

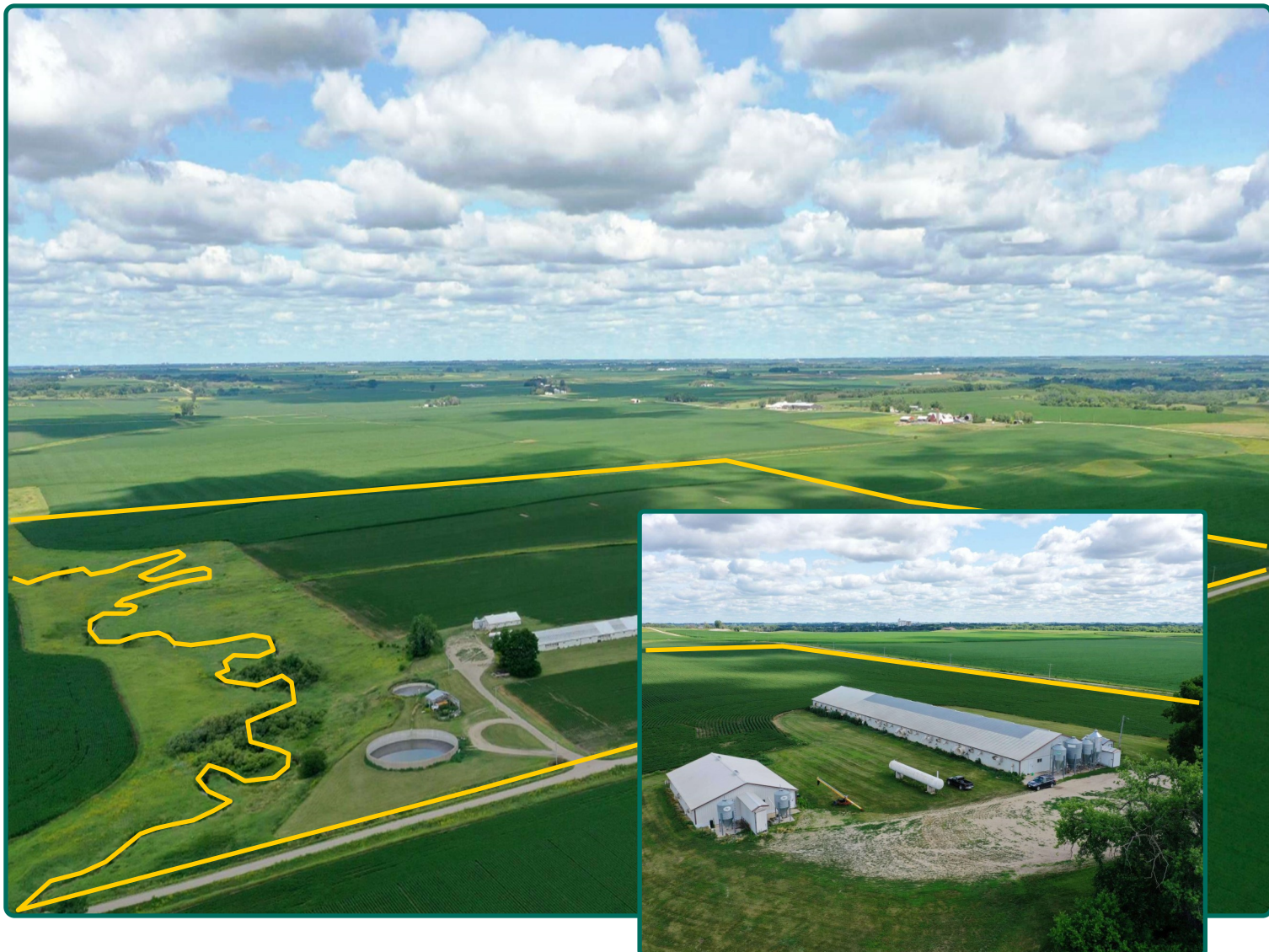
Land For Sale

ACREAGE:

138.18 Acres, m/l

LOCATION:

