

Land For Sale

ACREAGE:

217.64 Acres, m/l

LOCATION:

Marshall County, IA

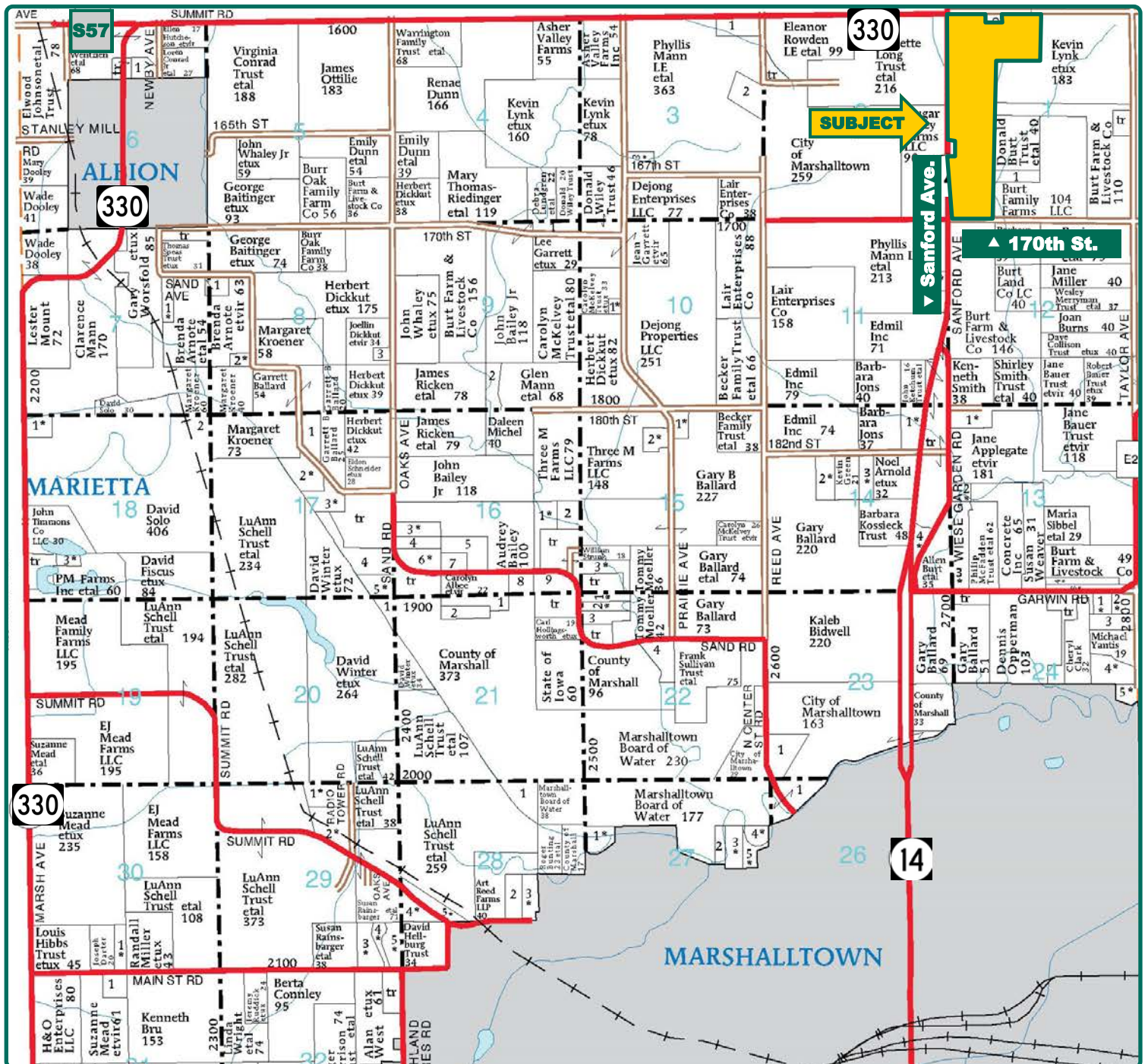


Property Key Features

- Located Four Miles North of Marshalltown on Highway 14
- 201.77 FSA/Eff. Crop Acres with an 81.10 CSR2
- Productive Marshall County Farm

Matt Vegter, ALC
Licensed in IA
MattV@Hertz.ag

515-382-1500
415 S. 11th St./PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Matt Vegter, ALC
Licensed in IA
MattV@Hertz.ag

515-382-1500
415 S. 11th St./PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



FSA/Eff. Crop Acres:	201.77
Current Ac. in Prod.:	183.61
Corn Base Acres:	155.10
Bean Base Acres:	1.56
Oat Base Acres:	2.24
Soil Productivity:	81.10 CSR2

Property Information

217.64 Acres, m/l

Location

From Marshalltown: Head north on Highway 14 / Sanford Avenue for 3 miles. The property is on the east side of the highway.

Legal Description

W½ SW¼, except acreage site, W½ NW¼, except acreage site, NE¼ NW¼, all in Section 1, Township 84 North, Range 18 West of the 5th P.M. (Taylor Township)

Price & Terms

- \$1,654,064
 - \$7,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$8,606.87
Net Taxable Acres: 217.64
Tax per Net Taxable Acre: \$39.55

Lease Status

Open for 2021 crop year.

