

# Land For Sale

**ACREAGE:**

**154 Acres, m/l**

**LOCATION:**

**Iowa County, IA**



## Property Key Features

- High CSR2 of 90.6
- Lays Flat with Black Soils
- Hard Surface Road

**Troy R. Louwagie, ALC**

Licensed in IA & IL

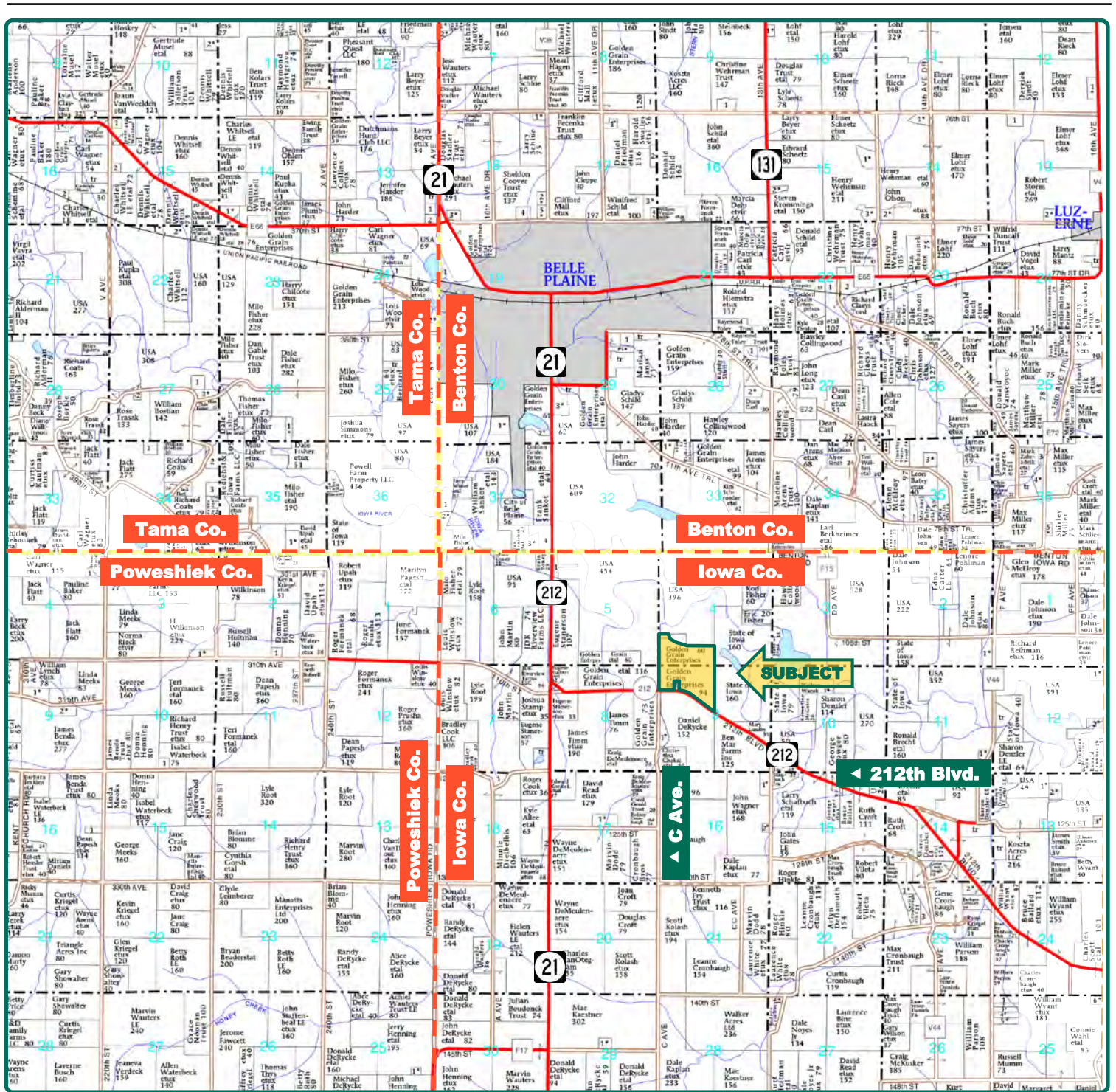
**TroyL@Hertz.ag**

**319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

**www.Hertz.ag**



Map reproduced with permission of Farm & Home Publishers, Ltd.

**Troy R. Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



© NAIP/Iowa Imagery: 2015

<b>Total Acres:</b>	<b>154.00</b>
<b>Crop Acres:</b>	<b>141.75</b>
<b>Corn Base Acres:</b>	<b>132.20</b>
<b>Soil Productivity:</b>	<b>90.6 CSR2</b>

## Property Information

### 154 Acres, m/l

#### Location

**From Belle Plaine:** 2¾ miles south on Highway 21 and 1 mile east on Highway 212. The farm is located on the north side of the road.

