

# Land For Sale

**ACREAGE:**

**19.25 Acres, m/l**

**LOCATION:**

**Page County, IA**



## **Property** *Key Features*

- **Farmstead and Pasture Ground**
- **House Has Been Extensively Upgraded Throughout**
- **Rural Water Available**

**Scott Henrichsen, AFM**  
Licensed in IA and NE  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**







<b>Total Acres:</b>	<b>19.25</b>
<b>Bedrooms:</b>	<b>6</b>
<b>Bath:</b>	<b>1</b>
<b>Total Finished SF:</b>	<b>1,443</b>
<b>Address:</b>	
2773 X Ave	
Clarinda, IA 51632	

## Property Information

**19.25 Acres, m/l**

### Location

From Highway 71 at Shambaugh, go east 6 miles on paved County Road J53, then north on X Avenue .25 mile. Building site and pasture are on the west side of X Avenue.

This property is just minutes (13 miles) from Clarinda and close to Shenandoah and Bedford, Iowa as well as Maryville, Missouri.

### Legal Description

Located in the SE SE and NE SE of Section 2, Township 67N, Range 36W of the 5th P.M. (Buchanan Township)  
*Exact legal to come from final abstract.*

### Price & Terms

- \$110,000.00
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Upon closing.

### Real Estate Tax (Estimated)

Taxes Payable 2018-2019: \$764.00

*Acres are estimated pending survey.*

### Soil Types/Productivity

Primary soils are of the Gara loam, Ladoga silt loam and Sharpsburg silty clay loam series. CSR2 on the pasture acres is 54.7 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Rolling

### Buildings/Improvements

Two-story house built in 1913 with 6 BR/1BA and 1,443 finished square feet. House has a full, unfinished basement and exterior vinyl siding. House has been extensively upgraded, including:

- Main floor of house was extensively upgraded in 2014 with all new kitchen cabinets, sink, plumbing and flooring.
- Completely renovated bathroom with new sink, shower, tile flooring and partially tiled walls.
- Ceiling fans on main floor.
- New septic system installed in summer of 2016.
- New water heater installed in 2014.
- Entryway has new flooring.
- New wood decking on porch.
- New exterior doors and several new windows on main floor including kitchen and bathroom.

Home and acreage are being sold AS IS/ WHERE IS.

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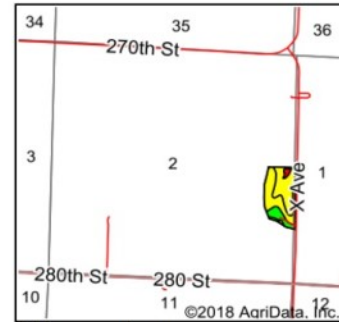
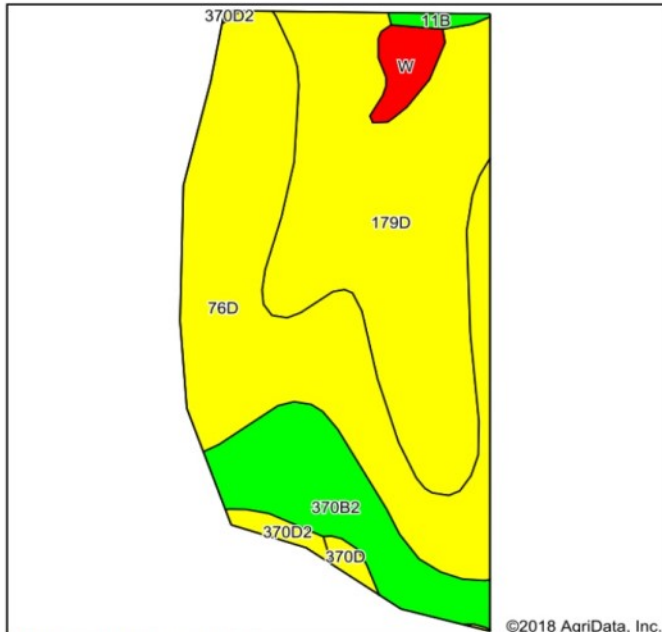
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## Soils Map



State: **Iowa**  
 County: **Page**  
 Location: **2-67N-36W**  
 Township: **Buchanan**  
 Acres: **19.25**  
 Date: **10/10/2018**



Area Symbol: IA145, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR
179D	Gara loam, dissected till plain, 9 to 14 percent slopes	7.92	41.1%		49	45
76D	Ladoga silt loam, 9 to 14 percent slopes	7.59	39.4%		52	55
370B2	Sharpsburg silty clay loam, 2 to 5 percent slopes, eroded	2.68	13.9%		88	80
W	Water	0.52	2.7%		0	0
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	0.24	1.2%		54	55
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	0.16	0.8%		59	60
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	0.14	0.7%		80	65
<b>Weighted Average</b>					<b>54.7</b>	<b>53</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

### Additional Buildings

- 20' x 28' Detached garage
- 50' x 40' Barn
- 24' x 32' Open front shed

### Drainage

Natural

### Water & Well Information

Primary water source is a well located in the south corner of the adjoining 58.21-acre parcel. Buyer will have easement

access from road to well up to the time that rural water would be established. At that time access rights would end pending any future agreement with the owner of the 58.21 acre parcel.

### Survey/Additional Land

There are an additional 58.21 acres adjoining the west and south borders of this property that are also available for purchase. Should these two parcels sell to

different Buyers, the properties will be surveyed at Seller's expense to determine final acres.

### Comments

Unique opportunity to acquire a very nice sized acreage of just under 20 acres with renovated farm house, very functional barn, pasture and garage.

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Rear View of House



Front View of House



Upgraded Kitchen



Entry/Living Room

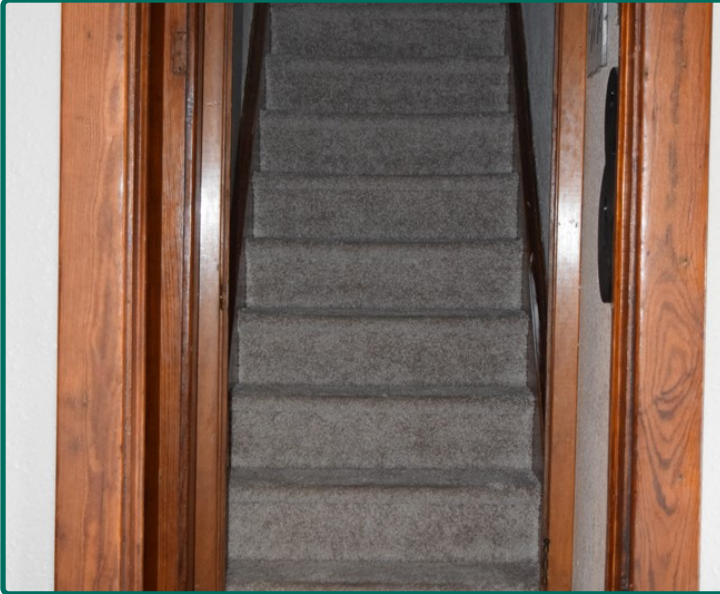


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Upgraded Flooring



Renovated Bathroom



Water Heater Installed in 2014



20' x 28' Garage



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50' x 40' Barn



Waterers & Hydrant



Pasture



Well Location in Adjoining 58.21 Acres



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

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