

# Land For Sale

**ACREAGE:**

**120.00 Acres, m/l**

**LOCATION:**

**Greene County, IA**



## **Property** *Key Features*

- Located Two Miles Northwest of Scranton
- 117.80 FSA/Eff. Crop Acres Carrying an 86.60 CSR2
- High-Quality Greene County Farmland

**Matt Vegter, ALC**  
Licensed Salesperson in IA  
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**515-382-1500**  
415 S. 11th Street  
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<b>FSA/Eff. Crop Acres:</b>	<b>117.80</b>
<b>Corn Base Acres:</b>	<b>64.24</b>
<b>Bean Base Acres:</b>	<b>53.56</b>
<b>Soil Productivity:</b>	<b>86.60 CSR2</b>

## Property Information

**120.00 Acres, m/l**

### Location

From Scranton: Go north on Highway 25 for 1½ miles, head left on E39 / 210th Street for 1¼ miles. Property is on the south side of the road.

### Legal Description

E½ NE¼ and NE¼ SE¼ of Section 33, Township 84 North, Range 32 West of the 5th P.M. (Kendrick Township)

### Price & Terms

- \$2,034,000.00
- \$16,950.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,984.00  
Gross Acres: 120.00  
Net Taxable Acres: 116.00  
Tax per Net Taxable Acre: \$34.34

### FSA Data

Part of Farm Number 7229, Tract 24341  
FSA/Eff. Crop Acres: 117.80  
Corn Base Acres: 64.24  
Corn PLC Yield: 132 Bu.  
Bean Base Acres: 53.56  
Bean PLC Yield: 37 Bu.

### Soil Types/Productivity

Primary soils are Clarion, Nicollet and Canisteo. CSR2 on the FSA/Eff. crop acres is 86.60. See soil map for detail.

### Land Description

Level to gently sloping.

### Drainage

Natural, plus a 20" county main in the northeast corner of farm.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

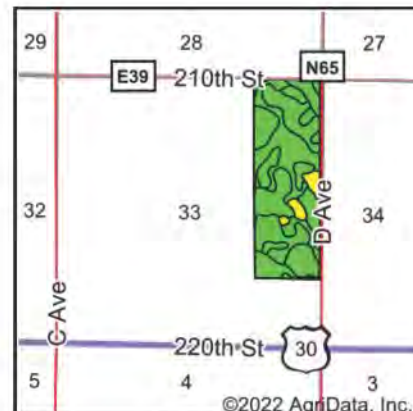
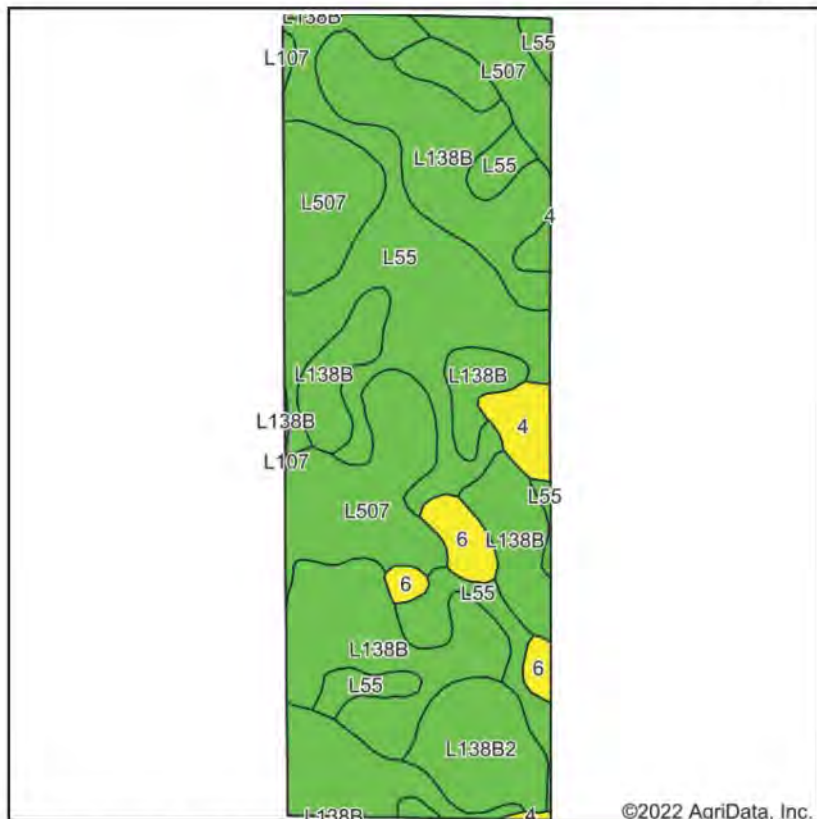
### Comments

High-quality Greene County farmland.

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State: **Iowa**  
County: **Greene**  
Location: **33-84N-32W**  
Township: **Kendrick**  
Acres: **117.8**  
Date: **2/22/2022**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	38.25	32.5%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	33.41	28.4%		Ie	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	29.39	24.9%		IIlw	87
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	7.66	6.5%		Ile	85
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.74	3.2%		IIlw	59
4	Knoke silty clay loam, 0 to 1 percent slopes	2.84	2.4%		IIlw	56
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.21	1.9%		IIle	83
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.30	0.3%		IIlw	88
Weighted Average					1.79	86.6

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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South Looking North



Northeast Looking Southwest



## **Make the Most of Your Farmland Investment**

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