

Land For Sale

ACREAGE:

150.73 Acres, m/l

LOCATION:

Mahaska County, IA

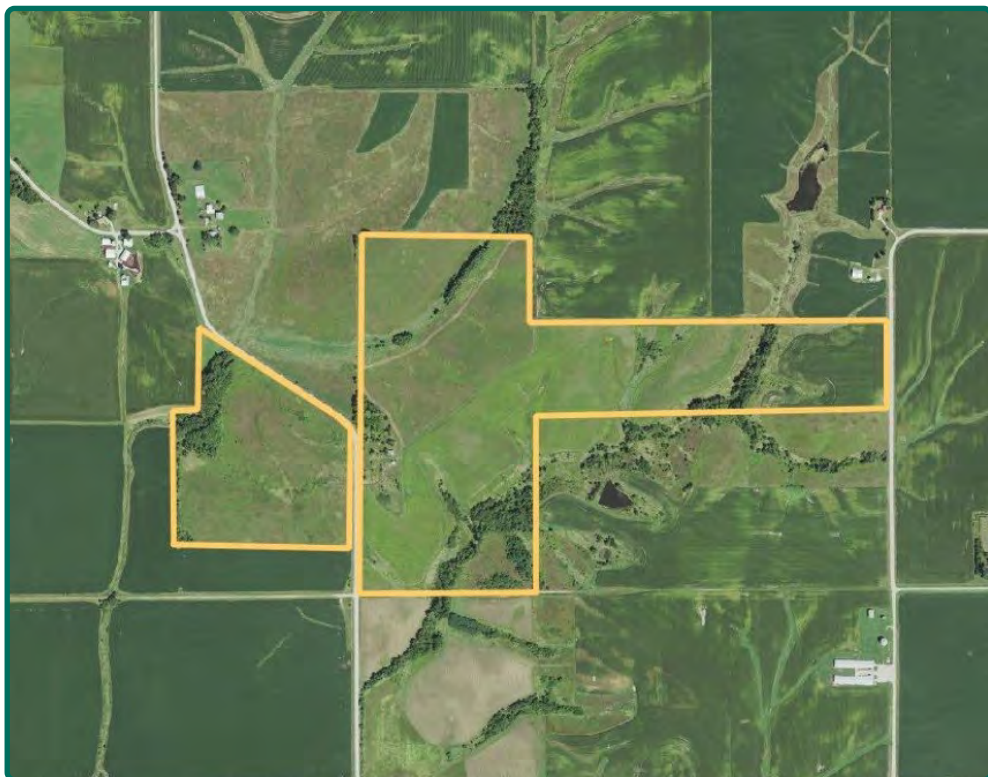


Property Key Features

- Located 6½ Miles Northwest of What Cheer
- Mixed-Use Farm with Recreational Opportunities
- 109.27 Acres of Income Producing CRP Contracts

Rachelle Heller, ALC
Licensed Salesperson in IA & MO
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
www.Hertz.ag



FSA/Eff. Crop Acres: 18.66
CRP Acres: 109.27
Corn Base Acres: 0.60
Soil Productivity: 47.80 CSR2

Property Information

150.73 Acres, m/l

Location

From What Cheer: 5 miles west on 170th St., then 1 mile north on Victoria Ave. The property is located on the east and west sides of the road.

Legal Description

N 28 acres of SE¼ SE¼, E½ NE¼ SE¼, lying south of the road, in Section 34 AND W½ SW¼, S½ NE¼ SW¼, S½ NW¼ SE¼ of Section 35, all in Township 77 North, Range 14 West of the 5th P.M.

Price & Terms

- \$750,000
- \$4,975.78/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, subject to 2021 farm lease. Contact Agent for details.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,314.00
Net Taxable Acres: 150.73
Tax per Net Taxable Acre: \$15.35

Lease Status

Leased through the 2021 crop year.

FSA Data

Part of Farm Number 4645, Tract 6404
FSA/Eff. Crop Acres: 18.66
CRP Acres: 109.27
Corn Base Acres: 0.60
Corn PLC Yield: 160 Bu.

