

# Land For Sale

**ACREAGE:**

**160.0 Acres, m/l**

**LOCATION:**

**Cerro Gordo County, IA**



## Property Key Features

- Productive soils with some drainage tile
- Modern machine shed
- 7.9 Acres in CRP

**Gary Loos**

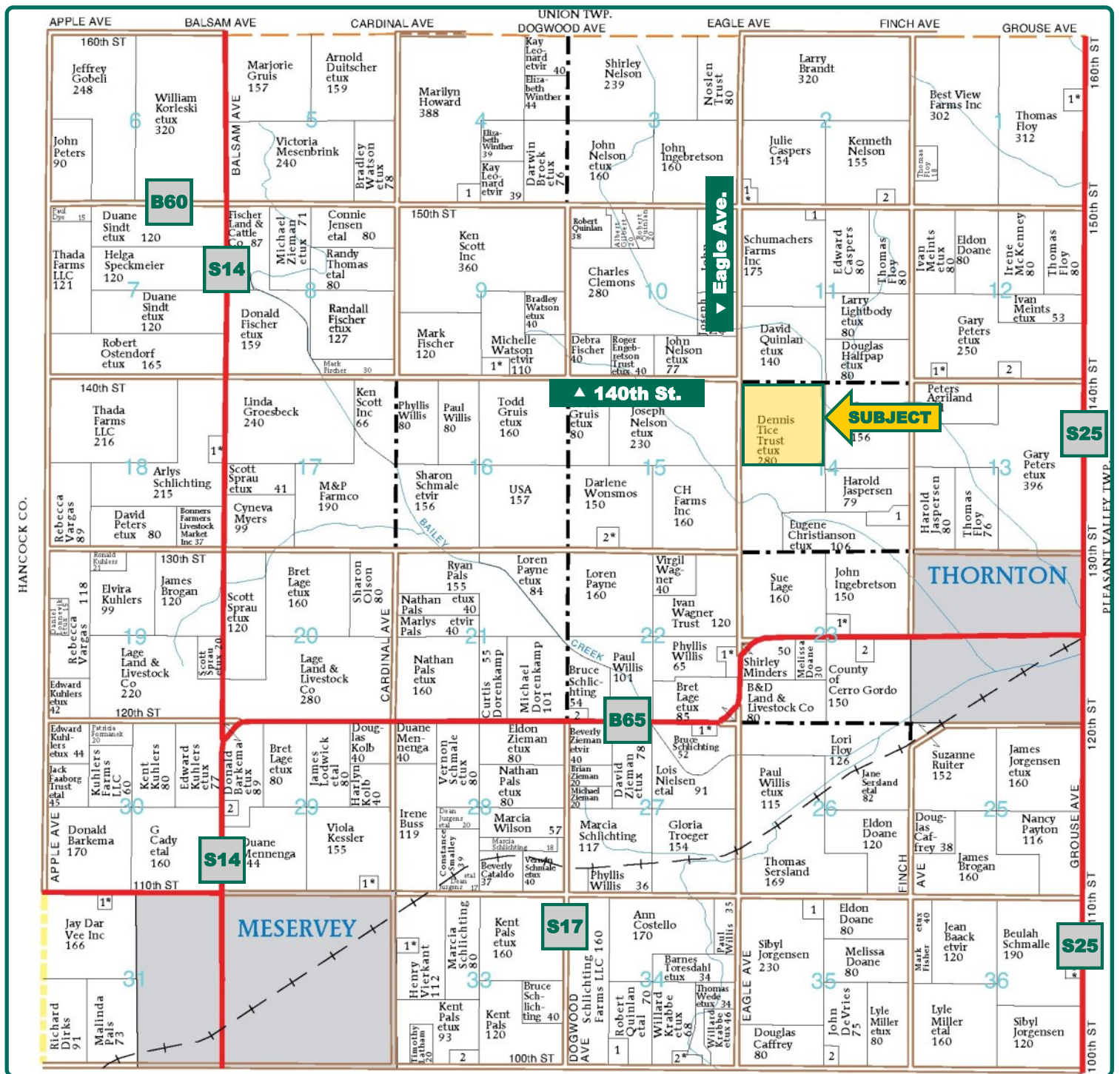
Licensed Salesperson in IA and MN

**GaryL@Hertz.ag**

**641-423-9531**

2800 4th Street SW, Suite 7  
Mason City, IA 50401-1596

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**FSA/Eff. Crop Acres: 151.07\***  
**CRP Acres: 7.90**  
**Corn Base Acres: 102.61\***  
**Bean Base Acres: 38.18\***  
**Soil Productivity: 77.1 CSR2**

