

Land For Sale

ACREAGE:

22.11 Acres, m/l

LOCATION:

Appanoose County, IA

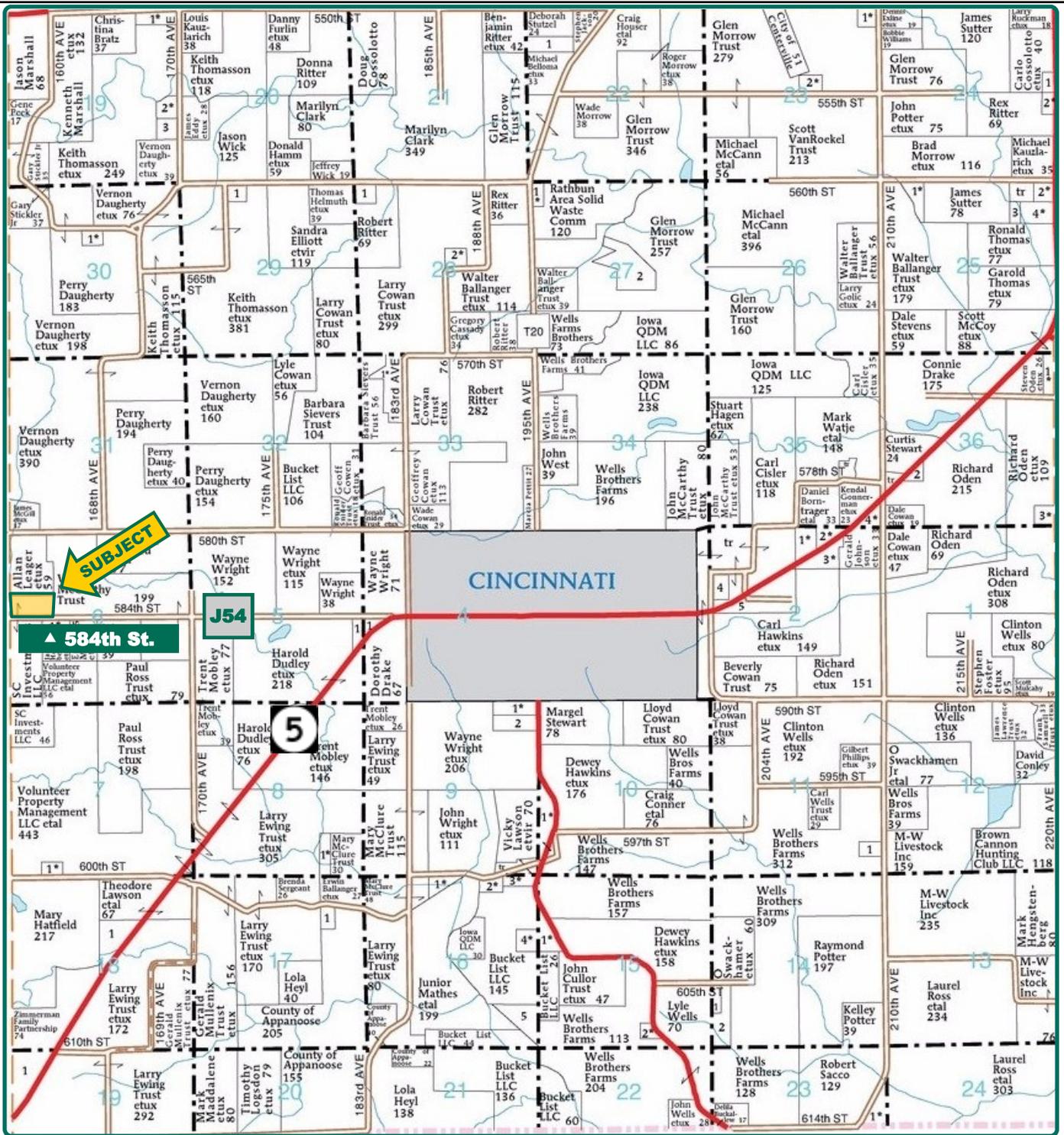


Property Key Features

- 18.99 FSA cropland acres
- 58' x 220' Egg Laying building
- Located West of Cincinnati, Iowa

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Total Acres:	22.11
Crop Acres:	18.99
Corn Base Acres:	2.63
Bean Base Acres:	2.9
Soil Productivity:	47.4 CSR2

Property Information

22.11 Acres, m/l

Location

From Cincinnati: 1/2 mile west on Highway 5. Continue 2 miles west on 584th Street. Farm is located on the north side of the road.

