

Land For Sale

ACREAGE:

156 Acres, m/l

LOCATION:

Iowa County, IA



Property Key Features

- High CSR2 of 85.8!
- Flat & Black
- Hard Surface Road

Troy R. Louwagie, ALC

Licensed in IA & IL

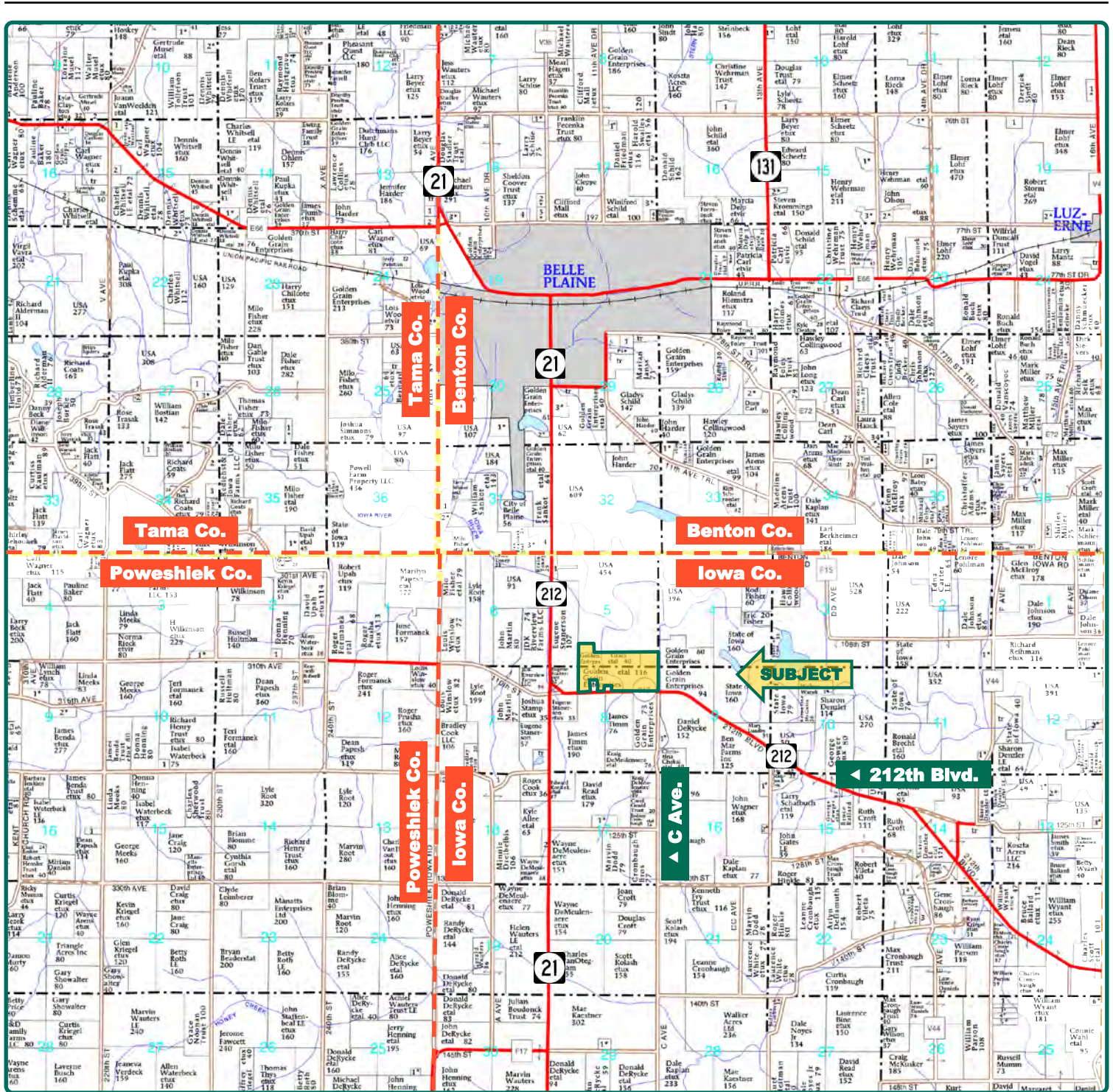
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Total Acres:	156.00
Crop Acres:	152.90
Corn Base Acres:	112.15
Bean Base Acres:	27.03
Soil Productivity:	85.8 CSR2

Property Information

156 Acres, m/l

Location

From Belle Plaine: 2¾ miles south on Highway 21 and ¼ 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 SE¼ of Section 5, and that part of the N½ of the NE¼ of Section 8, located in Township 81 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$1,326,000
- \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to the 2018 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2018 - 2019: \$5,846
Net Taxable Acres: 155.83
Tax per Net Taxable Acre: \$37.52

FSA Data

Farm Number 8581, Tract 9122
Crop Acres: 152.9
Corn Base Acres: 112.15
Corn PLC Yield: 119 Bu.
Bean Base Acres: 27.03
Bean PLC Yield: 37 Bu.
Benton County is the control county for farm.

