

Land For Sale

ACREAGE:

19.62 Acres, m/l

LOCATION:

Page County, IA

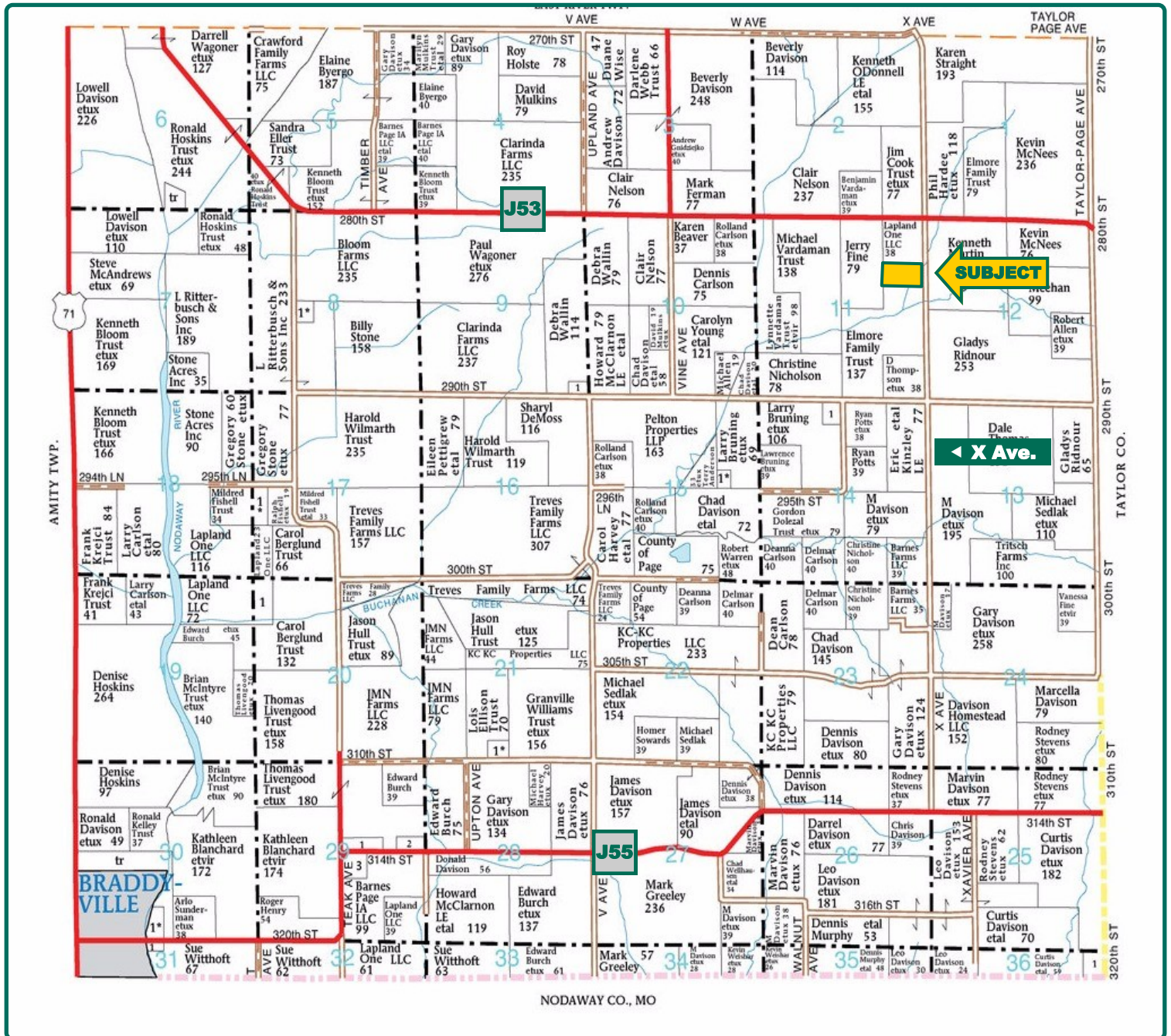


Property *Key Features*

- **65.9 CSR2 on 13.95 Crop Acres**
- **Terraced and Tiled**
- **Potential Home/Building Site with Additional Crop Acres**

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Total Acres:	19.62
Crop Acres:	13.95
Soil Productivity:	65.9 CSR2

Property Information

19.62 Acres, m/l

Location

From Highway 71 at Shambaugh, go east 6 miles on paved County Road J53, then south .25 mile on X Avenue. Farm is on the west side of the road.