Floyd County, IA



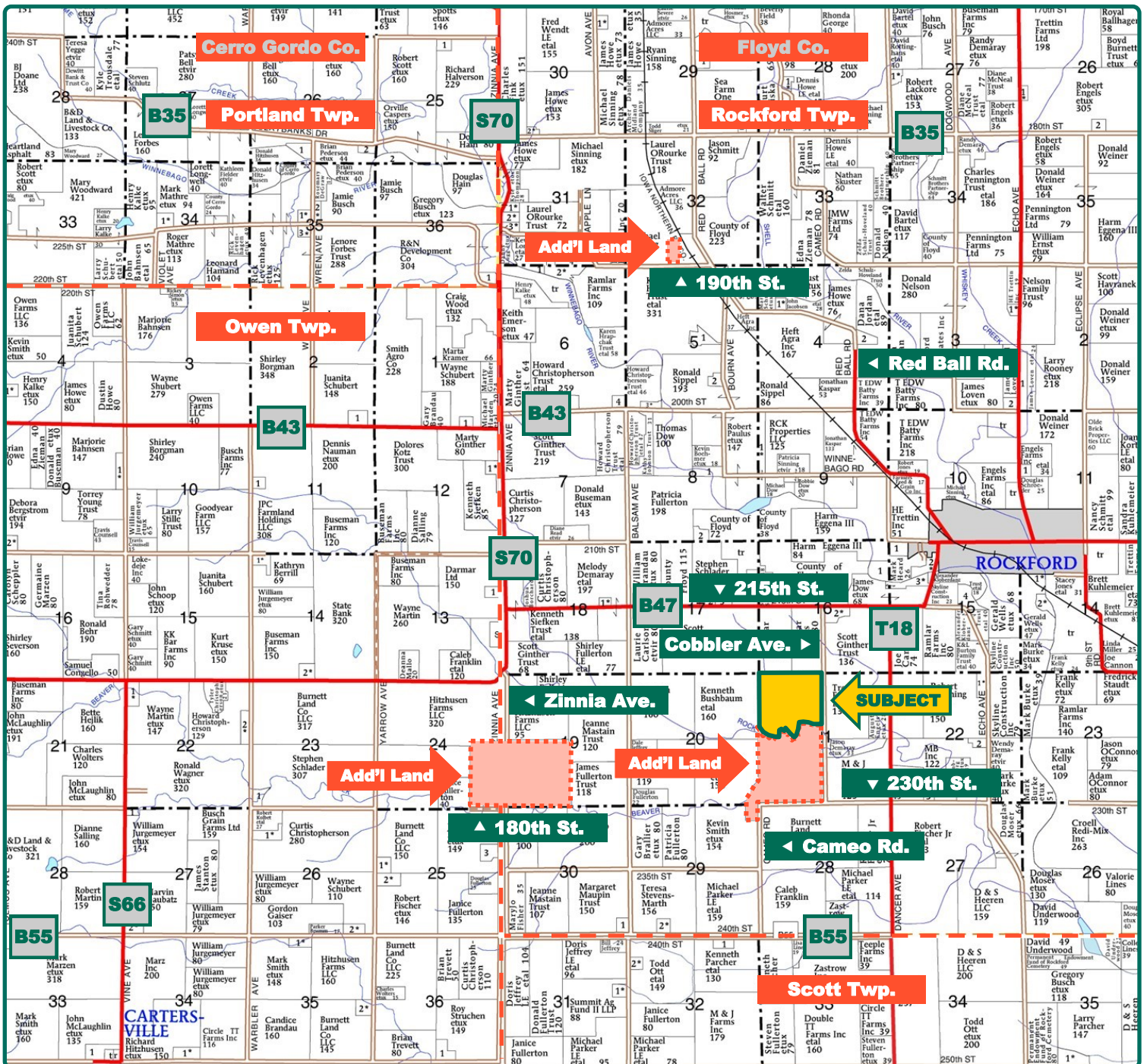
Property Key Features

- 4,400-Head Swine Nursery Site with 150-Head Swine Finishing Capacity
- 86.70 CSR2 on the Tillable Acres
- Strong Fertility Values

