

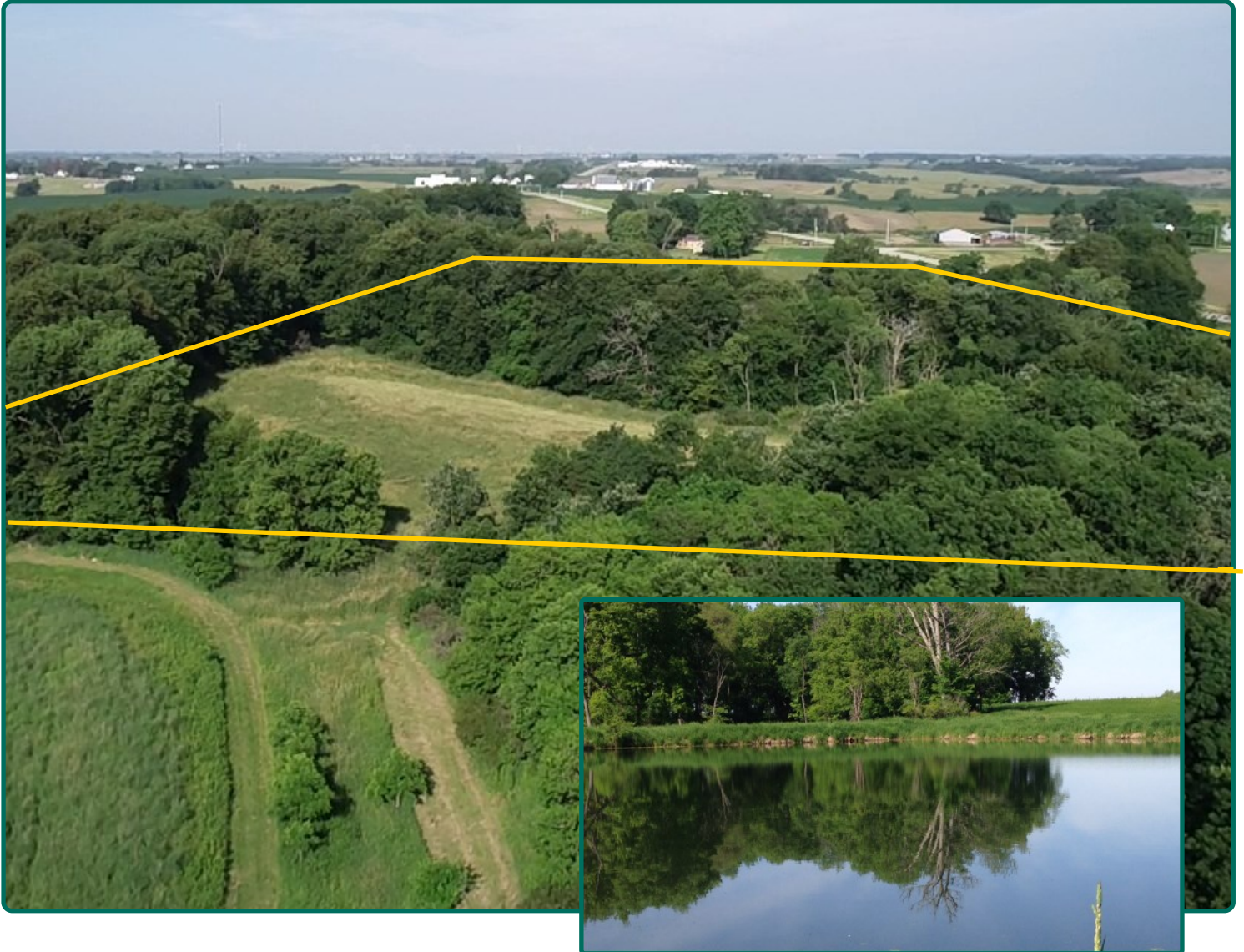
# Land For Sale

**ACREAGE:**

**17.0 Acres, m/l**

**LOCATION:**

**Iowa County, IA**



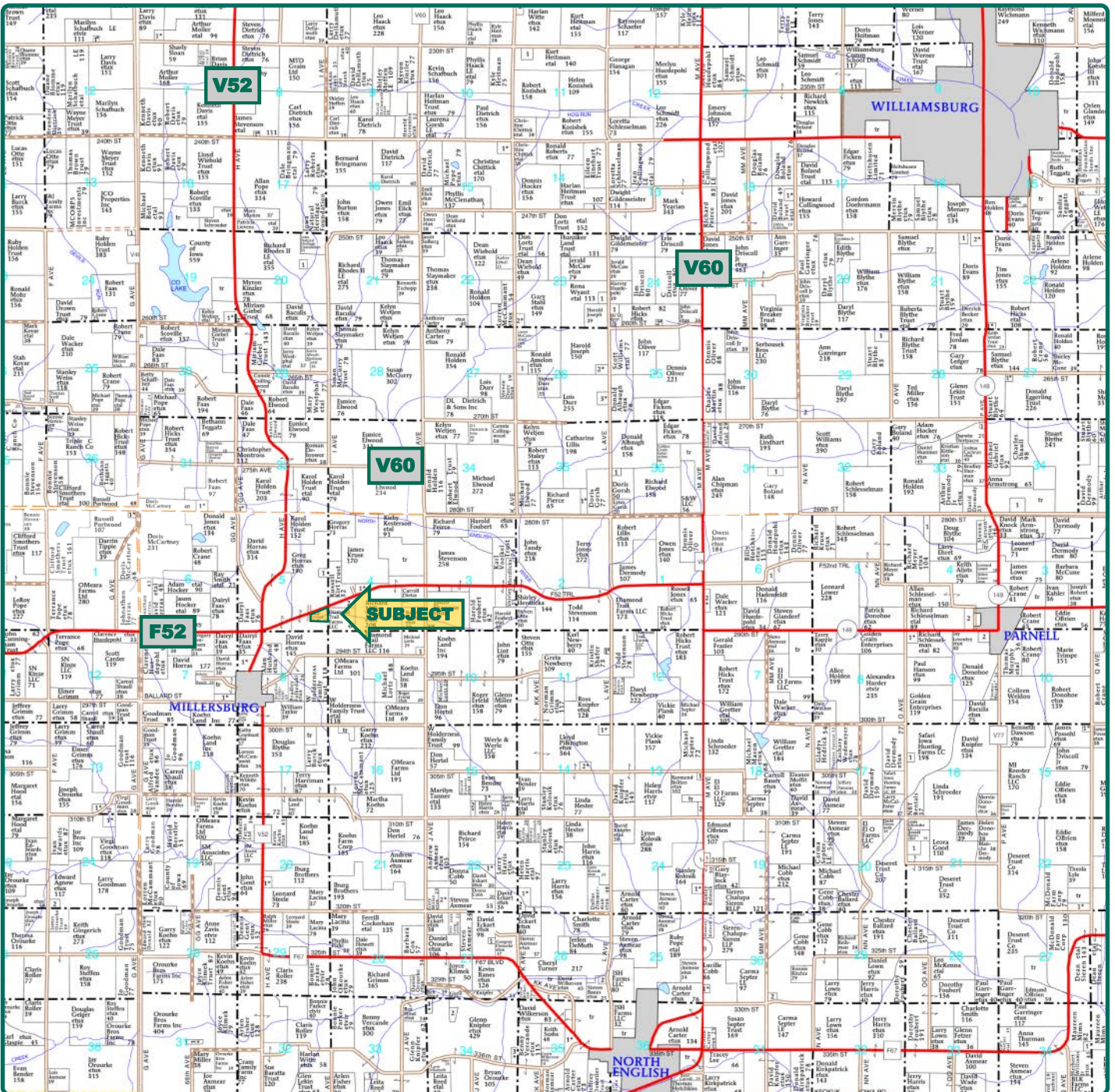
## Property Key Features

- Attractive Building Site On Paved Road
- Beautiful View With Timber and Ponds
- Located South of Williamsburg

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<b>FSA/Eff. Crop Acres:</b>	<b>6.9</b>
<b>Corn Base Acres:</b>	<b>2.0</b>
<b>Bean Base Acres:</b>	<b>1.3</b>
<b>Soil Productivity:</b>	<b>54.5 CSR2</b>

## Parcel 1 Property Information 17.0 Acres, m/l

### Location

**From Millersburg:** ¾ mile north on V52 (H Ave) to F52 Trail, ⅓ mile east on F52 Trail. The property is located on the south side of the road.

### Legal Description

Auditor's Parcel 2016-54 of Section 5, Township 78 North, Range 11 West of the 5<sup>th</sup> P.M., Iowa County Iowa.

### Price & Terms

#### Price Reduced!

- ~~\$206,000.00~~ \$168,000.00
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2018-2019: \$ 266.00  
Net Taxable Acres: 16.66  
Tax per Net Taxable Acre: \$ 15.97

### FSA Data

Farm Number 6392, Tract 1411  
FSA/Eff. Crop Acres: 6.9  
Corn Base Acres: 2.0  
Corn PLC Yield: 123 Bu.  
Bean Base Acres: 1.3  
Bean PLC Yield: 28 Bu.

### Soil Types/Productivity

Primary soils are Clinton and Ladoga. CSR2 on the FSA/Eff. crop acres is 54.5 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level to gently rolling.

