu.

Wheat Base Acres: 4.60

Wheat PLC Yield: 35.00

CRP Contracts

There are 7.30 acres enrolled in three CP-21 contracts that pay a total of \$1,790 annually and expire 9/30/2023.

Soil Types/Productivity

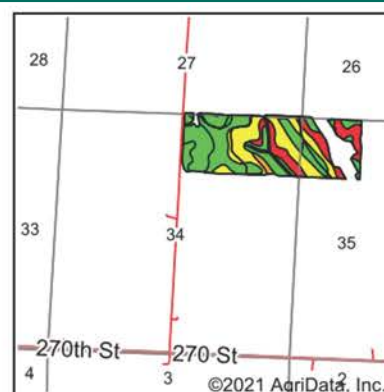
Primary soils are Sharpsburg, Colo-Judson and Adair. CSR2 on the FSA/Eff. crop acres is 63.00. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently rolling.



State: **Iowa**
County: **Page**
Location: **34-68N-38W**
Township: **Lincoln**
Acres: **100.72**
Date: **3/18/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA145, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	28.50	28.3%		IIIe	54
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	19.96	19.8%		Ile	91
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	12.75	12.7%		IIw	80
Y192D	Adair clay loam, dissected till plain, 9 to 14 percent slopes	12.26	12.2%		IVe	14
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	11.56	11.5%		IIIe	81
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	5.43	5.4%		IVe	16
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	5.07	5.0%		IIIe	80
370B2	Sharpsburg silty clay loam, 2 to 5 percent slopes, eroded	3.61	3.6%		Ile	88
692D2	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	1.58	1.6%		IVe	30
Weighted Average						63

Drainage

Natural.

Buildings/Improvements

There are two 18' steel grain bins built in 1973.

Water & Well Information

No known wells. There is one pond on the East 40.

Additional Land for Sale

Seller has 1 additional tract of land for sale located east of this property. See Additional Land Aerial Photo.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Additional Land Aerial Photo



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