

Hardin County

LAND FOR SALE

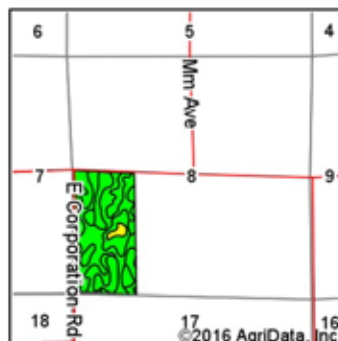
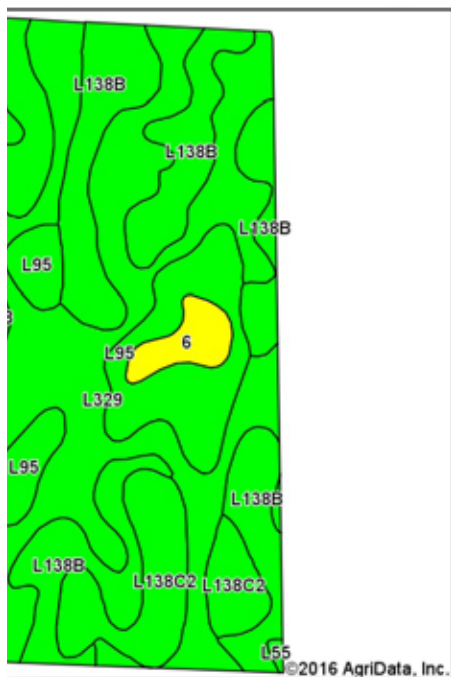
80 ACRES_{M/L}

LISTING #13710



JEFFREY T. OBRECHT
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Iowa Falls, Iowa

TOTAL SOILS MAP 80A M\L ~ CSR2: 85.6



State: Iowa
 County: Hardin
 Location: 8-89N-20W
 Township: Hardin
 Acres: 79.48
 Date: 9/7/2016

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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RCS.

Map Version: 20

	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
ix, Bemis moraine, 0 to 3 percent slopes	30.47	38.3%		llw	89	
aine, 2 to 6 percent slopes	29.88	37.6%		lle	88	
moraine, 0 to 2 percent slopes	9.95	12.5%		llw	75	
aine, 6 to 10 percent slopes, moderately eroded	7.19	9.0%		llle	83	
to 1 percent slopes	1.85	2.3%		lllw	59	59
ent slopes	0.14	0.2%		le	91	
Weighted Average					85.6	*

LISTING #13710

PRICE: \$9,000/acre or \$720,000

DESCRIPTION: This property consists of 80 acres m/l, of which there are 77 taxable acres and 76.93 cropland acres. This property has an average CSR2 of 85.6, with the county average CSR2 being 79.7.

DIRECTIONS: From Iowa Falls, Iowa, go east on county Blacktop D-15 to M Avenue, just on the east city limits of Iowa Falls, then go north 1/2 mile. Property is located on the east side of M Avenue. Please watch for signs.

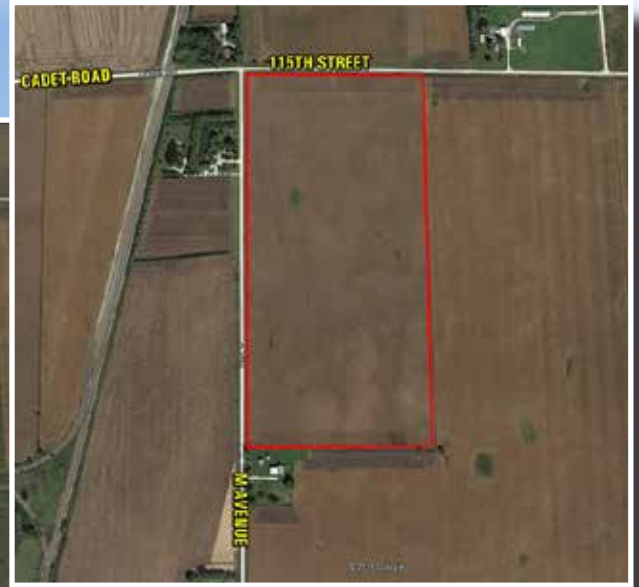
LEGAL DESCRIPTION: The West One-Half of the Southwest Quarter (W1/2 SW1/4) of Section Eight (8), Township Eighty-nine (89) North, Range Twenty (20), West of the 5th P.M., Hardin County, Iowa. Please refer to abstract for exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 76.93 acres
Corn Base: 57.5 acres **PLC Yield:** 154 bushel
Bean Base: 17.01 acres **PLC Yield:** 47 bushel
Oats Base: .02 acres **PLC Yield:** 68 bushel

This farm is classified as Non-Highly Erodible Land with no Wetlands Determination complete at this time.

FARM LEASE: The subject property is owner-operated for the 2016 crop year, with sellers retaining 100% of the 2016 crop.



TERMS AND CONDITIONS

SALE METHOD: This property will be sold as one tract of 80 acres M/L.

IMPROVEMENTS: None

TAXES: \$2094/year or \$27.19/taxable acre.

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 along an acceptable offer. The earnest payment may be paid in the form of cash or check. All funds will be held in the Peoples Company or named attorney's trust account.

POSSESSION: Possession will be granted at closing. Closing to be within 30 days of the offer being accepted by both the buyer and the seller.

CONTRACT AND TITLE: Immediately upon acceptance of the offer by all parties, the earnest money will be deposited and a copy of the purchase agreement will be supplied to buyer and seller. The Seller will provide a current abstract at their expense. Seller to pay all escrow closing costs.

CLOSING: Closing will occur approximately 30 days from date of acceptance of the purchase agreement. 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: Dan Stockdale

SELLER: Summit Farms, LLC

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 Agent or Seller. Seller reserves the right to accept or reject any and all offers.

For more information please visit our website
and look up listing #13710.
www.PeoplesCompany.com



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Hardin County LAND FOR SALE 80 ACRES_{M/L}

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