

FARM LAND

Hancock, Iowa | Pottawattamie County, Iowa

FOR SALE

PROPERTY: **PROPERTY: 79 ACRES**

ASKING PRICE: **\$617,000**

BLACK DIRT
LAND SALES & MANAGEMENT LLC



LOCATION	Hancock, Iowa Pottawattamie County, Iowa ½ Mile east of Hancock on Hwy 59 then 1 ½ mile north on 440th Street to east side of property																		
PRICE	\$617,000																		
LEGAL DESCRIPTION	South ½ of the Northeast ¼, Section 5, Township 76N, Range 39E, Pottawattamie County, Iowa																		
REAL ESTATE TAXES	2017 - \$2,282																		
FSA INFORMATION	Crop Election – ARC County <table border="1"><thead><tr><th>CROP</th><th>BASE ACRES</th><th>DIRECT YIELD</th></tr></thead><tbody><tr><td>CORN</td><td>39.5</td><td>120</td></tr><tr><td>SOYBEANS</td><td>24.5</td><td>42</td></tr></tbody></table> <table border="1"><thead><tr><th>CRP ACRES</th><th>ANNUAL PAYMENT</th><th>CONTRACT EXPIRATION DATE</th></tr></thead><tbody><tr><td>2.99</td><td>\$765</td><td>9/30/2020</td></tr><tr><td>1.4</td><td>\$346</td><td>9/30/2021</td></tr></tbody></table>	CROP	BASE ACRES	DIRECT YIELD	CORN	39.5	120	SOYBEANS	24.5	42	CRP ACRES	ANNUAL PAYMENT	CONTRACT EXPIRATION DATE	2.99	\$765	9/30/2020	1.4	\$346	9/30/2021
CROP	BASE ACRES	DIRECT YIELD																	
CORN	39.5	120																	
SOYBEANS	24.5	42																	
CRP ACRES	ANNUAL PAYMENT	CONTRACT EXPIRATION DATE																	
2.99	\$765	9/30/2020																	
1.4	\$346	9/30/2021																	
ADDITIONAL INFORMATION	<ul style="list-style-type: none">• Property is subject to life estate – call for more information• Highly productive – 64 Acres tillable• Level topography• Nishnabotna River frontage – Ideal hunting opportunities• 35 minutes to Omaha																		
CONTACT	Carrie Duffy • 402.290.7847 • blackdirt.us																		

We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FARM LAND

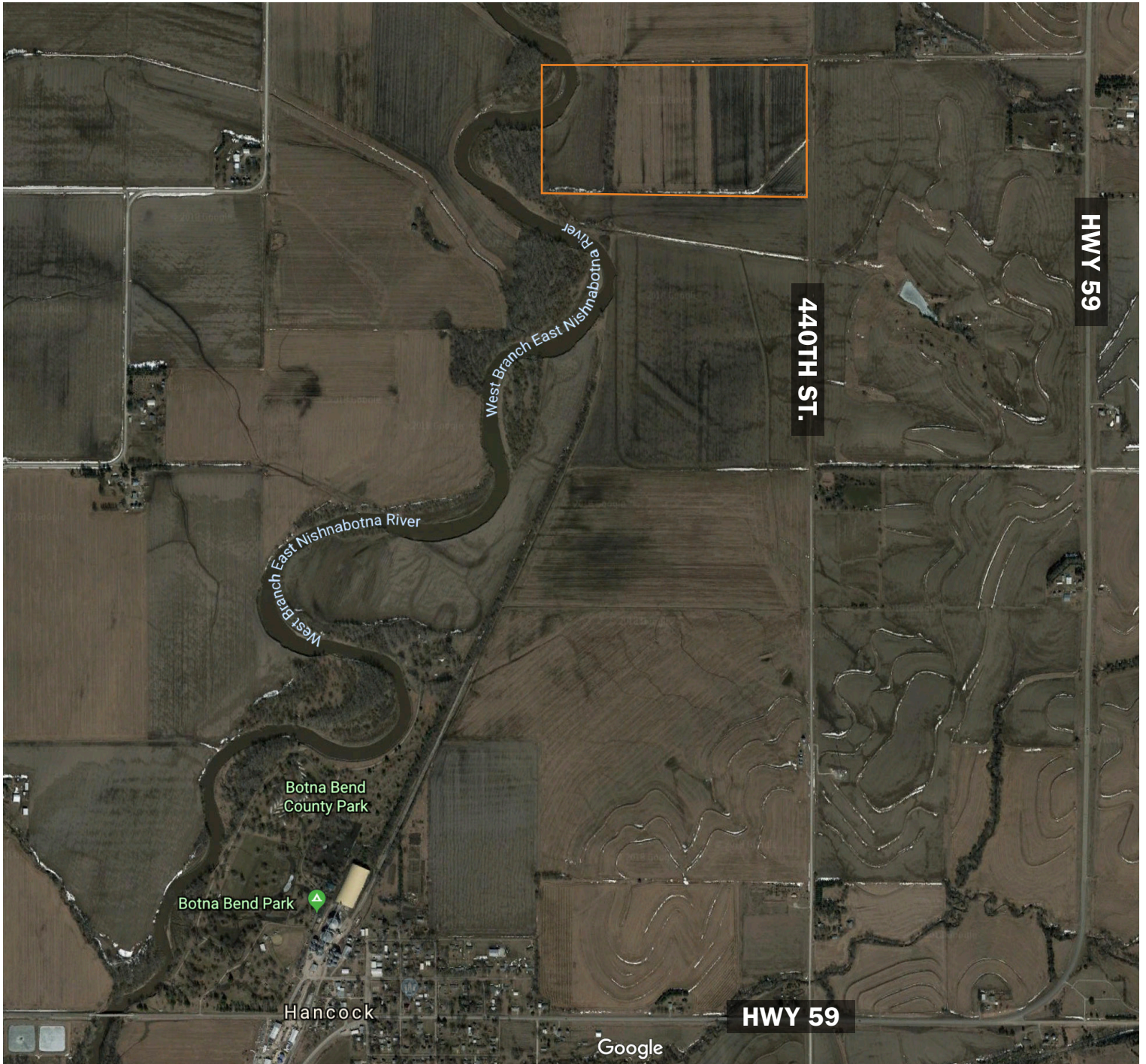
Hancock, Iowa | Pottawattamie County, Iowa