FSA Data

Farm Number 5828, Tract 928
FSA/Eff. Crop Acres: 201.77
Current Ac. in Production: 183.61
Corn Base Acres: 155.10
Corn PLC Yield: 155 Bu.
Bean Base Acres: 1.56
Bean PLC Yield: 37 Bu.
Oat Base Acres: 2.24
Oat PLC Yield: 58 Bu.

Soil Types/Productivity

Primary soils are Tama, Ackmore-Colo and Liscomb. CSR2 on the FSA/Eff. crop acres is 81.10. See soil map for detail.

Land Description

Moderately to strongly sloping.

Drainage

Natural, plus tile. Contact Agent for tile map.

Water & Well Information

None known.

Comments

Large tract of productive land in northeastern Marshall County.

Matt Vegter, ALC

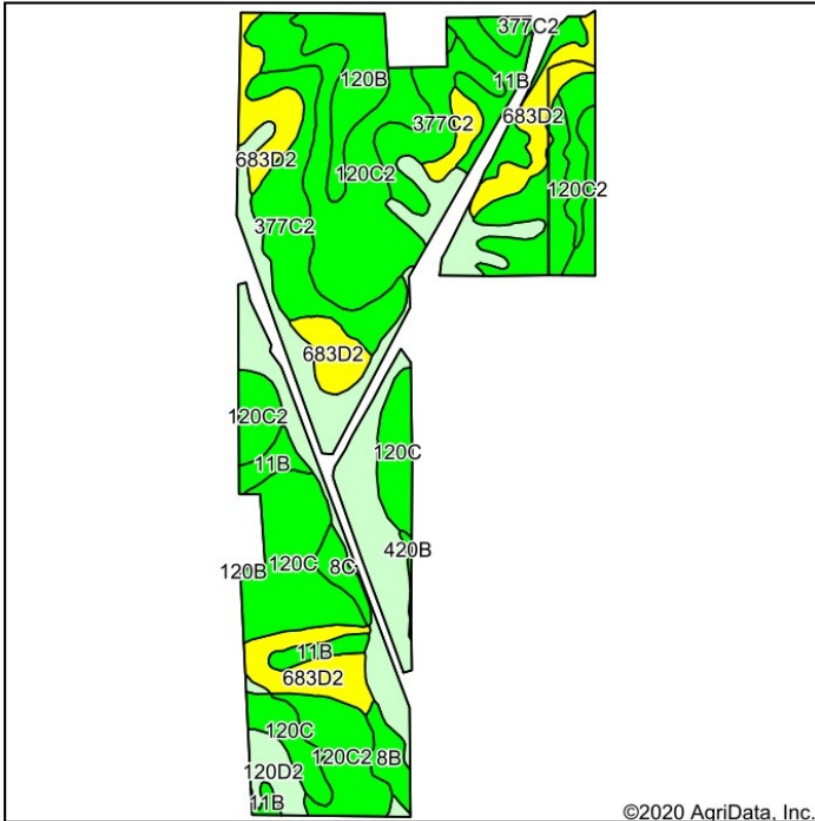
Licensed in IA

MattV@Hertz.ag

515-382-1500

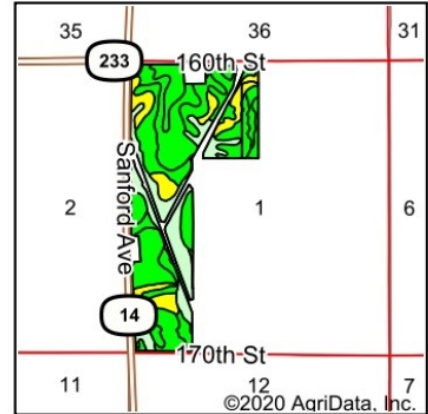
415 S. 11th St./PO Box 500
Nevada, IA 50201-0500

www.Hertz.ag



Soils data provided by USDA and NRCS.

©2020 AgriData, Inc.



State: **Iowa**
County: **Marshall**
Location: **1-84N-18W**
Township: **Taylor**
Acres: **201.77**
Date: **8/10/2020**



Area Symbol: IA127, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	43.47	21.5%			IIIe	87 78
5B	Ackmore-Colo complex, 2 to 5 percent slopes	36.84	18.3%			IIw	77 70
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	27.22	13.5%			IIIe	55 58
120C	Tama silty clay loam, 5 to 9 percent slopes	25.03	12.4%			IIIe	90 80
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	23.79	11.8%			IIIe	85 73
11B	Colo-Ely complex, 0 to 5 percent slopes	13.38	6.6%			IIw	86 68
120B	Tama silty clay loam, 2 to 5 percent slopes	12.01	6.0%			IIe	95 95
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	9.79	4.9%			IIIe	90 75
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	4.42	2.2%			IIIe	62 68
8B	Judson silty clay loam, 2 to 5 percent slopes	3.01	1.5%			IIe	93 90
8C	Judson silty clay loam, 5 to 9 percent slopes	2.39	1.2%			IIIe	89 75
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	0.42	0.2%			IIe	95 95
Weighted Average						81.1	73.7

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.

Matt Vegter, ALC
Licensed in IA
MattV@Hertz.ag

515-382-1500
415 S. 11th St./PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Northeast Looking Southwest



South Looking North



Northwest Corner Looking South



Matt Vegter, ALC
Licensed in IA
MattV@Hertz.ag

515-382-1500
415 S. 11th St./PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Matt Vegter, ALC
Licensed in IA
MattV@Hertz.ag

515-382-1500
415 S. 11th St./PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag