

Hancock & Wright Counties

LAND FOR SALE

350 ACRES^{M/L}

OFFERED IN MULTIPLE TRACTS

LISTING #19134



JEFFREY T. OBRECHT
C: 515-689-1648 O: 641-648-5065
Jeff@TheDirtDealer.com
Iowa Falls, IA

LISTING #19134

TOTAL SOILS MAP-TRACT #1 217A M/L - CSR2: 76.4

TRACT #1-217 ACRES M/L

PRICE: \$4,500/acre

DESCRIPTION: 217 acres m/l of southeastern Hancock County land is currently offered for sale. This property consists of 217 acres m/l, with approximately 215 taxable acres and an estimated 194.38 cropland acres, with 169.64 acres in CRP. This property has an average CSR2 of 76.4, with the county average CSR2 being 78.7. This property has CRP along with some tillable land that, as a whole, provides a return of over 4%.

DIRECTIONS: From Goodell, Iowa, go south on State Highway #69 to 100th Street then go east on 100th Street 1/8 mile. Tract #1 is located on the north side of 100th Street. Please watch for real estate signs.

LEGAL DESCRIPTION: The South One-Half (S1/2) of Section Thirty-one (31), Township Ninety-four (94) North, Range Twenty-three (23), West of the 5th P.M., East of the RR Right of Way, and Except Parcel #1631451000 & Parcel #1631477000, Hancock County, Iowa. Please refer to abstract for exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 194.38 acres (Est)
Corn Base: 24.74 acres **PLC Yield:** 154 bu.
Bean Base: None **PLC Yield:** None

This property currently has 169.94 acres in CRP under various contracts that total \$44,700/year or \$263.50/acre. Contact listing agent for a summary of those contracts.

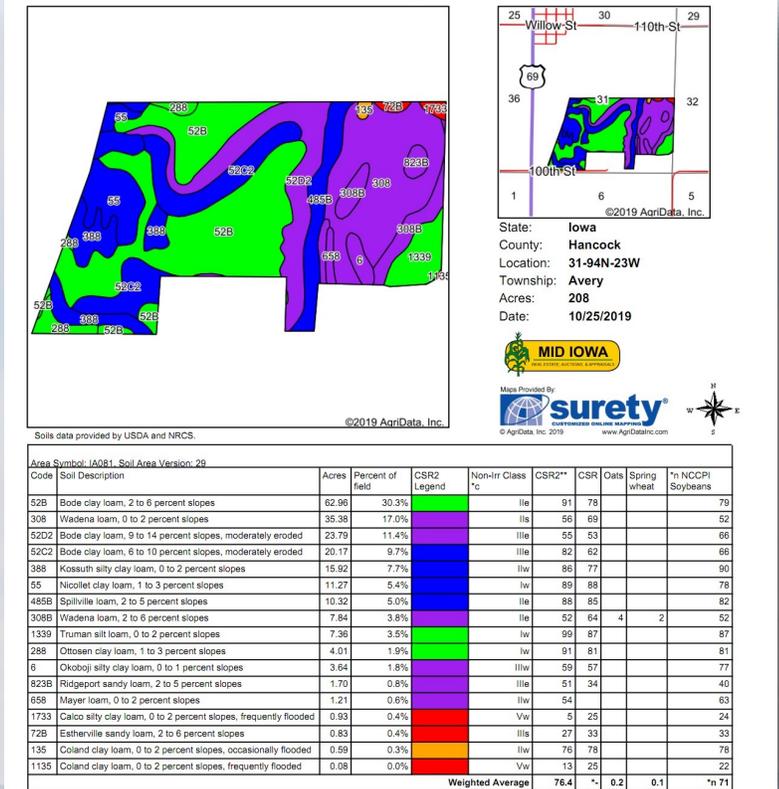
This farm is classified as Highly Erodible Land. The Wetland Determination is not complete at this time.

FARM LEASE: The subject property is owner operated and is open for 2020.

IMPROVEMENTS: The subject property is unimproved except for field drainage tile and perimeter fence.

TAXES: \$6,200/year (Est)

SALE METHOD: This property will be sold as 217 acres m/l.