Legal Description

SE NE E/2 N/2 and SE NE W/2 N/2 of Section 11, Township 67N, Range 36W of the 5th P.M. (Buchanan Township)

Price & Terms

- \$75,000.00
- \$3,822.63/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to the 2018 Lease.

Real Estate Tax

Taxes Payable 2018-2019: \$380.00
Net Taxable Acres: 19.62
Tax per Net Taxable Acre: \$19.37

FSA Data

Farm Number 189, Tract 985
Crop Acres: 13.95
Base Acres & Yields are not on record at the Page County FSA Office.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Colo-Judson silty clay, Shelby clay and Sharpsburg silty clay

loam. CSR2 on the FSA crop acres is 65.9 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Rolling

Buildings/Improvements

None

Drainage

Natural, with terraces and tile.

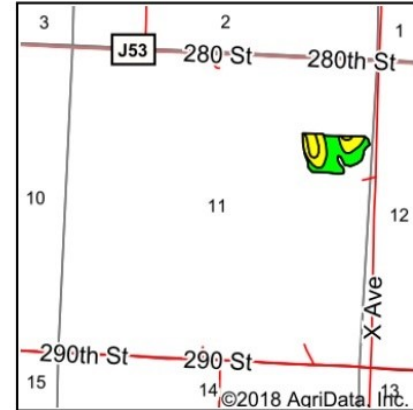
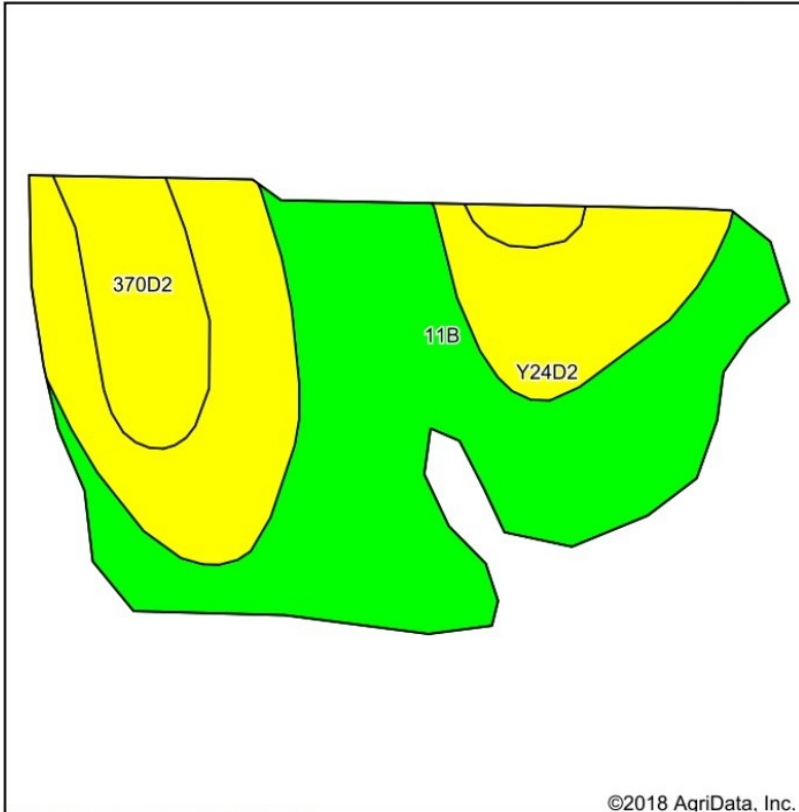
Water & Well Information

No known well.

Comments

Potential home/building site property.

Soils Map



State: **Iowa**
 County: **Page**
 Location: **11-67N-36W**
 Township: **Buchanan**
 Acres: **13.95**
 Date: **10/10/2018**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA145, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	7.32	52.5%		80	65
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	4.88	35.0%		49	
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	1.75	12.5%		54	55
Weighted Average					65.9	*-

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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