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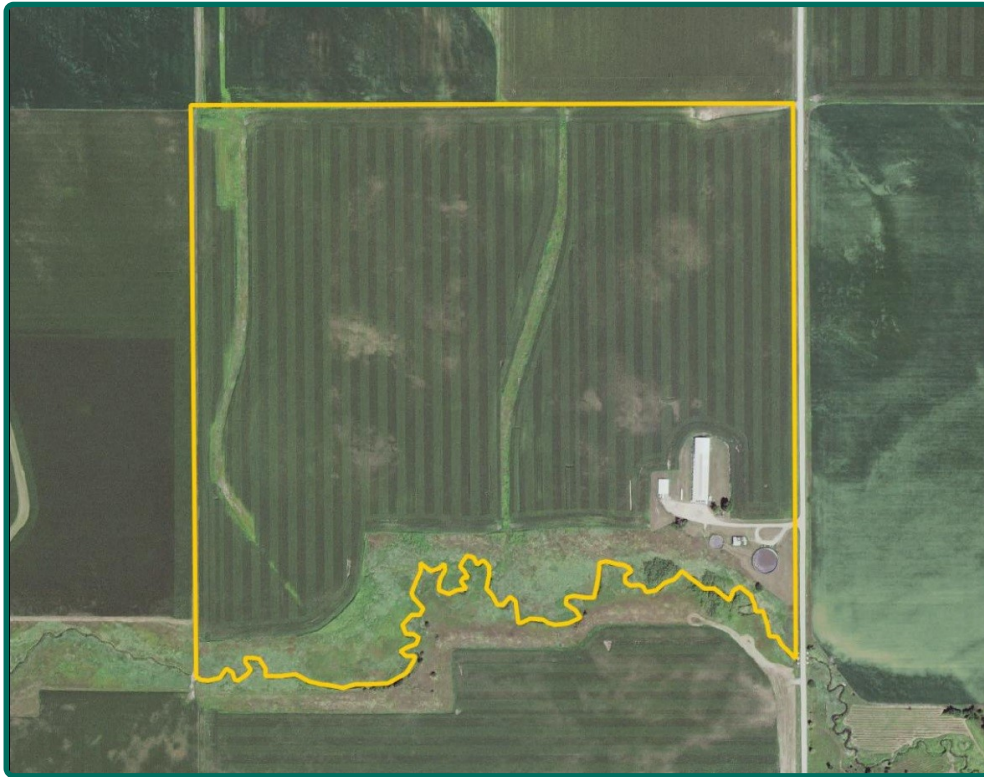


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FSA/Eff. Crop Acres: 110.22*
CRP Acres: 5.10*
Corn Base Acres: 98.53*
Bean Base Acres: 5.60*
Soil Productivity: 86.70 CSR2

**Acres are estimated.*

Property Information

138.18 Acres, m/l

Location

From Rockford: Go west on B47 / 215th St. for 2 miles, then south on Cobbler Ave. for ½ mile. Property is located on the west side of the road.

Legal Description

That part of the NW¼, Section 21, Township 95 North, Range 18 West of the 5th P.M., Floyd Co., IA.

Price & Terms

- \$2,330,000
- \$16,862.06/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,029.37*
 Gross Acres: 138.18*
 Net Taxable Acres: 111.37*
 Wetland Acres: 24.81*
 Tax Parcel ID #: 92110000200
**Taxes estimated pending tax parcel split. Floyd County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 7119
 Part of Tract 329
 FSA/Eff. Crop Acres: 110.22*
 CRP Acres: 5.10*

Corn Base Acres: 98.53*

Corn PLC Yield: 132 Bu.

Bean Base Acres: 5.60*

Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by the Floyd County FSA office.*

CRP Contracts

There are an estimated 5.10 acres enrolled in a CP-21 contract that pays an estimated \$231.72/acre - or an estimated \$1,182.00 annually - and expires 9/30/2027.

Soil Types/Productivity

Primary soils are Clyde, Ostrander, and Floyd. CSR2 on the estimated FSA/Eff. crop acres is 86.70. See soil map for detail.