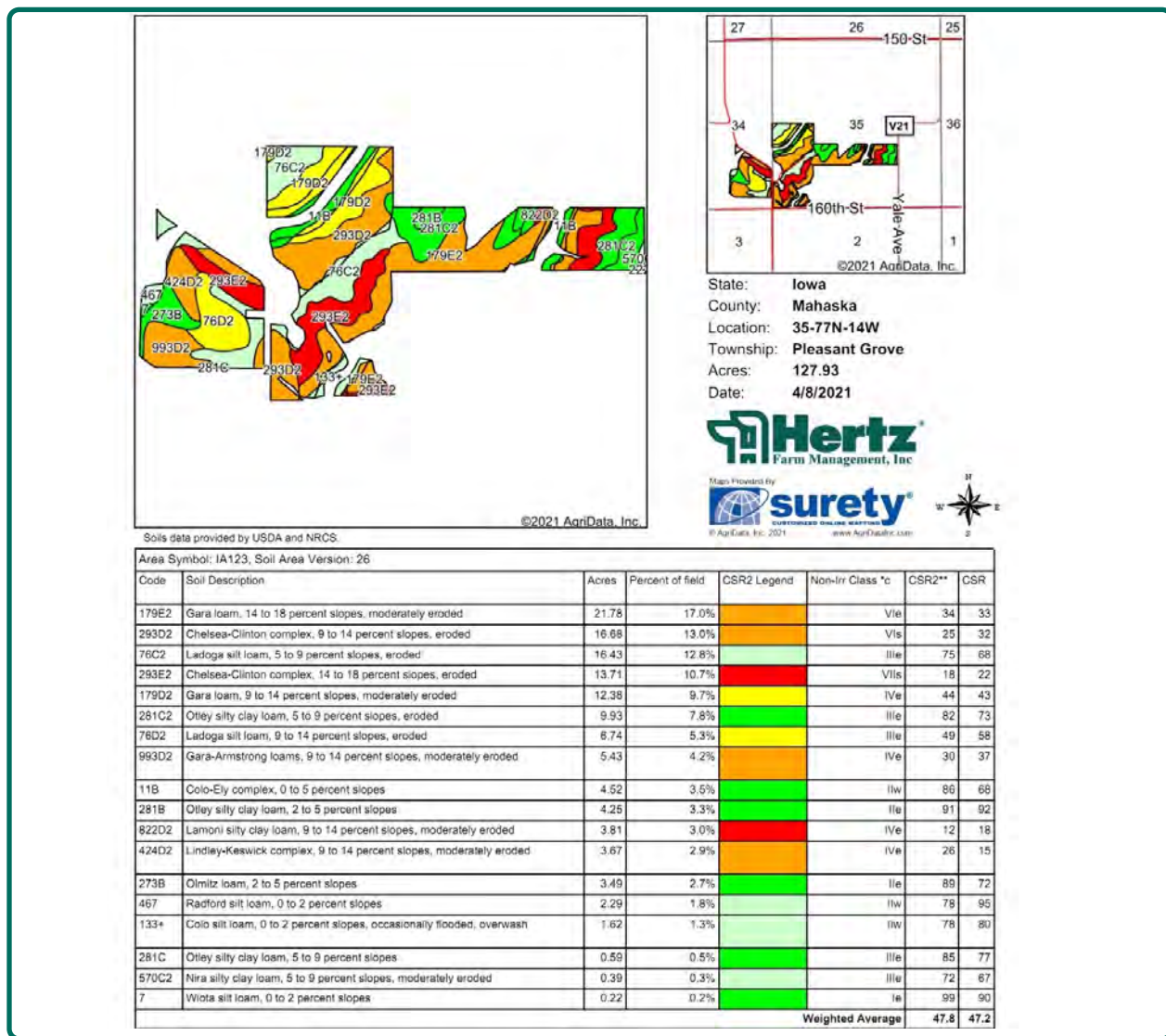
CRP Contracts

There are four CRP contracts on this property totaling 109.27 acres .

- There are 45.50 acres enrolled in a CP-1 contract that pays \$9,806.00 annually and expires 9/30/2026.
- There are 32.00 acres enrolled in a CP-1 contract that pays \$6,429.00 annually and expires on 9/30/2023.
- There are 25.70 acres enrolled in a CP-25 contract that pays \$4,041.00 annually and expires on 9/30/2021.
- There are 6.07 acres enrolled in a CP-21 contract that pays \$1,190.00 annually and expires on 9/30/2030.

Soil Types/Productivity

Primary soils are Gara, Chelsea-Clinton, and Ladoga. CSR2 on the FSA/Eff. Crop and CRP acres is 47.80. See soil map for detail.



Land Description

Nearly level to steep.

Drainage

Natural.

Buildings/Improvements

- 20' x 36' Pole Barn
- 36' x 50' Pole Barn
- 27' x 18' Steel Grain Bin

Water & Well Information

None.

Comments

This is a beautiful mixed-use farm with income producing CRP contracts. The CRP also creates a great habitat for upland birds and deer. This property has incredible views with recreational and hunting opportunities.

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey

Rachelle Heller, ALC

Licensed Salesperson in IA & MO

RachelleH@Hertz.ag

319-382-3343

1621 E. Washington St., Ste. 5

Washington, IA 52353

www.Hertz.ag

Looking Southeast



Looking Southwest



Rachelle Heller, ALC
Licensed Salesperson in IA & MO
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
www.Hertz.ag

Looking North



Looking North



Building & Bin



Rachelle Heller, ALC
Licensed Salesperson in IA & MO
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
www.Hertz.ag