

# Hardin County LAND FOR SALE 46 ACRES<sub>M/L</sub>



**JEFFREY T. OBRECHT**  
615 Washington Avenue  
Iowa Falls, IA 50126

For more information  
please visit our website  
and look up Listing #20116.

[www.TheDirtDealer.com](http://www.TheDirtDealer.com)

# Hardin County LAND FOR SALE 46 ACRES<sub>M/L</sub>

## LISTING #20116



### MID IOWA

REAL ESTATE, AUCTIONS, & APPRAISALS

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### MID IOWA

REAL ESTATE, AUCTIONS, & APPRAISALS

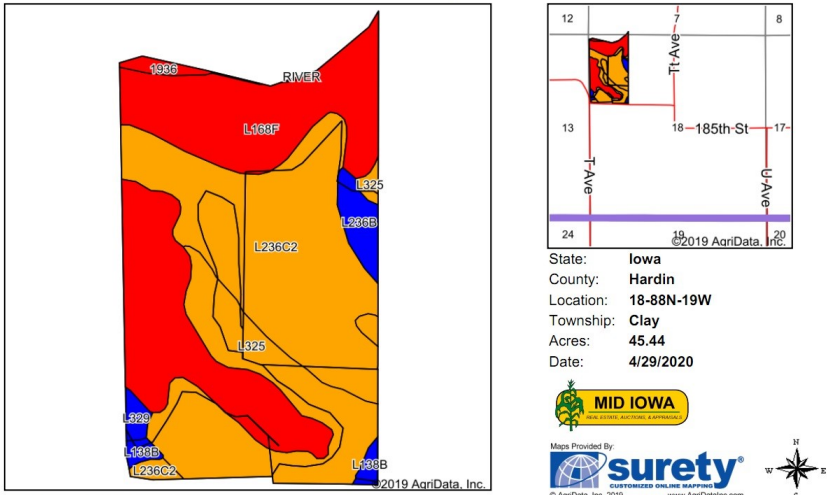


**JEFFREY T. OBRECHT**

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



TOTAL SOILS MAP  
46A M/L - CSR2: 49.1



Area Symbol: IA083, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R	Oats	Spring wheat
L168F	Hayden loam, Bemis moraine, 22 to 40 percent slopes	17.72	39.0%		Ville	5			
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	15.53	34.2%		Ille	77	2	1	
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	9.64	21.2%		le	78			
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	1.18	2.6%		lle	85			
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	0.54	1.2%		lle	88			
L1936	Coland-Spittville-Hanlon complex, channelled, 0 to 2 percent slopes	0.42	0.9%		Vw	24	25		
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	0.41	0.9%		llw	89			
Weighted Average						49.1	~	0.7	0.3
						*n 46.4			



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LISTING #20116 TERMS AND CONDITIONS

LISTING #20116

PRICE: \$4130/acre

**DESCRIPTION:** 46 acres m/l of east central Hardin County land is currently offered for sale. This property consists of 46 acres m/l and has approximately 20.4 crop acres, with the balance in timber and roads. This property has an overall CSR2 of 49.1, with the tillable acres having a CSR of 77.2. The county average CSR2 is 79.7.

**DIRECTIONS:** From Steamboat Rock, Iowa, go west on County Blacktop D-35 to T Avenue, then north on T Avenue 1.5 miles. Property is located in the NE corner of the intersection of T Avenue and 185th Street. Please watch for real estate signs.

**LEGAL DESCRIPTION:** The West Fractional One-Half of the Northwest Quarter (W. Frl. 1/2 NW1/4) north of 185th Street, Except a 1.83 acre tract, all in Section Eighteen (18), Township Eighty-eight (88) North, Range Nineteen (19), West of the 5th P.M., Hardin County, Iowa. Please refer to abstract for the exact legal description.

FARM PROGRAM INFORMATION:

**Cropland:** 20.4 acres  
**Corn Base:** 7.6 acres      **PLC Yield:** 147 bu.  
**Bean Base:** 7.5 acres      **PLC Yield:** 49 bu.

*This farm is classified as Highly Erodible Land, with no Wetland Determination complete at this time.*

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



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**SALE METHOD:** This property will be sold as 46 acres m/l.

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

**TAXES:** \$662/year. Property taxes will be prorated to date of closing.

**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 after 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:** Larry Johnson

**SELLER:** Mike & Faye Broer

*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 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.*