

Land For Sale

ACREAGE:

181.50 Acres, m/l

LOCATION:

Hardin County, IA



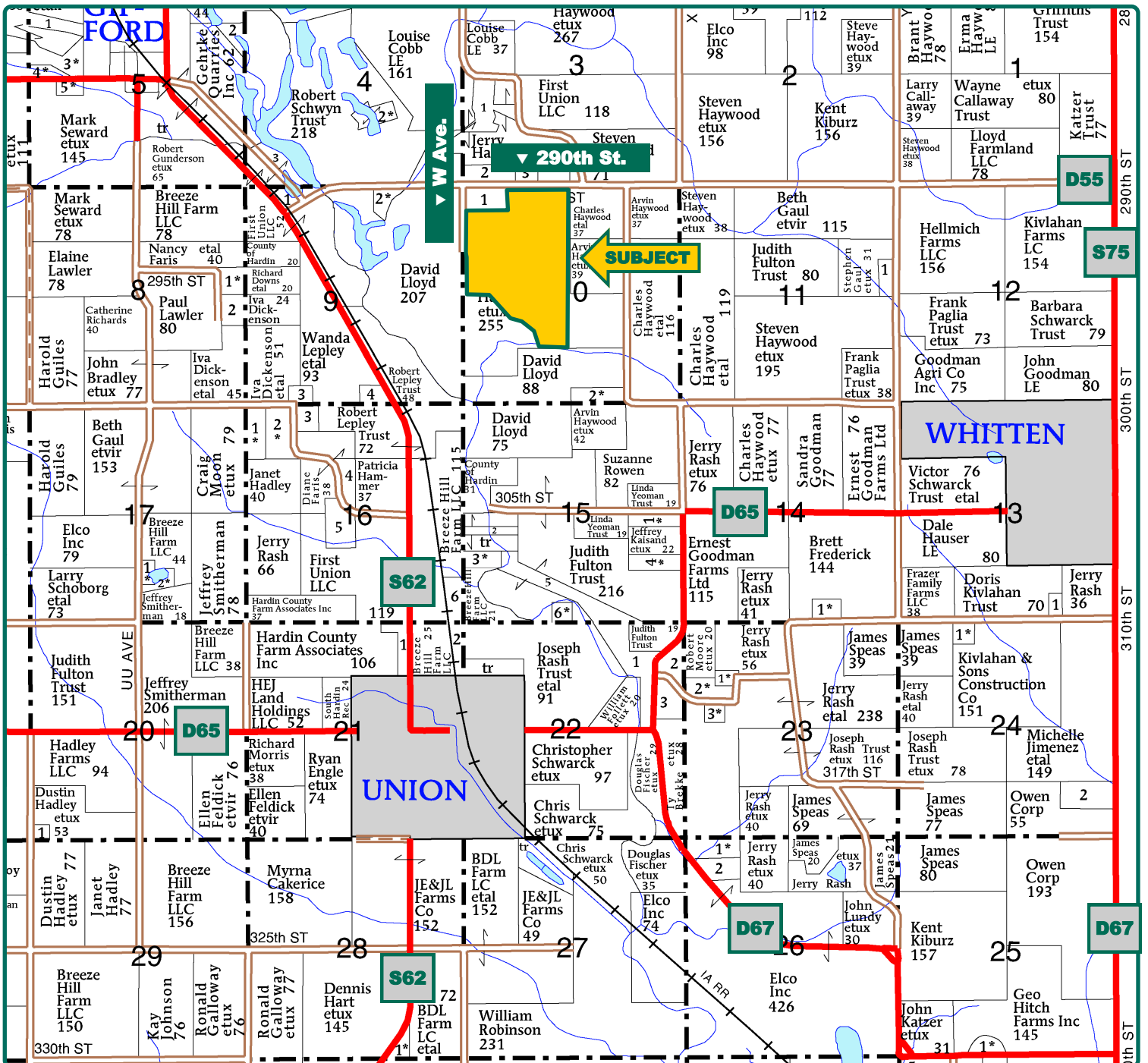
Property Key Features

- Four Miles Northwest of Whitten
- 83.90 CSR2 on an Estimated 170.00 FSA/Eff. Crop Acres
- Productive Farmland in Southeast Hardin County