Legal Description

Commencing at the W¼ Corner of Section 6, Township 67 N, Range 18 W of the 5th PM, Appanoose County, Iowa, the point of beginning, thence North 00° 19' 05" East 645.45 feet, thence South 89° 37' 08" East 1503.36 feet, thence South 00° 17' 34" West 635.45 feet, thence North 90° 00' 00" West 1503.66 feet to the point of beginning. Containing 22.11 acres, more or less, lying in the SW¼ of the NW¼ of said Section 6. Except all that part contained in the public road.

Price & Terms

Price Reduced!

- \$100,000- \$95,500
- \$4,522.84/acre \$4,319.31/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2017 - 2018: \$448.00
Net Taxable Acres: 20.11
Tax per Net Taxable Acre: \$22.28

FSA Data

Farm Number #3807, Tract #15968
Crop Acres: 18.99
Corn Base Acres: 2.63
Corn PLC Yield: 155 Bu.
Bean Base Acres: 2.9

Bean PLC Yield: 29 Bu.

Soil Types/Productivity

Primary soils are Clarinda, Seymour and Edina . CSR2 on the FSA crop acres is 47.4 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently rolling.

Buildings/Improvements

- 60' x 62' Livestock Barn
- 20' x 64' Shed
- 16' x 50' Silo
- 58' x 220' Egg Laying Building
- 65' Mechanical Feeder
- 14' x 8' Grain Bin

Drainage

Natural

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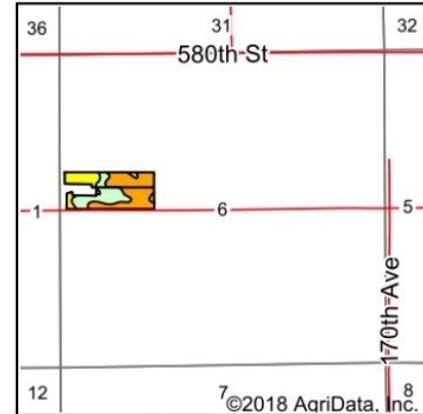
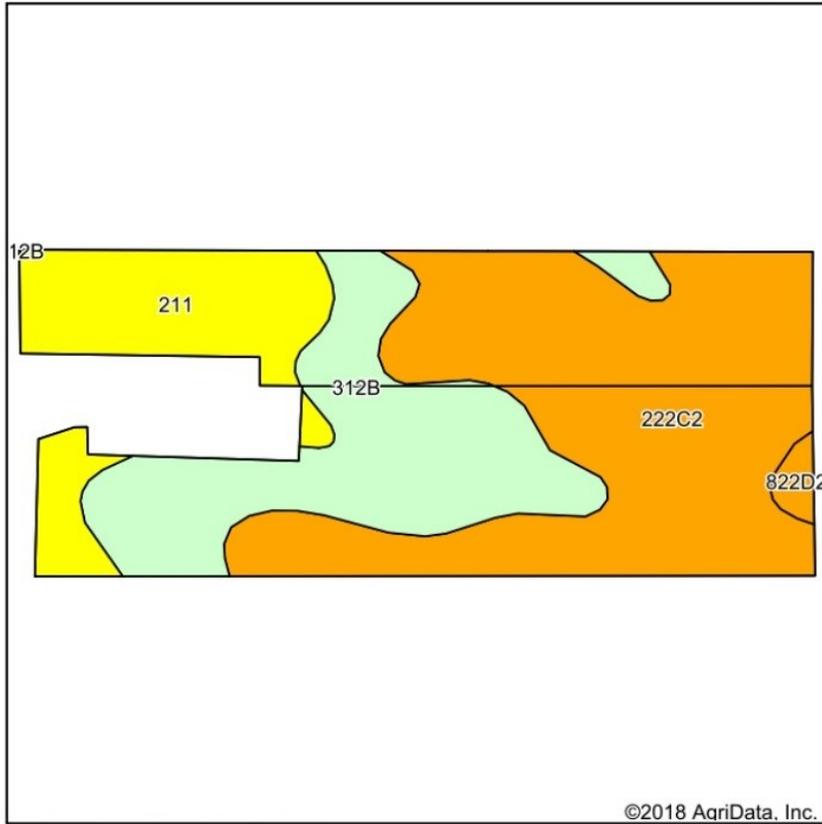
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State: **Iowa**
 County: **Appanoose**
 Location: **6-67N-18W**
 Township: **Pleasant**
 Acres: **18.99**
 Date: **4/2/2018**



Area Symbol: IA007, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.63	50.7%		IVw	34	25
312B	Seymour silt loam, 2 to 5 percent slopes	5.58	29.4%		IIIe	64	60
211	Edina silt loam, 0 to 1 percent slopes	3.55	18.7%		IIIw	59	60
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.23	1.2%		IVe	29	15
Weighted Average						47.4	41.7

Water & Well Information

Rural water on the property is serviced by Rathbun Regional Water Association.

Comments

Nice add-on farm with several outbuildings.

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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Cropland



Cropland



Bin



Egg Laying Building