For more information
please visit our website
and look up Listing
#19134.

www.TheDirtDealer.com



JEFFREY T. OBRECHT
C: 515-689-1648 O: 641-648-5065
Jeff@TheDirtDealer.com
Iowa Falls, IA

LISTING #19134 TRACTS #2 & #3

TRACT #2-53 ACRES M/L

PRICE: \$8,250/acre

DESCRIPTION: 53 acres m/l of southeastern Hancock County land is currently offered for sale. This property consists of 53 acres m/l, with approximately 51 taxable acres and an estimated 49.5 cropland acres, with 5.97 acres in CRP. This property has an average CSR2 of 88.8, with the county average CSR2 being 78.7. This property has the majority of the farm in tillable land along with a small amount of CRP.

DIRECTIONS: From Goodell, Iowa, go south on State Highway #69 to 100th Street. Tract #2 is located in the NE corner of the intersection of 100th Street and Highway #69, west of the RR Right of Way. Please watch for real estate signs.

LEGAL DESCRIPTION: The South One-Half (S1/2) of Section Thirty-one (31), Township Ninety-four (94) North, Range Twenty-three (23), West of the 5th P.M., West of the RR Right of Way, Hancock County, Iowa. Please refer to abstract for exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 49.5 acres (Est)

Corn Base: 42.46 acres **PLC Yield:** 154 bu.

Bean Base: None **PLC Yield:** None

The property currently has 5.97 acres in CRP under various contracts that total \$1,426/year or \$238/acre. Contact listing agent for summary of those contracts.

This farm is classified as Highly Erodible Land. The Wetland Determination for this property states that all soils are Prior Converted Wetlands.

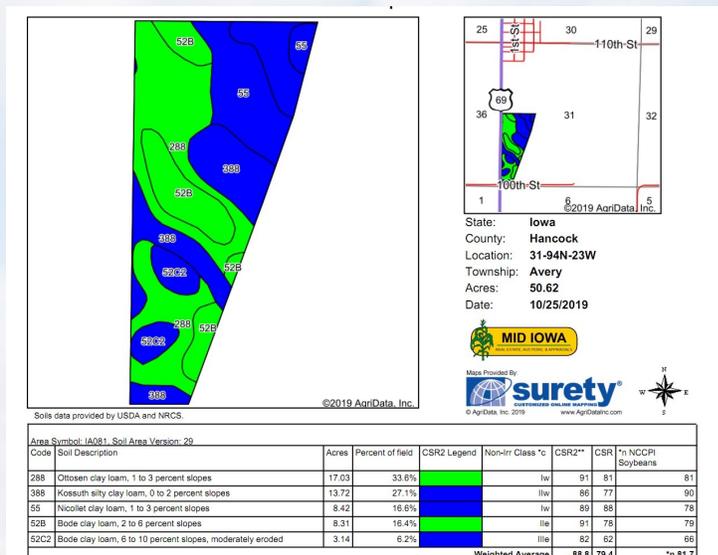
FARM LEASE: The subject property is owner operated and is open for 2020.

IMPROVEMENTS: The subject property is unimproved except for field drainage tile and perimeter fence.

TAXES: \$1,425/year (Est)

SALE METHOD: This property will be sold as 53 acres m/l.

TOTAL SOILS MAP-TRACT #2 53A M/L - CSR2: 88.8



For more information
please visit our website
and look up Listing #19134.

www.TheDirtDealer.com



JEFFREY T. OBRECHT
C: 515-689-1648 O: 641-648-5065
Jeff@TheDirtDealer.com
Iowa Falls, IA

LISTING #19134 TRACTS #2 & #3

TOTAL SOILS MAP-TRACT #3
80A M/L - CSR2: 73.5

TRACT #3-80 ACRES M/L

PRICE: \$4,500/acre

DESCRIPTION: 80 acres m/l of northeastern Wright County land is currently offered for sale. This property consists of 80 acres m/l, with approximately 79 taxable acres and an estimated 61 cropland acres, with 61 acres in CRP. This property has an average CSR2 of 73.5, with the county average CSR2 being 82.2. This property has the majority of the farm in CRP land along with a small amount of tillable land.

DIRECTIONS: From Goodell, Iowa, go south on State Highway #69 to 105th Street, then west on 105th Street 1/4 mile. Tract #3 is located on the south side of 105th Street. Please watch for real estate signs.