Soil Types/Productivity

Primary soils are Wiota, Nevin, and Fayette. CSR2 on the FSA crop acres is 85.8 per 2018 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. There is an additional 154 contiguous acres listed for sale, located directly east of this farm. For more details, contact the listing agent.

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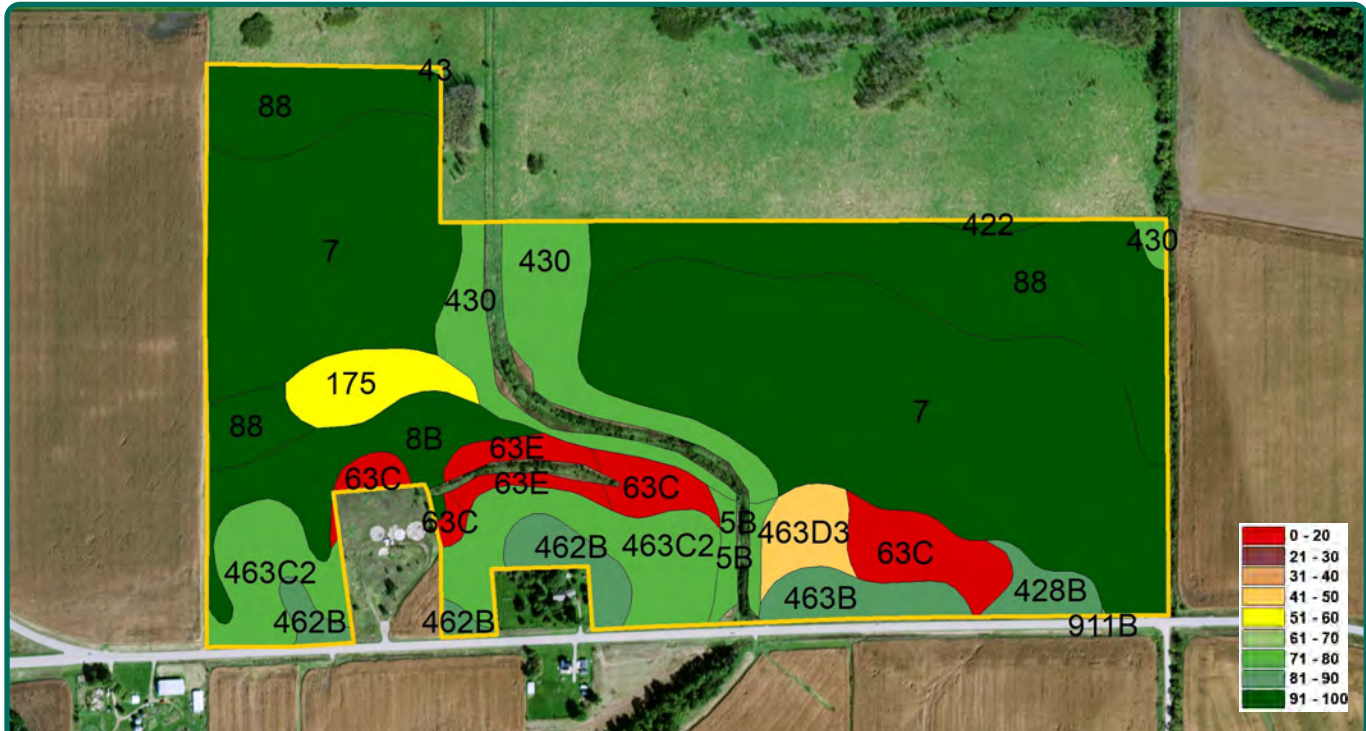
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Measured Tillable Acres 152.9 **Avg. CSR** 82.4 **Avg. CSR2** 85.8

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
7	Wiota silty clay loam, 0 to 2 percent	90	100	42.5%	I	64.75
88	Nevin silty clay loam, 0 to 2 percent	92	93	18.2%	Iw	27.77
463C2	Fayette silt loam, terrace, 5 to 9	68	76	8.6%	IIle	13.17
430	Ackmore silt loam, 0 to 2 percent	83	77	7.6%	IIw	11.56
8B	Judson silty clay loam, 2 to 5	90	94	5.0%	Ile	7.64
63C	Chelsea loamy fine sand, 2 to 9	36	14	5.0%	IVs	7.62
462B	Downs silt loam, terrace, 2 to 5	90	90	2.6%	Ile	3.94
175	Dickinson fine sandy loam, terrace, 0	60	56	2.5%	IIIs	3.8
463B	Fayette silt loam, terrace, 2 to 5	85	84	2.1%	Ile	3.2
463D3	Fayette silty clay loam, terrace, 9 to	55	44	1.8%	IVe	2.8
63E	Chelsea loamy fine sand, 9 to 18	11	5	1.5%	VIIIs	2.3
428B	Ely silty clay loam, 2 to 5 percent	88	88	1.3%	Ile	1.9
5B	Ackmore-Colo complex, 2 to 5	83	79	1.0%	IIw	1.5
422	Amana silt loam, 0 to 2 percent	85	93	0.3%	IIw	0.4
43	Bremer silty clay loam, 0 to 2	82	78	0.0%	IIw	0.0

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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