*\*FSA/Eff. Crop and Base Acres are estimated.*

## Property Information

**160 Acres, m/l**

### Location

From Thornton: One mi. W on B65 & one mi. N on Eagle Ave. The farm is located on the east side of Eagle Ave.

### Legal Description

NW¼, Sec. 14, T94N, R22W, Grimes Twp., Cerro Gordo County, IA. Exact legal per Abstract of Title.

### Price & Terms

- \$1,232,000
- \$7,700/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Full possession at closing subject to lease that expires 03/01/2020.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$3,642  
 Net Taxable Acres: 157.26  
 Tax per Net Taxable Acre: \$23.16

### FSA Data

Part of Farm Number 615, Tract 713  
 FSA/Eff. Crop Acres: 151.07\*  
 CRP Acres: 7.90  
 Corn Base Acres: 102.61\*  
 Corn PLC Yield: 142 Bu.  
 Bean Base Acres: 38.18\*  
 Bean PLC Yield: 44 Bu.  
*\*Acres and bases are estimated pending reconstitution of farm by Cerro Gordo County FSA Office.*

### CRP Contracts

There are 6 acres enrolled in a CRP contract that pays \$1,206 annually and expires 9/30/2023. There are an additional 1.9 acres also enrolled in a CRP contract that pays \$388 annually and expires 9/30/2023.

### Soil Types/Productivity

Primary soils are Clarion loam, Webster-Nicollet complex and Webster clay loam. CSR2 on the estimated FSA/Eff. crop acres is 77.1. See soil map for detail.

### Buildings/Improvements

Machine shed: 92'x48', pole-frame & metal, partial concrete floor  
 Grain bin: 24'x18'

### Water & Well Information

One inactive well.

