

Land For Sale

ACREAGE:

60.24 Acres, m/l

LOCATION:

Humboldt County, IA

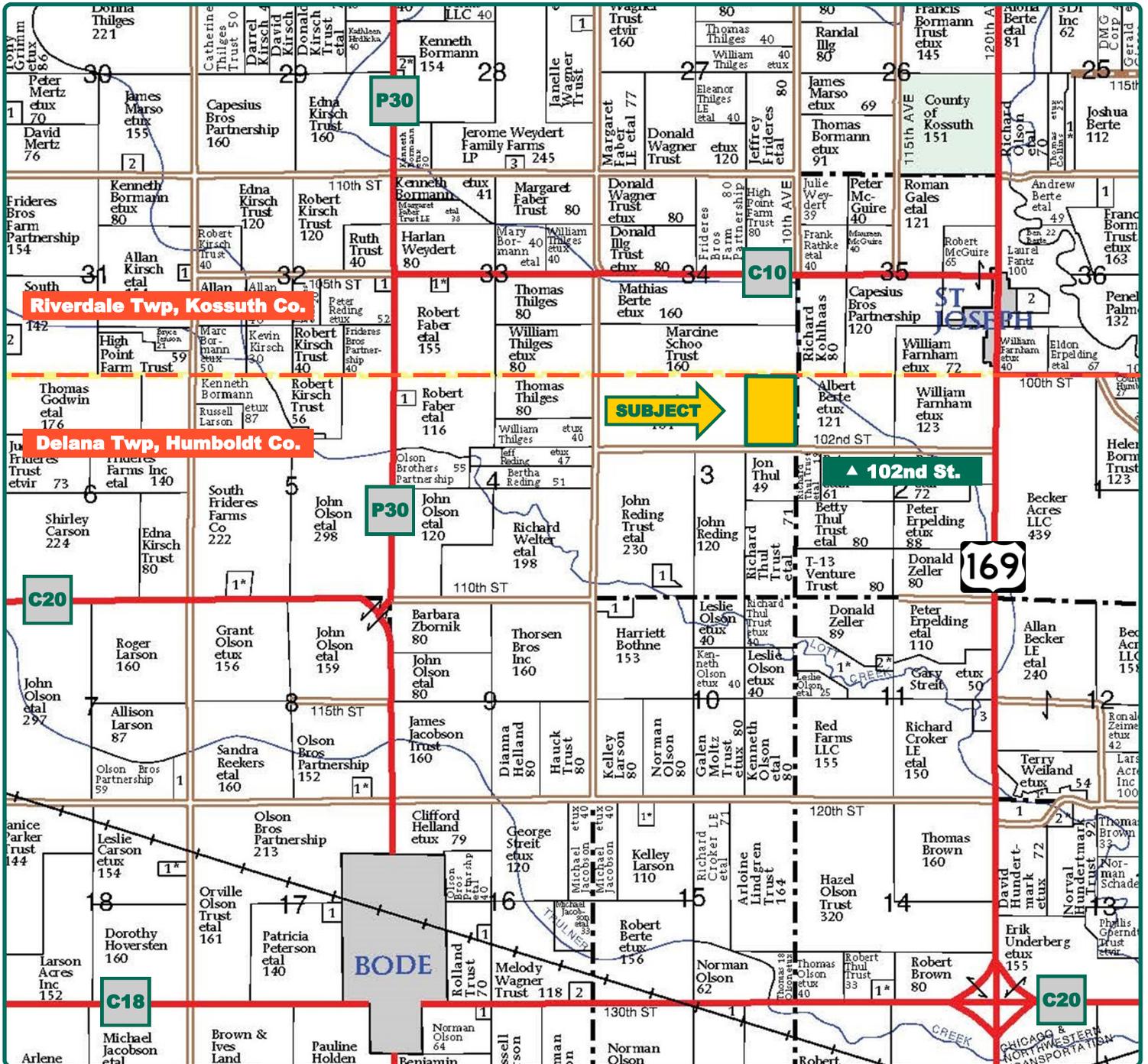


Property Key Features

- **Productive Soils with a CSR2 Rating of 86.50**
- **Rare Humboldt County Acreage**
- **Extensive Cattle Buildings**