LEGAL DESCRIPTION: The West One-Half of the Southeast Quarter (W1/2 SE1/4) of Section One (1), Township Ninety-three (93) North, Range Twenty-four (24), West of the 5th P.M., Wright County, Iowa. Please refer to abstract for exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 61 acres (Est)

Corn Base: 54 acres

PLC Yield: 160 bu.

Bean Base: 7 acres

PLC Yield: 48 bu.

This property currently has 61 acres in CRP under various contracts that total \$15,298/year or \$250.79/acre. Contact listing agent for summary of those contracts.

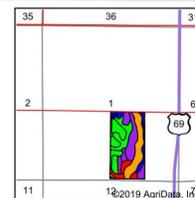
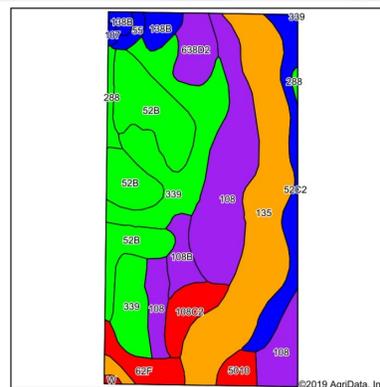
This farm is classified as Non-Highly Erodible Land. This property does contain a wetland or farmed wetland.

FARM LEASE: The subject property is owner operated and is open for 2020.

IMPROVEMENTS: The subject property is unimproved except for field drainage tile and perimeter fence.

TAXES: \$1,844/year

SALE METHOD: This property will be sold as 80 acres m/l.



State: Iowa
 County: Wright
 Location: 1-93N-24W
 Township: Belmond
 Acres: 78.8
 Date: 10/25/2019



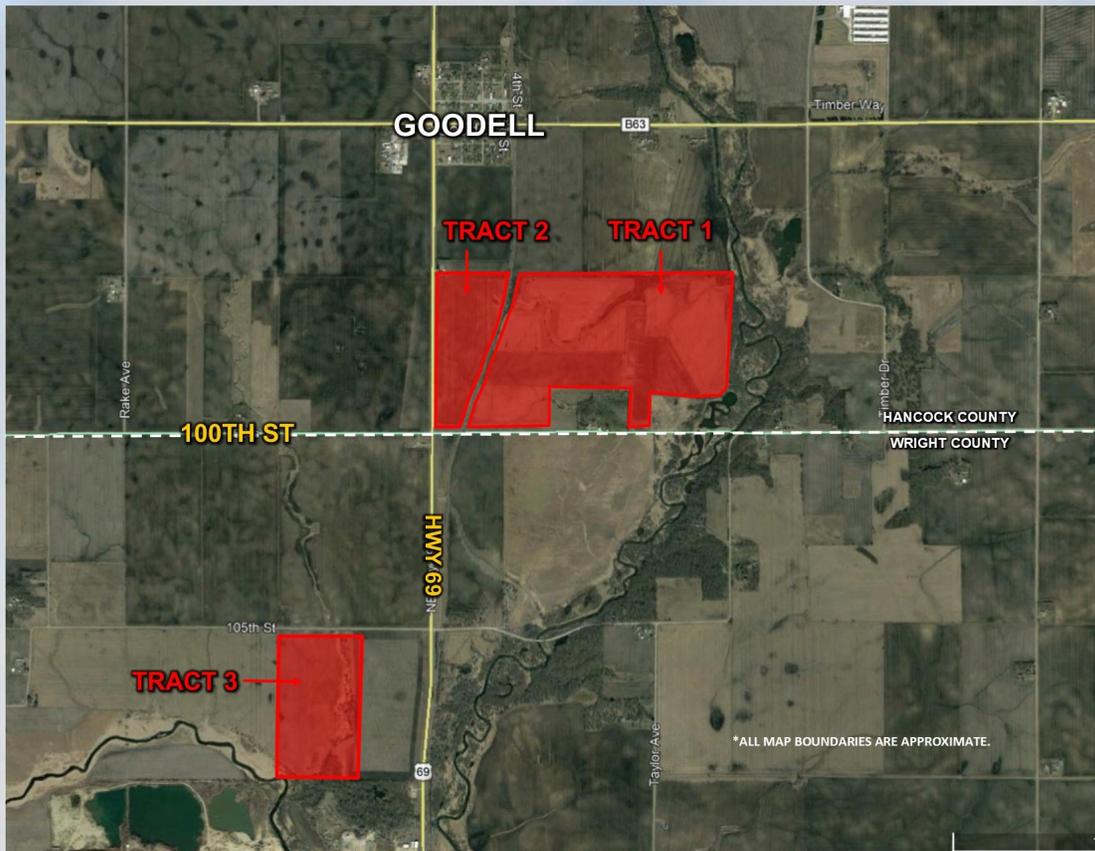
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class °c	CSR2**	CSR	Oats	Spring wheat	h NCCPI Soybeans	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	18.13	23.0%		llw	76	78			78	
10B	Wadena loam, 0 to 2 percent slopes	15.94	20.2%		lls	56	54			52	
339	Truman silt loam, 0 to 2 percent slopes	13.59	17.2%		llw	99	86			87	
52B	Bode clay loam, 2 to 6 percent slopes	11.50	14.6%		lls	91	78			79	
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	4.86	6.2%		lls	82	62			66	
63BD2	Omarud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.82	3.6%		llv	53	47			61	
108C2	Wadena loam, 6 to 12 percent slopes, moderately eroded	2.69	3.4%		lls	44	24	4	2	43	
82F	Bellevue loam, 16 to 30 percent slopes	2.30	2.9%		vlls	17	12	7	5	48	
108B	Wadena loam, 2 to 6 percent slopes	1.94	2.5%		lls	52	4	2	2	52	
138B	Clarion loam, 2 to 6 percent slopes	1.77	2.2%		lls	89	80			83	
5010	Pits, sand and gravel	1.30	1.6%				0	0		0	
28B	Otosen clay loam, 1 to 3 percent slopes	1.00	1.3%		llw	91	84			81	
55	Nicollet clay loam, 1 to 3 percent slopes	0.63	0.8%		llw	89	88			78	
107	Webster clay loam, 0 to 2 percent slopes	0.20	0.3%		llw	86	83			80	
W	Water	0.13	0.2%				0	0		0	
						Weighted Average	73.5	73.5	0.4	0.3	69.1