### Water & Well Information

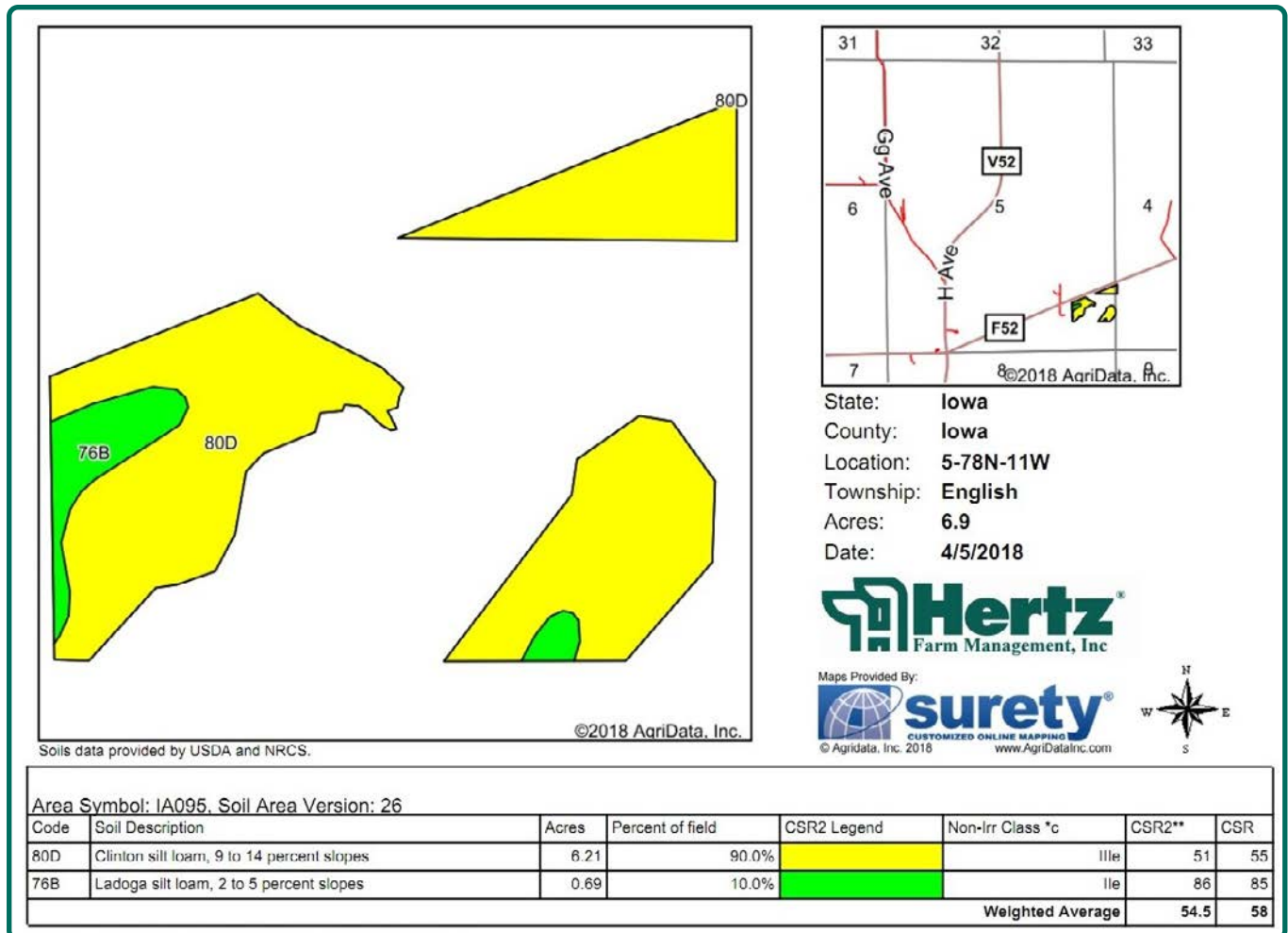
Rural water service is located at the west edge of the property and is serviced by Poweshiek Water Association. No known wells.

### Easement

There is a 25 foot easement across the south boundary of Auditor's parcel 2010-29 allowing access to the southwest corner of the property in the event the property is ever divided into multiple lots.

### Deed Restrictions

Contact selling agent for details of the deed restrictions.



### Comments

A great location for one or more beautiful home sites offering a wonderful mixture of mature trees and views of two different ponds! The site has rural water and electric services at the property and provides over a 1,000 foot of hard surface road frontage with 3 county approved driveways. There are 5.6 acres of open cropland, which is currently rented out as hay ground. A must-see, quiet park-like setting within commuting distance to Iowa City and Cedar Rapids.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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