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LAND FOR SALE

119.76± Acres, Bremer County, Iowa

OFFERED AT
\$1,616,760
or \$13,500 per acre

Highlights:

- Bare 119.76 acre farm, located on a paved road, in northwest Bremer County, in northeast Iowa
- Approximately ninety-nine percent tillable, all classified as NHEL and PC/NW, well-tiled and terraced
- Kenyon-Clyde-Floyd series soils, well-managed and maintained
- Average CSR2 of 84.36 and CSR of 77.2
- Paved road provides good access to grain markets, employment centers, and nice potential building site

For additional information, please contact:

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Property Information

Directions to Property:

From Horton, Iowa, go one-half mile north on County paved road V-14 (Easton Avenue). The farm is located on the west side of this paved road (less acreage).

Legal Description:

S1/4 N1/2 NE 1/4 & East 26 acres of the SE1/4 NW1/4 & S1/2 NE1/4 (except South 640 feet of the East 425 feet thereof) all in Section 22, Township 93 North, Range 14 West of the 5th P.M., Polk Township Bremer County, Iowa

Property Description:

High-quality, 119.76 acre bare land tract, that has been well-managed and maintained for erosion control, with tile and terraces, grassed waterways and headlands. The farm has been no-tilled and well cared for. This is a great opportunity for an investment grade farm or an add-on tract for your existing operation.

Farm Data:

| | |
|----------|--------------|
| Cropland | 118.31 acres |
| Non-crop | 0.03 acres |
| Road | 1.42 acres |
| Total | 119.76 acres |

FSA Information:

| | | |
|--|--------------|------------------|
| | Base | Yield |
| Corn | 116.70 acres | 164 bushels/acre |
| ARC-CO for 2023, ninety-nine percent of total tillable acres | | |

Additional Comments:

The Seller is willing to participate with 1031 exchange requirements.

2022 Taxes:

- \$3,366 per year (net), or \$28.11 per acre (net)

Price:

- \$1,616,760 or \$13,500 per acre

Property Location



Aerial Map



Soils Map



Soils Description

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CSR2 | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-------|-------|-------|------|
| 83B | Kenyon loam, 2 to 5 percent slopes | 34.97 | 29.43 | 90.0 | 97 | 91 | 2e |
| 83C | Kenyon loam, 5 to 9 percent slopes | 34.59 | 29.11 | 85.0 | 0 | 90 | 3e |
| 84 | Clyde silty clay loam, 0 to 3 percent slopes | 17.55 | 14.77 | 88.0 | 86 | 91 | 2w |
| 198B | Floyd loam, 1 to 4 percent slopes | 17.0 | 14.3 | 89.0 | 0 | 85 | 2w |
| 813B | Atkinson loam, till plain, 2 to 5 percent slopes | 5.64 | 4.75 | 60.0 | 0 | 64 | 2e |
| 323B | Fort dodge loam, 1 to 4 percent slopes | 3.28 | 2.76 | 78.0 | 0 | 97 | 2e |
| 814C | Rockton loam, till plain, 5 to 9 percent slopes | 2.76 | 2.32 | 40.0 | 0 | 55 | 3e |
| 813C | Atkinson loam, till plain, 5 to 9 percent slopes | 2.73 | 2.3 | 56.0 | 0 | 63 | 3e |
| 178 | Waukee loam, 0 to 2 percent slopes, rarely flooded | 0.34 | 0.29 | 69.0 | 0 | 83 | 2s |
| TOTALS | | 118.86(*) | 100% | 84.36 | 41.24 | 87.25 | 2.34 |



Northeast corner looking southwest



Southwest corner looking northeast



Between two northwest terraces, looking north



East, looking west toward three terraces in southeast part of the farm



South, looking north toward two terraces along north boundary



From grassed lane looking west to north (panoramic view)



From grassed lane, looking southwest toward three terraces



South, looking north at grassed waterway

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.