**For more information
 please visit our website
 and look up Listing #19134.**

www.TheDirtDealer.com



JEFFREY T. OBRECHT
 C: 515-689-1648 O: 641-648-5065
 Jeff@TheDirtDealer.com
 Iowa Falls, IA



LISTING #19134 TERMS AND CONDITIONS

MINERALS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

EARNEST PAYMENT: A 10% earnest money payment is required with all offers. The earnest payment may be paid in the form of cash or check. All funds will be held in the named attorney's trust account.

POSSESSION: Possession will be granted at closing, which will occur 30 days after acceptance of an offer by all parties.

CONTRACT AND TITLE: Immediately upon acceptance of an offer by all parties, buyer will deposit with Mid Iowa Real Estate, Auctions, & Appraisals the required earnest payment. The Seller will provide a current abstract at their expense. Seller to pay all escrow closing costs.

CLOSING: Closing will occur on whatever date is negotiated by buyer and seller. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

SURVEY: At the Seller's option, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs.

ATTORNEY: Richard Bordwell

SELLERS: Ed & Kimberly Swanson

This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is—Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All potential buyers are urged to perform their due diligence on the subject property prior to submitting an offer. All map boundaries are approximate, and photographs used may or may not depict the actual property. Total tract acres, tillable acres, FSA acres, etc. are approximate and may be subject to change.



JEFFREY T. OBRECHT
 C: 515-689-1648 O: 641-648-5065
 Jeff@TheDirtDealer.com
 Iowa Falls, IA

Hancock & Wright Counties **LAND FOR SALE**

350 ACRES_{M/L}
OFFERED IN MULTIPLE TRACTS

For more information
please visit our website
and look up Listing #19134.
www.TheDirtDealer.com



MID IOWA

REAL ESTATE, AUCTIONS, & APPRAISALS

www.TheDirtDealer.com



Mid Iowa Real Estate, Auctions, & Appraisals and its representatives have an agency agreement with the seller or may have a consensual dual agency agreement with both buyer and seller.