#### Legal Description

That part of the S½ of the SW¼ of Section 4 and that part of the N½ of the NW¼ of Section 9 located in Township 81 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

#### Price & Terms

##### Price Reduced!

- ~~\$1,309,000~~ \$1,224,300
- ~~\$8,500/acre~~ \$7,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$6,034.00

Net Taxable Acres: 153.85

Tax per Net Taxable Acre: \$39.22

**Troy R. Louwagie, ALC**

Licensed in IA & IL

**TroyL@Hertz.ag**

**319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

**www.Hertz.ag**



### FSA Data

Farm Number 6179, Tract 4682  
Crop Acres: 141.75  
Corn Base Acres: 132.2  
Corn PLC Yield: 152 Bu.

### Soil Types/Productivity

Primary soils are Watkins, Amana and Wiota. CSR2 on the FSA crop acres is 90.6 per 2019 AgriData, Inc. See soil map for detail.

### Land Description

Level farmland.

### Comments

This is a highly productive farm with good eye-appeal located south of Belle Plaine, Iowa.

*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.*

**Troy R. Louwagie, ALC**

Licensed in IA & IL

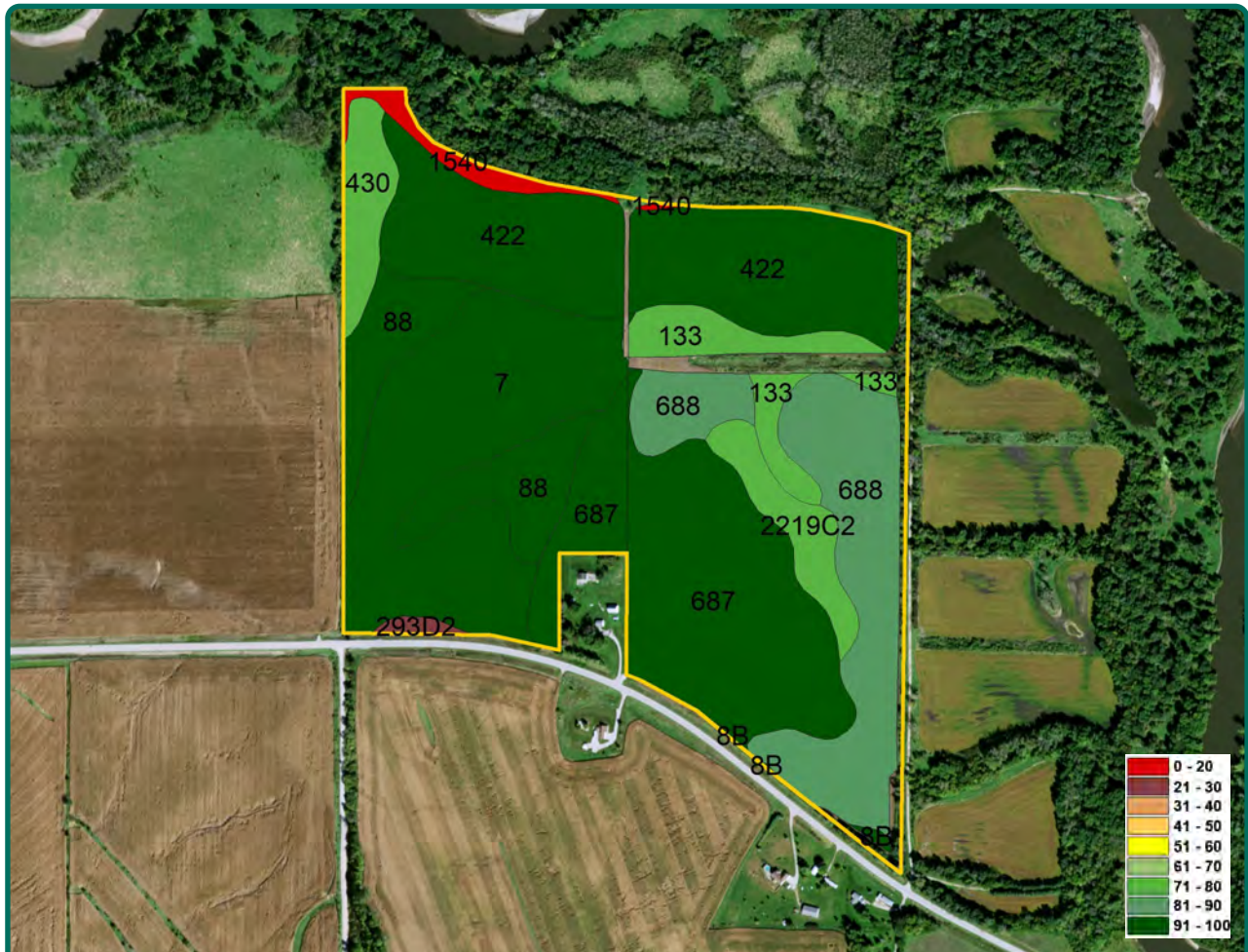