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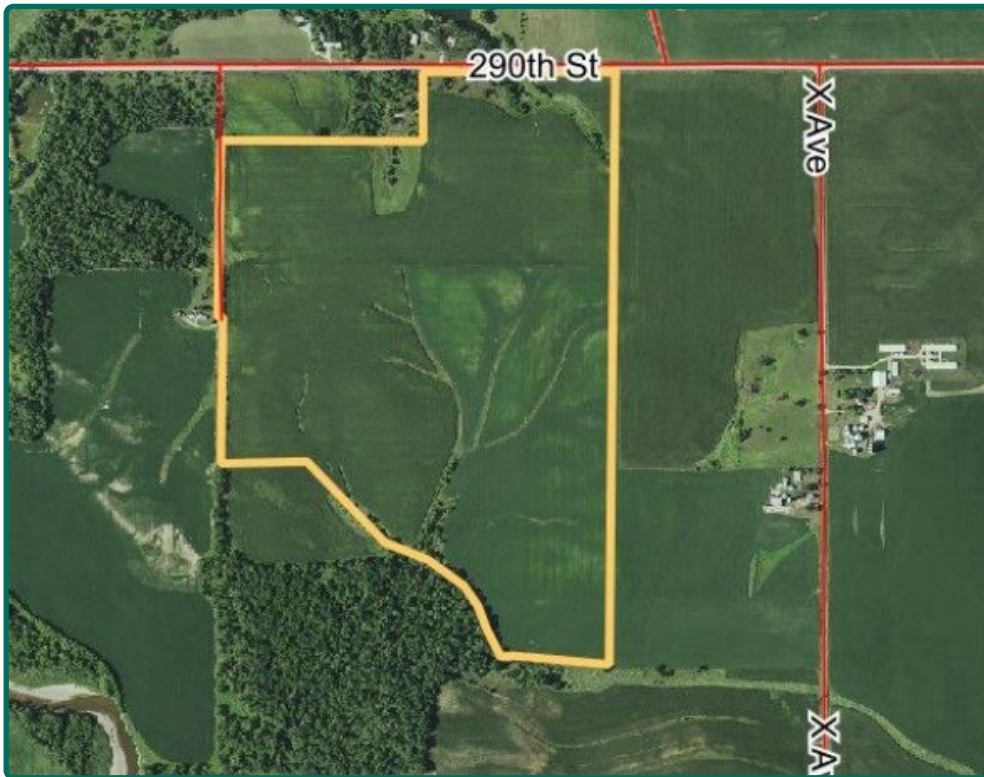


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FSA/Eff. Crop Acres: 170.00*

Corn Base Acres: 97.50*

Bean Base Acres: 70.40*

Soil Productivity: 83.90 CSR2

**Acres are estimated.*

Property Information

181.50 Acres, m/l

Location

From Whitten: Go north on S75 for 1½ miles. Head west on 290th Street for 2½ miles, the property is on the south side of the road.

Legal Description

NW¼ (except Tax Parcel #861910100001), Part of N½ SW¼, all in Section 10, Township 86 North, Range 19 West of the 5th P.M. (Union Township)

Price & Terms

- \$2,350,425.00
- \$12,950/acre
- 10% down upon acceptance of offer; balance due at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2023 - 2024: \$5,962.00*
Net Taxable Acres: 181.50*
Tax per Net Taxable Acre: \$32.85*
Tax Parcel ID #: 861910100002, 861910100004, 861910100003, 861910100005, part of 861910300001

**Taxes estimated pending survey of property. Hardin County Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 8500, Part of Tract 2252
FSA/Eff. Crop Acres: 170.00*
Corn Base Acres: 97.50*

Corn PLC Yield: 166 Bu.