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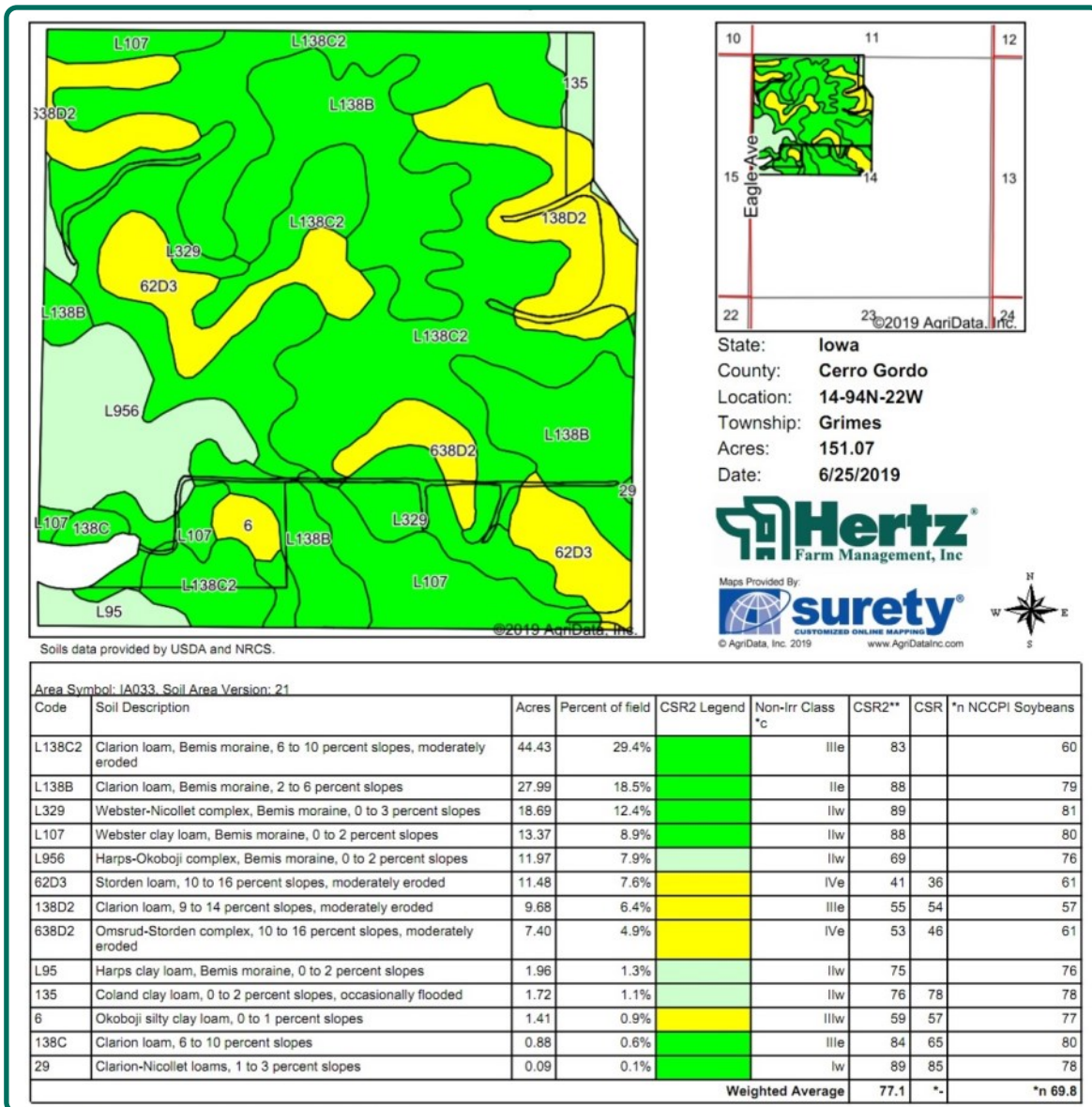
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## Land Description

Generally rolling topography.

## Drainage

Natural with some tile; served by county drainage districts: DD #70, DD #31/1/86. See tile map in this brochure.

## Comments

Productive soils with good surface drainage and some tile.