FOR SALE

PROPERTY: **PROPERTY: 79 ACRES**

ASKING PRICE: **\$617,000**

BLACK DIRT
LAND SALES & MANAGEMENT LLC



CONTACT

Carrie Duffy • 402.290.7847 • blackdirt.us

We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

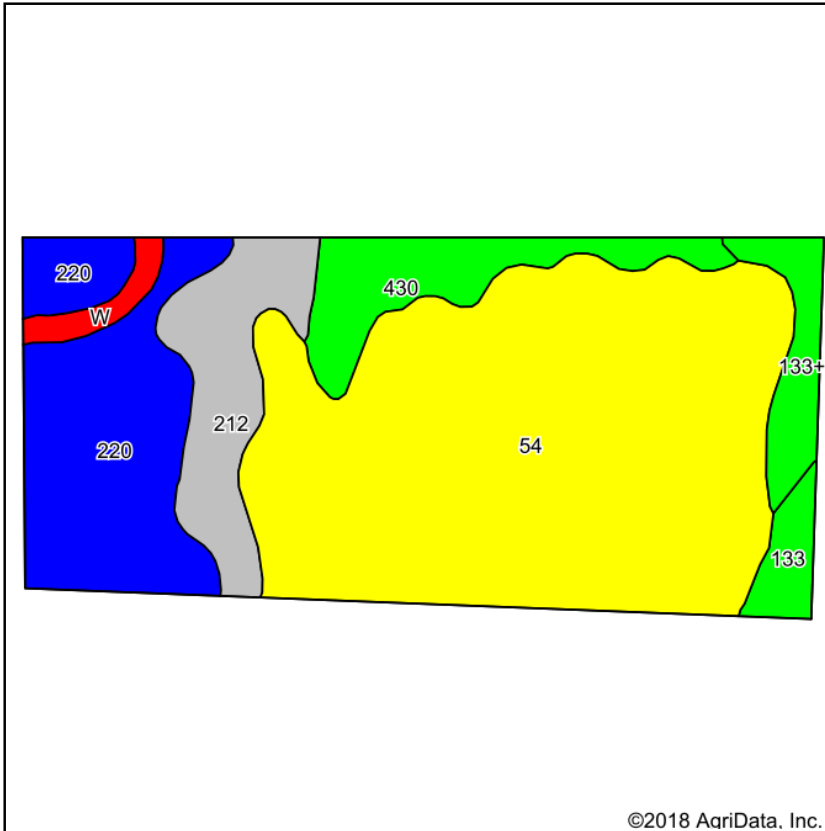
FARM LAND

Hancock, Iowa | Pottawattamie County, Iowa

FOR SALE

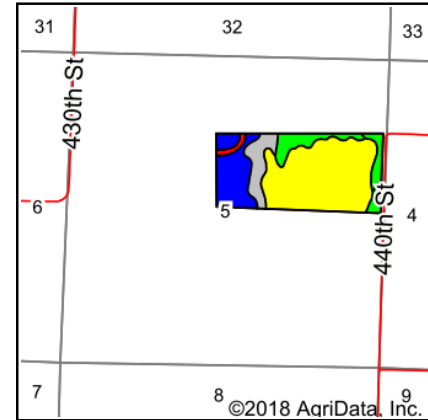
PROPERTY: PROPERTY: 79 ACRES
ASKING PRICE: \$617,000

BLACK DIRT
 LAND SALES & MANAGEMENT LLC



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.

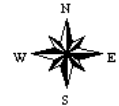


©2018 AgriData, Inc.