Tom Carlson, AFM
Licensed Salesperson in IA
515-368-1395
TomC@Hertz.ag

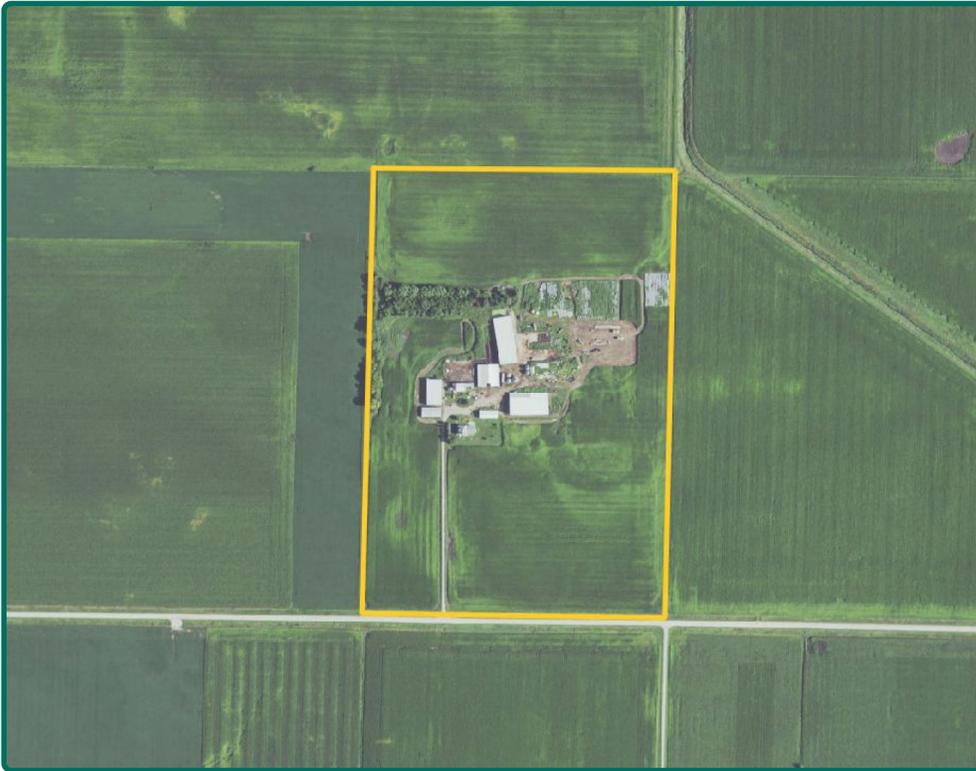
515-332-1406
1101 13th St. N, Ste.2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag



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FSA/Eff. Crop Acres: 52.52
CRP Acres: 1.50
Corn Base Acres: 39.57
Bean Base Acres: 12.18
Soil Productivity: 86.50 CSR2

Total Living SF: 2,176
Bedrooms: 5
Bathrooms: 2½
Year Built: 1919

ADDRESS:
 1981 102nd St.
 Bode, IA 50519

Property Information

60.24 Acres, m/l

Location

From St. Joseph, IA: go south on Hwy. 169 for 0.7 miles, then west on 102nd St. for 1 mile. Property is on the north side of 102nd St.

Legal Description

East 60.24 acres, m/l of NE¼, Section 3, Township 93 North, Range 29 West of the 5th P.M., Humboldt County, IA.

Price & Terms

- \$1,000,000
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2021-2022: \$4,554.00
 Gross Acres: 60.24
 Net Taxable Acres: 58.86

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 5491, Tract 8270
 FSA/Eff. Crop Acres: 52.52
 CRP Acres: 1.50
 Corn Base Acres: 39.57
 Corn PLC Yield: 158 Bu.
 Bean Base Acres: 12.18
 Bean PLC Yield: 57 Bu.