*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.*

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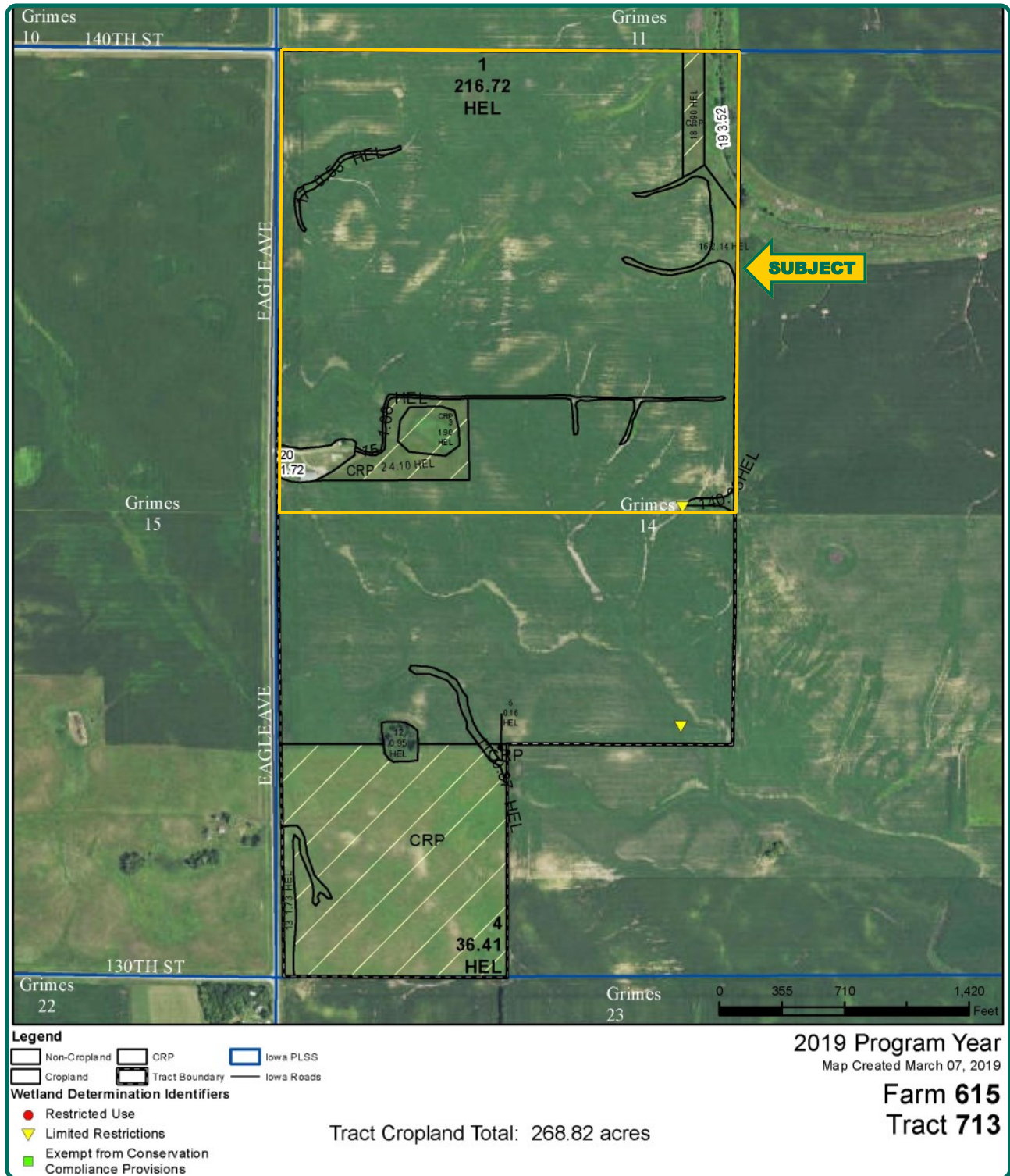
Licensed Salesperson in IA and MN

