

Land For Sale

ACREAGE:

18.40 Acres, m/l

LOCATION:

Boone County, IA



Property *Key Features*

- Located 7 Miles North of Ogden
- 17.10 FSA/Eff. Crop Acres Carrying a CSR2 of 85.90
- High-Quality Farmland with Timber Acres

Matt Vegter, ALC
Licensed Salesperson in IA
515-290-7286
MattV@Hertz.ag

515-382-1500
415 S. 11th St./ PO Box 500
Nevada, IA 50201
www.Hertz.ag



FSA/Eff. Crop Acres: 17.10

Corn Base Acres: 8.79*

Bean Base Acres: 8.30*

Soil Productivity: 85.90 CSR2

**Acres are estimated.*

Property Information

18.40 Acres, m/l

Location

From Ogden: go north on Hwy P70 for 5 miles, then east on Hwy E26 for 1 mile, then north on I Ave. for 1 mile. The property will be on the west side of the road.

Legal Description

S½ NW¼ SW¼, excluding RR, Section 33, Township 85 North, Range 27 West of the 5th P.M., Boone Co., IA.

Price & Terms

- \$211,600
- \$11,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2021 - 2022: \$428.00

Gross Acres: 18.40

Net Taxable Acres: 16.54

Tax per Net Taxable Acre: \$25.88

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 1241, Tract 1121

FSA/Eff. Crop Acres: 17.10

Corn Base Acres: 8.79*

Corn PLC Yield: 131 Bu.

Bean Base Acres: 8.30*

Bean PLC Yield: 42 Bu.

**Acres are estimated pending reconstitution of farm by the Boone*

County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Nicollet and Canisteo. CSR2 on the FSA/Eff. crop acres is 85.90. See soil map for detail.

Mineral Rights

Mineral rights are not owned by the Seller. Contact agent for details.

Land Description

Level to gently sloping.

Drainage

Some tile. No maps available.

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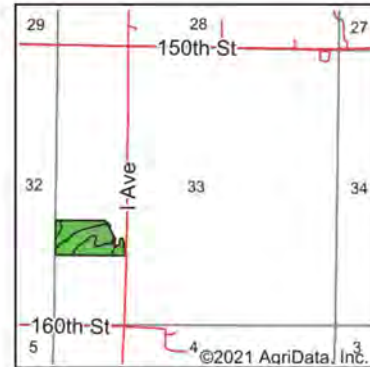
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State: **Iowa**
County: **Boone**
Location: **33-85N-27W**
Township: **Pilot Mound**
Acres: **17.1**
Date: **12/3/2021**



Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: IA015, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	8.60	50.3%		Iw	89
507	Canisteo clay loam, 0 to 2 percent slopes	8.36	48.9%		IIw	84
356G	Hayden-Storden loams, 25 to 50 percent slopes	0.14	0.8%		VIIe	5
Weighted Average					1.54	85.9

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Water & Well Information

None.

Additional Land for Sale

Seller has an additional 134.61 acres of land for sale located directly to the 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 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 database. Those numbers are subject to change on an annual basis.

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Southeast Looking Northwest



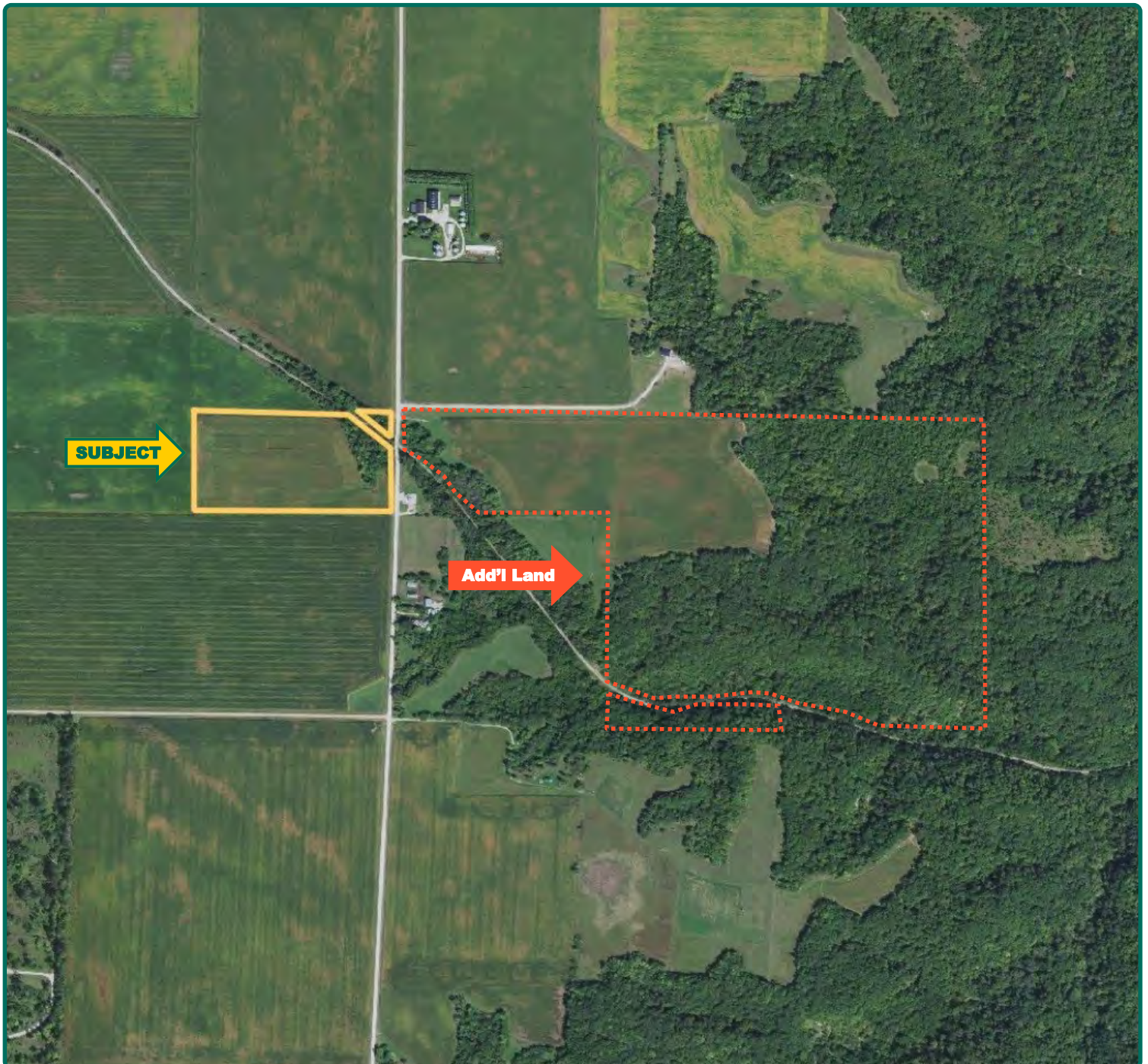
Northwest Looking Southeast



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Additional Land Aerial Photo



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