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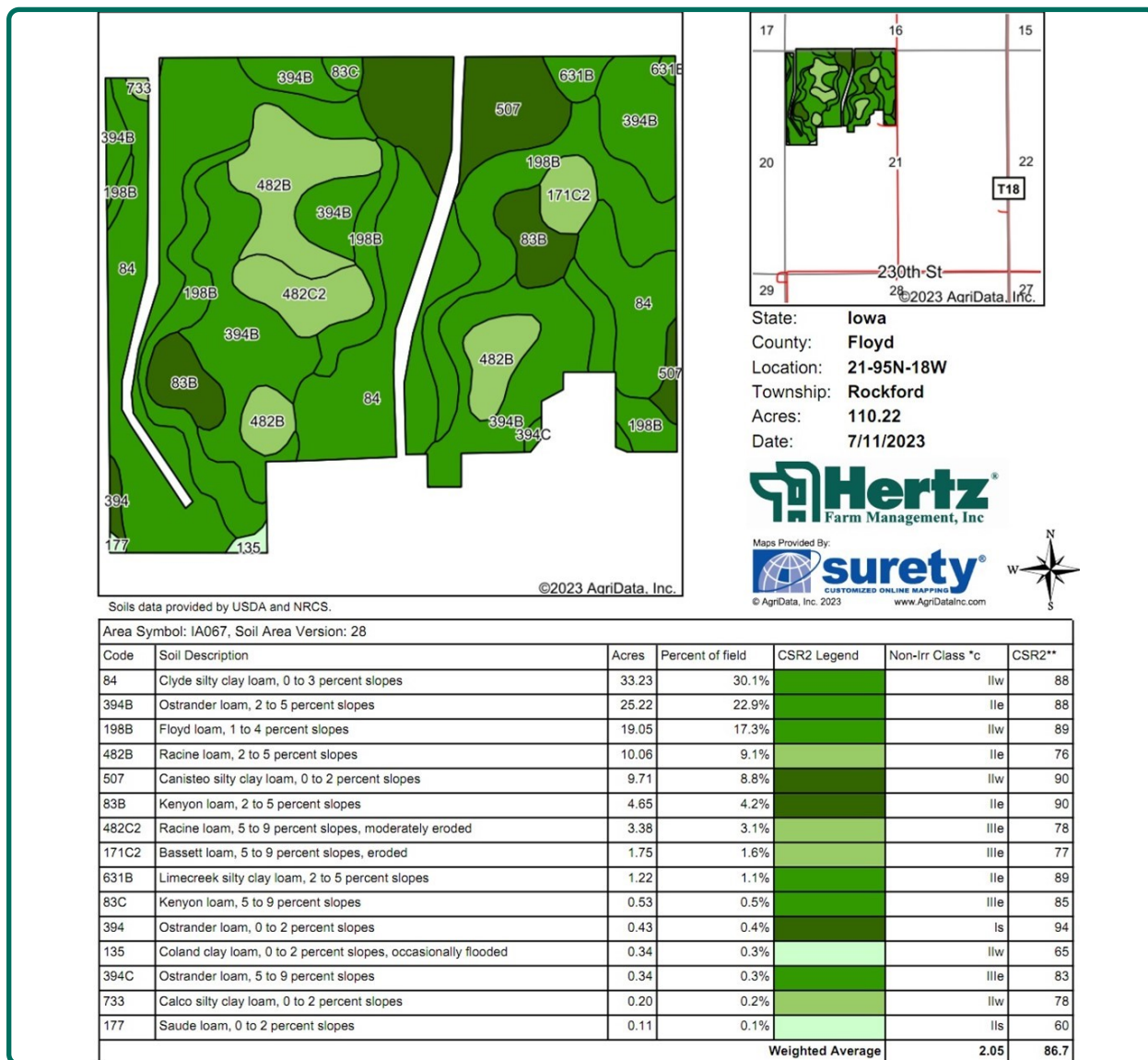
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Fertility Data

Soil tests completed in 2020 by Helena.

P: 26.30

K: 211.00

pH: 6.07

Land Description

Gently rolling.

Drainage

Natural, with some tile. Contact agent for tile maps.

Wind Lease

There is a wind lease option in place.
Contact agent for details.

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Water & Well Information

A well is located on the property near the swine unit.

Manure Analysis

Manure analysis available. Contact agent for details.

Swine Buildings & Amenities

- 60' x 204' swine nursery building, built in 1989 with a 60' x 64' addition added in 2017
- 60' x 40' isolation barn, built in 2005
- 10' x 12' shed, built in 1989
- 32' x 45' utility building, built in 1989
- 60' x 8' concrete pit, built in 1989
- Two, 4-ton feed bins
- Four, 6-ton feed bins
- Two, 60,000 BTU heaters in each room

- 6,000 gallon LP storage
 - LP powered stand-by-generator
- Sellers are willing to lease the swine facility from the buyer through December 2023. Contact agent for details.

Comments

High-quality farm with a well-maintained swine facility.

Survey

If adjoining parcel sells to a different buyer, a survey will be completed. The final sale price will be adjusted up or down based on final surveyed acres. Contact agent for details.