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**641-423-9531**

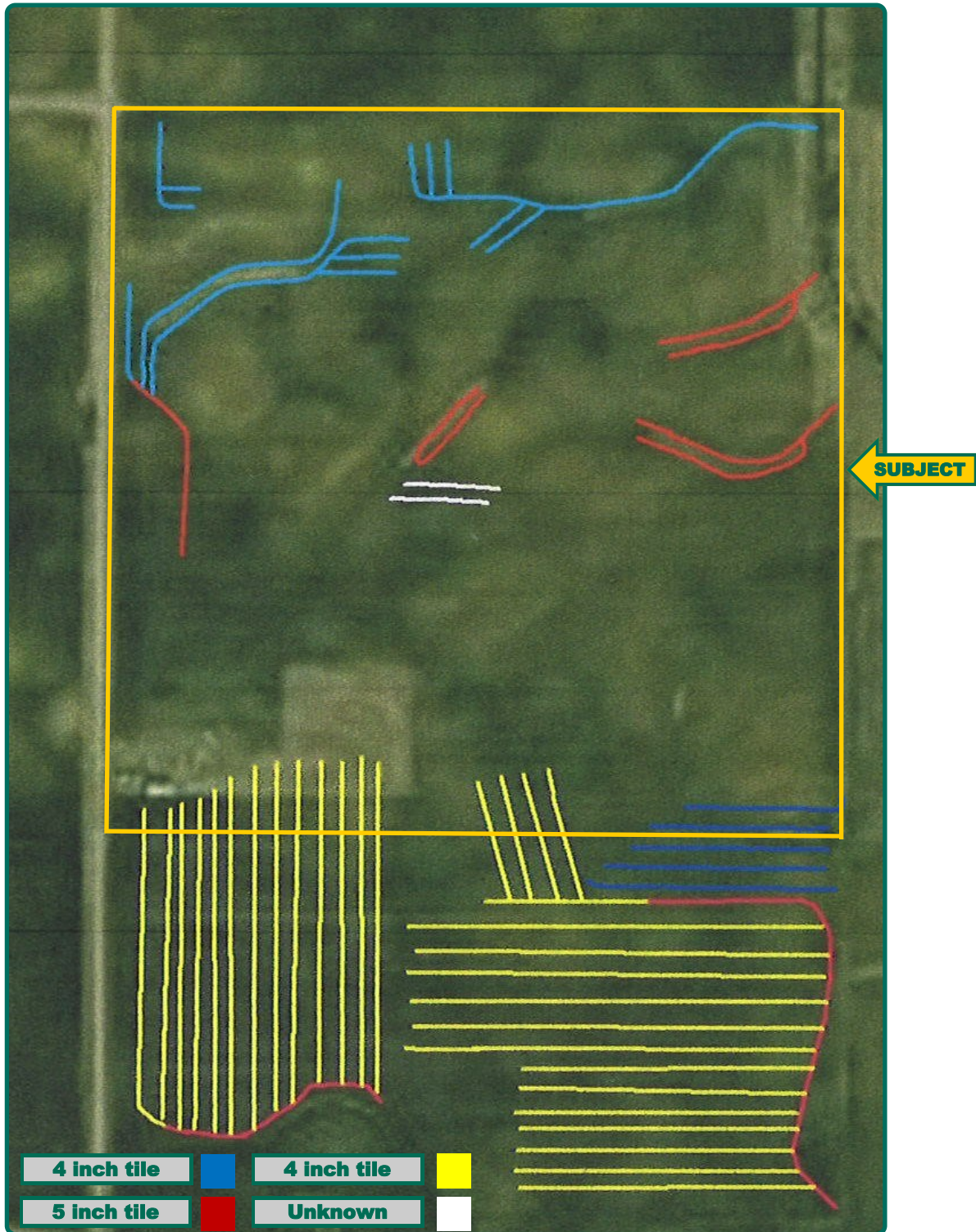
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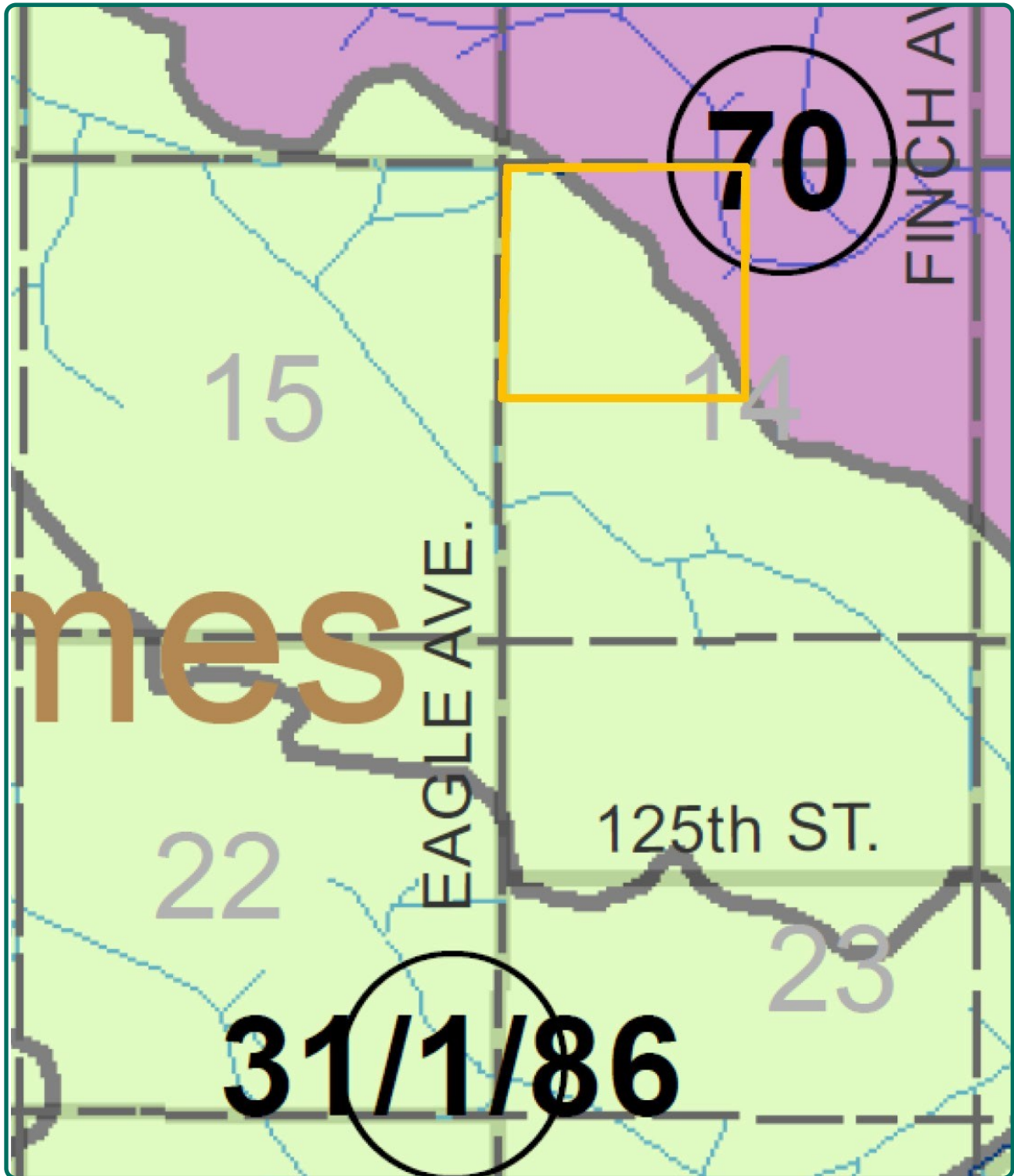