State: **Iowa**
 County: **E Pottawattamie**
 Location: **5-76N-39W**
 Township: **Valley**
 Acres: **81.01**
 Date: **2/15/2018**

BLACK DIRT
 LAND SALES & MANAGEMENT LLC

Maps Provided By:



Area Symbol: IA155, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	45.38	56.0%		IIw	67	70
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	15.10	18.6%		IIw	82	85
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	7.84	9.7%		Iw	91	86
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	6.32	7.8%		IIw	77	83
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	3.21	4.0%		IIw	78	85
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.89	2.3%		IIw	78	80
W	Water	1.27	1.6%			0	0
Weighted Average						72.5	75.1

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

CONTACT Carrie Duffy • 402.290.7847 • blackdirt.us

We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

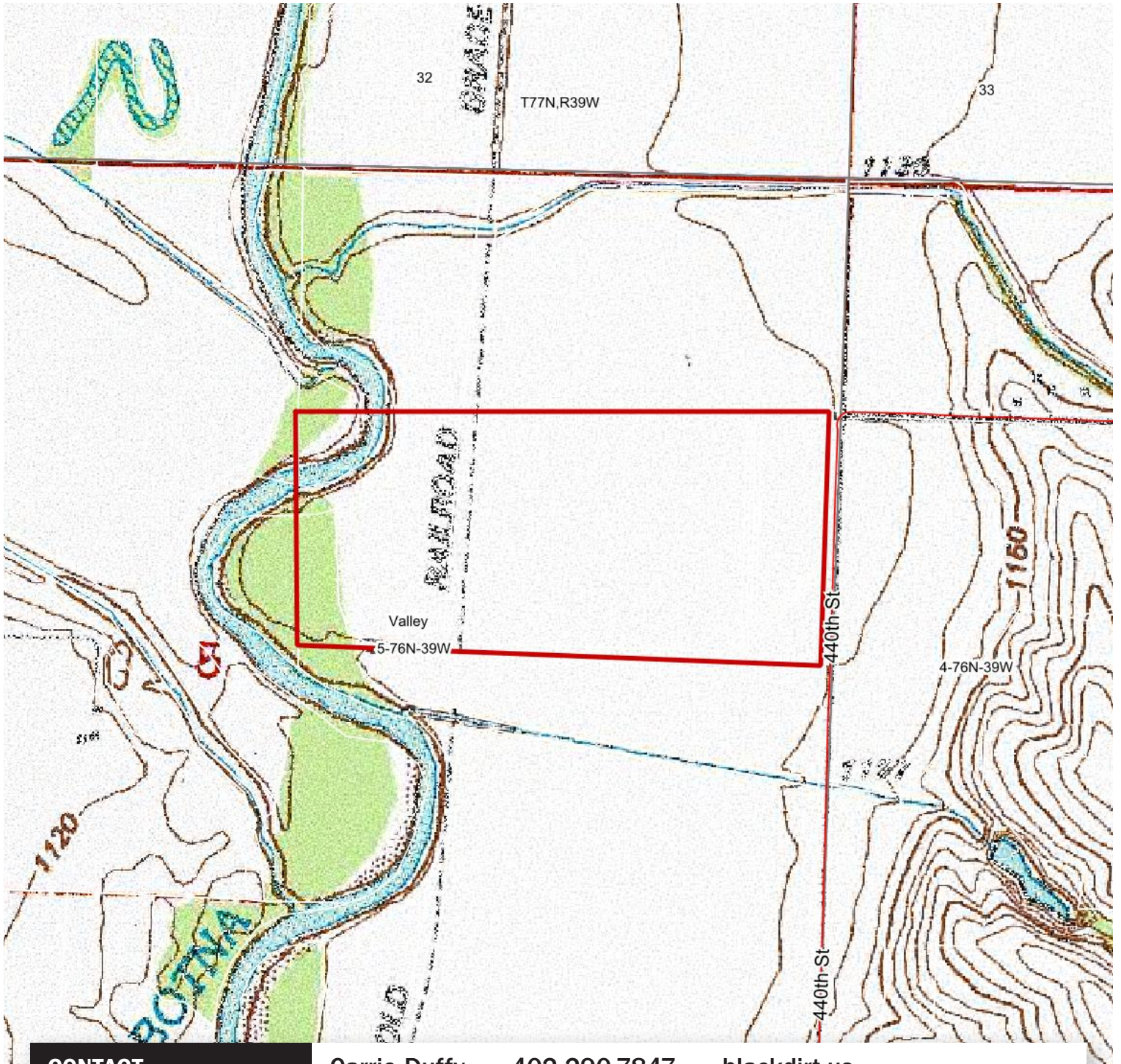
FARM LAND

Hancock, Iowa | Pottawattamie County, Iowa

FOR SALE

PROPERTY: **PROPERTY: 79 ACRES**
ASKING PRICE: **\$617,000**

BLACK DIRT
LAND SALES & MANAGEMENT LLC



CONTACT

Carrie Duffy • 402.290.7847 • blackdirt.us

We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.