

Land For Sale

ACREAGE:

144.95 Acres, m/l

LOCATION:

Louisa County, IA

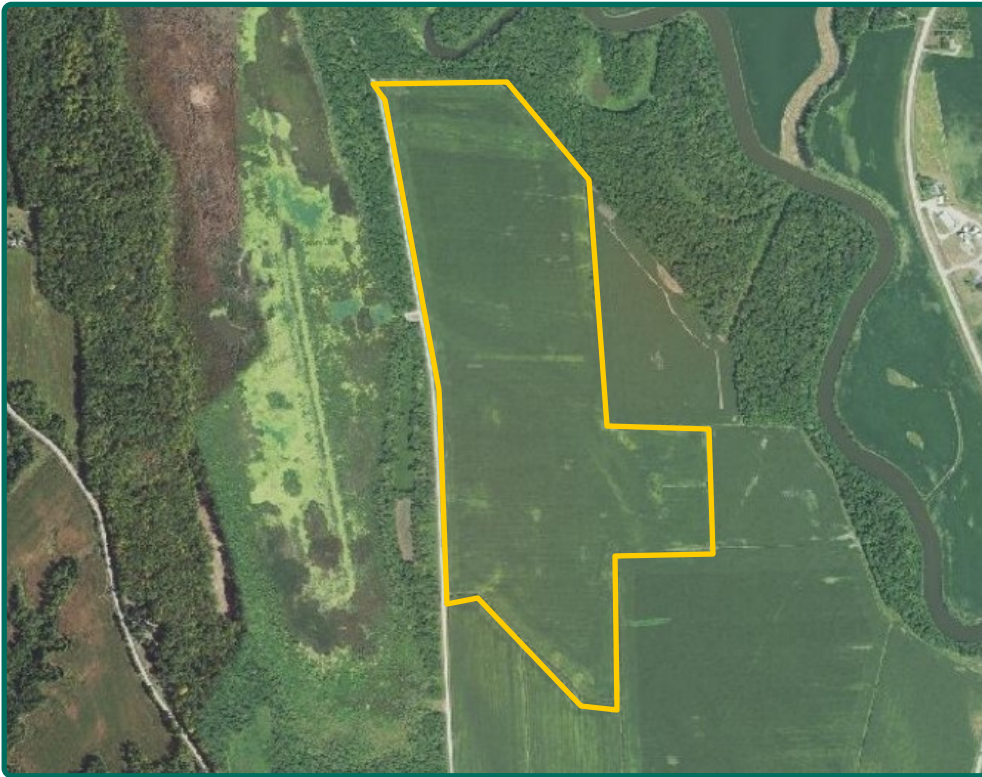


Property Key Features

- 143.67 FSA cropland acres
- 60.8 CSR2
- Located southeast of Grandview, Iowa

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Total Acres:	144.95
Crop Acres:	143.67
Corn Base Acres:	100.4
Bean Base Acres:	42.8
Soil Productivity:	60.8 CSR2

Property Information

144.95 Acres, m/l

Location

From Grandview: 1/2 mile east on Cemetery Ln, 1/4 mile south on 148th St, continue 1 1/4 miles east on 148th St, then 2 miles south on 148th St. Then 500 ft east on X61. The access road to the property is on the north side of the road.

Legal Description

Parcel C of Plat of Survey for part of the SW 1/4 of Section 30 and part of Section 31, all in Township 75 N, Range 2 W of the 5th P.M. , Louisa County, Iowa.
Exact Legal to come from Abstract.

Price & Terms

- \$1,043,640.00
- \$7,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to 2018 Farm Lease.

Real Estate Tax

Taxes Payable 2017 - 2018: \$3,244.00
Net Taxable Acres: 144.95
Tax per Net Taxable Acre: \$22.38

FSA Data

Farm Number 5001, Tract 4108
Crop Acres: 143.67
Corn Base Acres: 100.4
Corn PLC Yield: 147 Bu.
Bean Base Acres: 42.8
Bean PLC Yield: 42 Bu.

Soil Types/Productivity

Primary soils are Zook, Ambraw and Shaffton. CSR2 on the FSA crop acres is 60.8 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level.

Buildings/Improvements

None.

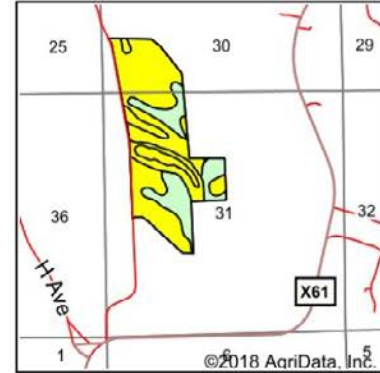
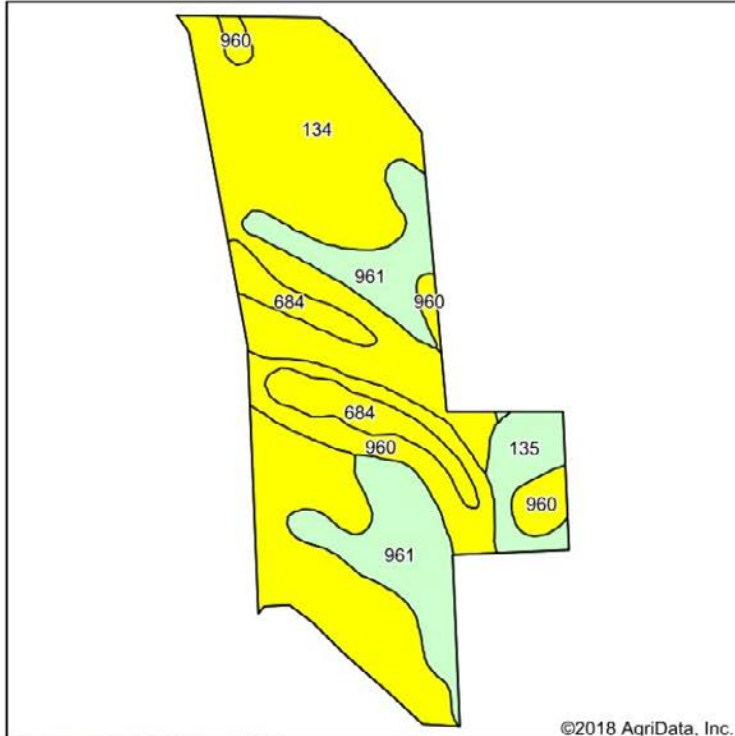
Drainage

Natural plus tile.

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Soils Map



State: **Iowa**
 County: **Louisa**
 Location: **31-75N-2W**
 Township: **Port Louisa**
 Acres: **144.95**
 Date: **5/31/2018**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA115. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
134	Zook silty clay, 0 to 2 percent slopes	81.46	56.2%			Illw	57 65
961	Ambraw loam, 0 to 2 percent slopes	27.24	18.8%			Ilw	73 70
960	Shaffton loam, 0 to 2 percent slopes	17.71	12.2%			Ilw	58 78
684	Elrick sandy loam, 0 to 2 percent slopes	11.17	7.7%			Ills	56 43
135	Coland clay loam, 0 to 2 percent slopes	7.37	5.1%			Ilw	71 80
Weighted Average						60.8	66.6

Access

There is an Access Agreement with the Department of Natural Resources for a road that runs along the west boundary of the farm. Contact Agent for details of the Access Agreement.

Comments

A nice-laying Louisa County farm that is over 99% tillable.

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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View looking north



View looking north



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