**TroyL@Hertz.ag**

**319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

**www.Hertz.ag**



**Measured Tillable Acres** 141.7      **Avg. CSR** 83.8      **Avg. CSR2** 90.6

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
687	Watkins silt loam, 0 to 2 percent	85	94	21.2%	I	30.03
422	Amana silt loam, 0 to 2 percent	85	93	21.1%	llw	29.90
7	Wiota silty clay loam, 0 to 2 percent	90	100	20.0%	I	28.38
688	Koszta silt loam, 0 to 2 percent	85	90	15.6%	le	22.14
88	Nevin silty clay loam, 0 to 2 percent	92	93	8.5%	lw	12.06
133	Colo silty clay loam, 0 to 2 percent	80	78	4.6%	llw	6.47
2219C2	Ella silt loam, 5 to 9 percent slopes,	58	76	3.4%	llle	4.87
430	Ackmore silt loam, 0 to 2 percent	83	77	3.2%	llw	4.5
1540	Quiver-Zook-Klum complex, 0 to 2	5	5	1.7%	Vw	2.4
293D2	Fayette-Chelsea-Tell complex, 9 to	28	26	0.4%	llle	0.6
8B	Judson silty clay loam, 2 to 5	90	94	0.3%	lle	0.4

**Troy R. Louwagie, ALC**

Licensed in IA & IL

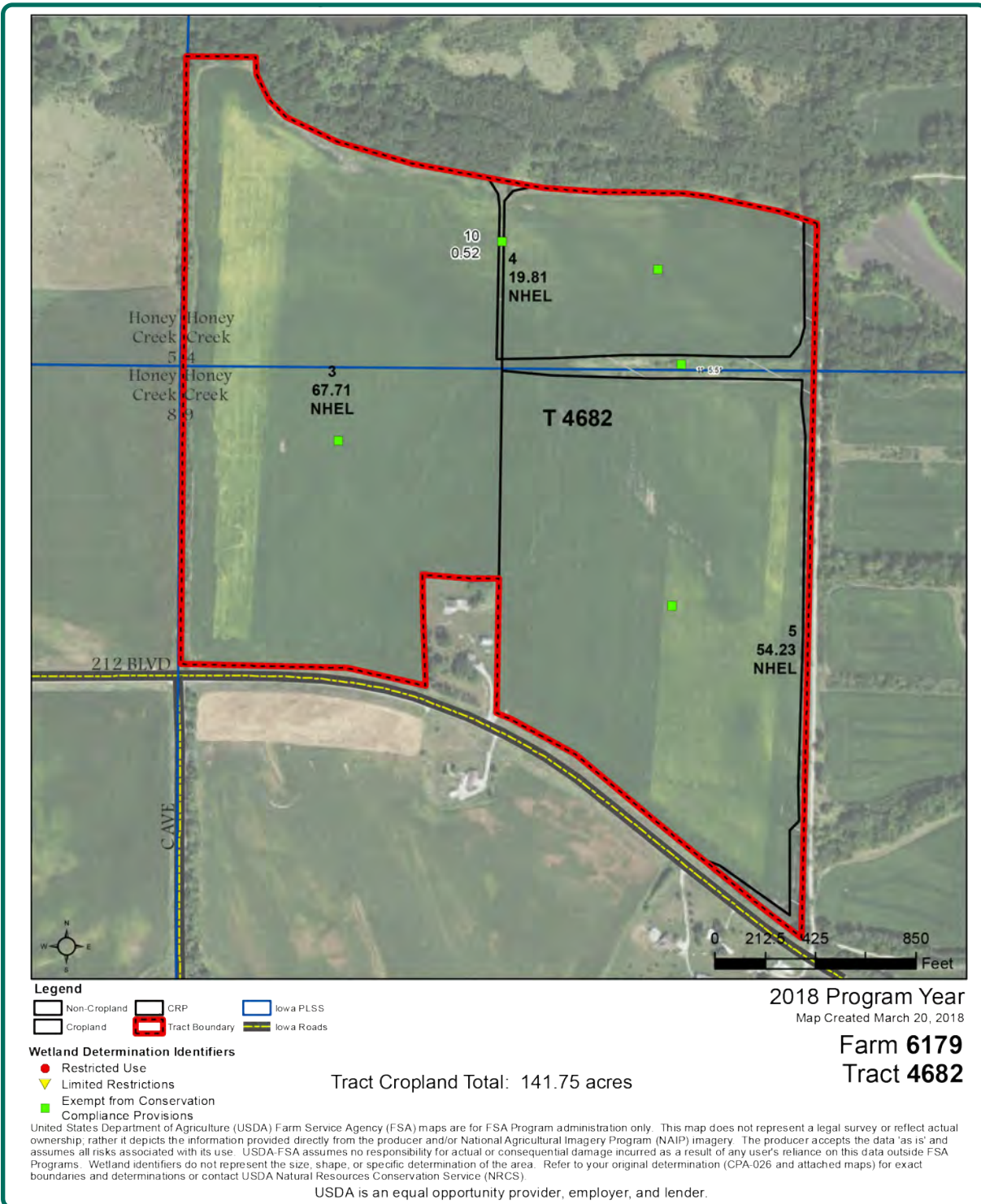
**TroyL@Hertz.ag**

**319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

**www.Hertz.ag**



**Troy R. Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**Troy R. Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Troy R. Louwagie, ALC**

Licensed in IA & IL

**TroyL@Hertz.ag**

**319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

**www.Hertz.ag**