Additional Land for Sale

Seller has two additional tracts of land and a swine facility for sale. The first tract is located to the west of this property. The second tract is located directly south of this property. The swine facility is located northwest 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 Corner overlooking Hog Site & Lagoon



Northeast Corner looking Southwest



Southwest Corner looking Northeast



Northwest Corner looking Southeast



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Nursery Pens



Feeding Unit



Nursery Pens



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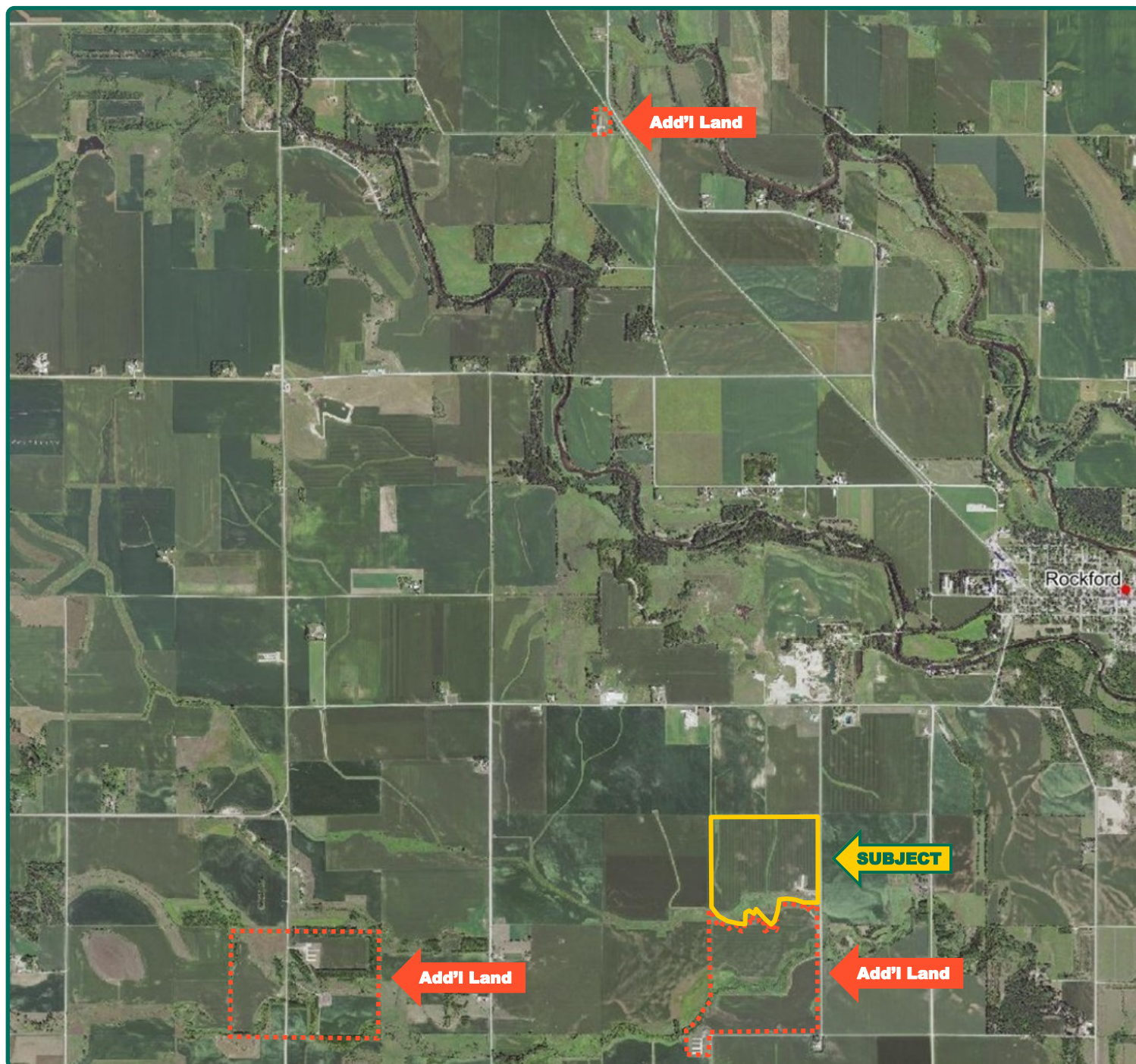
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Additional Land Aerial Photo



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