Bean Base Acres: 70.40*

Bean PLC Yield: 48 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Downs and Ely. CSR2 on the est. FSA/Eff. crop acres is 83.90. See soil map for detail.

Land Description

Gently to moderately sloping.

Drainage

Some tile. Contact agent for details.

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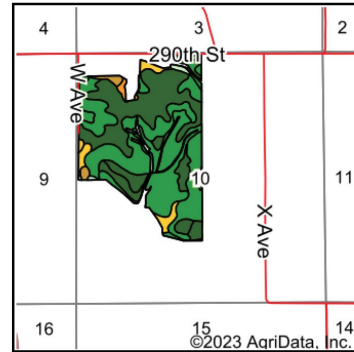
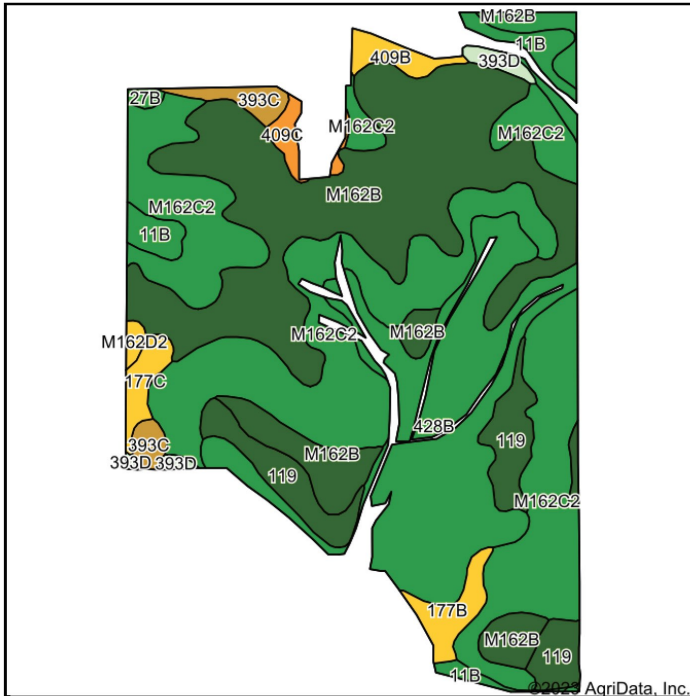
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State: **Iowa**
 County: **Hardin**
 Location: **10-86N-19W**
 Township: **Union**
 Acres: **170**
 Date: **9/12/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	58.09	34.2%		IIIe	82		
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	52.28	30.8%		Ile	90		
428B	Ely silty clay loam, 2 to 5 percent slopes	31.01	18.2%		Ile	88	88	
119	Muscatine silty clay loam, 0 to 2 percent slopes	10.47	6.2%		Iw	100	100	
11B	Colo-Ely complex, 0 to 5 percent slopes	4.98	2.9%		Ilw	86	70	
393C	Sparta loamy fine sand, loamy substratum, 2 to 9 percent slopes	2.78	1.6%		IIIe	34	33	
177B	Saude loam, 2 to 5 percent slopes	2.67	1.6%		IIs	55	58	
177C	Saude loam, 5 to 9 percent slopes	2.01	1.2%		IIIe	50	38	
409B	Dickinson fine sandy loam, loamy substratum, 2 to 5 percent slopes	1.93	1.1%		IIIe	51	56	
409C	Dickinson fine sandy loam, loamy substratum, 5 to 9 percent slopes	1.41	0.8%		IIIe	46	41	
393D	Sparta loamy fine sand, loamy substratum, 9 to 14 percent slopes	1.37	0.8%		IVe	9	28	
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	0.54	0.3%		IVe	57		
27B	Terril loam, 2 to 6 percent slopes	0.46	0.3%		Ile	87	84	
Weighted Average						2.35	83.9	*.

Water & Well Information

No known wells.

Comments

Productive Hardin County farmland.

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



Northeast Looking Southwest



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