CRP Contracts

There are 1.50 acres enrolled in a CP-16A contract that pays \$467.00 annually and expires September 30, 2031.

Soil Types/Productivity

Primary soils are Canisteo and Clarion. CSR2 on the FSA/Eff. crop acres is 86.50. 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

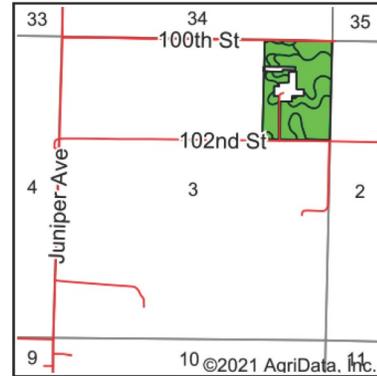
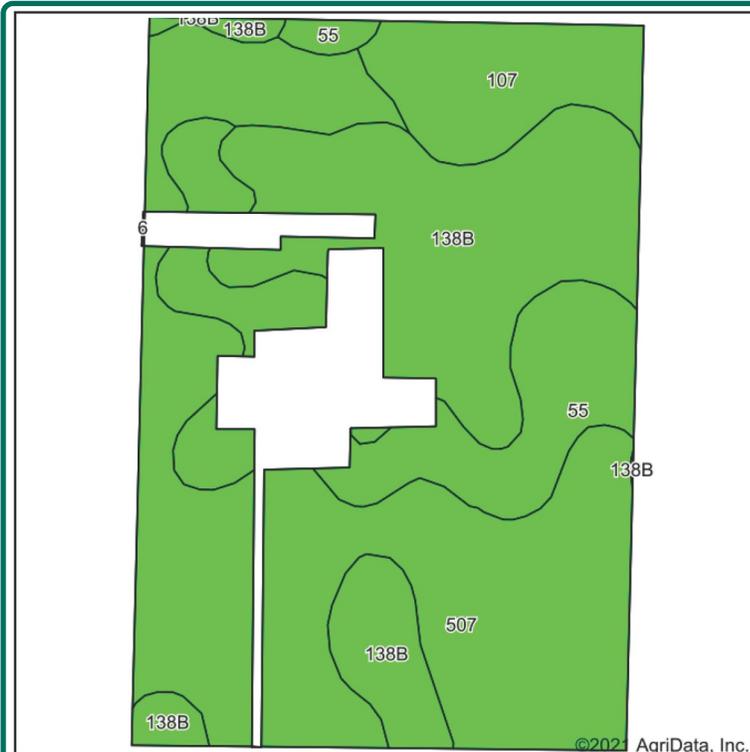
Level with gentle slope.

Drainage

Natural. Located in drainage district 52 and HKJT8. No maps available.

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State: **Iowa**
 County: **Humboldt**
 Location: **3-93N-29W**
 Township: **Delana**
 Acres: **52.52**
 Date: **9/17/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA091, Soil Area Version: 26
 Area Symbol: IA109, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	23.49	44.7%		IIw	84
138B	Clarion loam, 2 to 6 percent slopes	15.29	29.1%		IIe	89
55	Nicollet clay loam, 1 to 3 percent slopes	8.95	17.0%		Iw	89
107	Webster clay loam, 0 to 2 percent slopes	4.79	9.1%		IIw	86
Weighted Average						86.5

Dwelling

Single family dwelling built in 1919 with 5 bedrooms and 2½ bathrooms. Has 2,176 sq. ft. of living space and an unfinished basement. There is also an attached, two-stall garage. *House is being sold "As is" and "Where is."*

Water & Well Information

There is one well located north of the house.

Buildings/Improvements

- 63' x 104' Open front cattle barn, built in 2011
- 75' x 200' Open front cattle barn, built in 2011
- 75' x 160' Open front cattle barn built in 2011
- Other outbuildings

Comments

Excellent opportunity to expand or start a cattle feeding operation with newer facilities, high-quality farmland, and a house.

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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Southwest Looking Northeast



South Looking North



Southeast Looking Northwest



Southeast Looking Northwest



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