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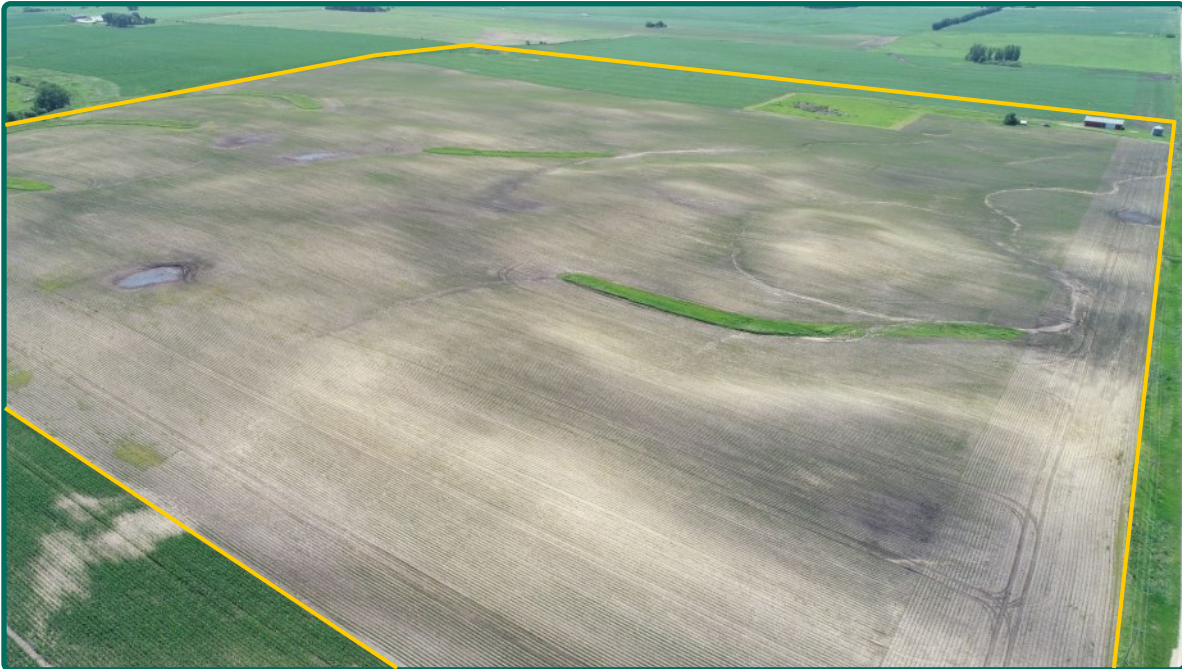
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Soybeans growing in north field



View from northwest to southeast



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