

Land For Sale

ACREAGE:

156 Acres, m/l

LOCATION:

Clinton County, IA



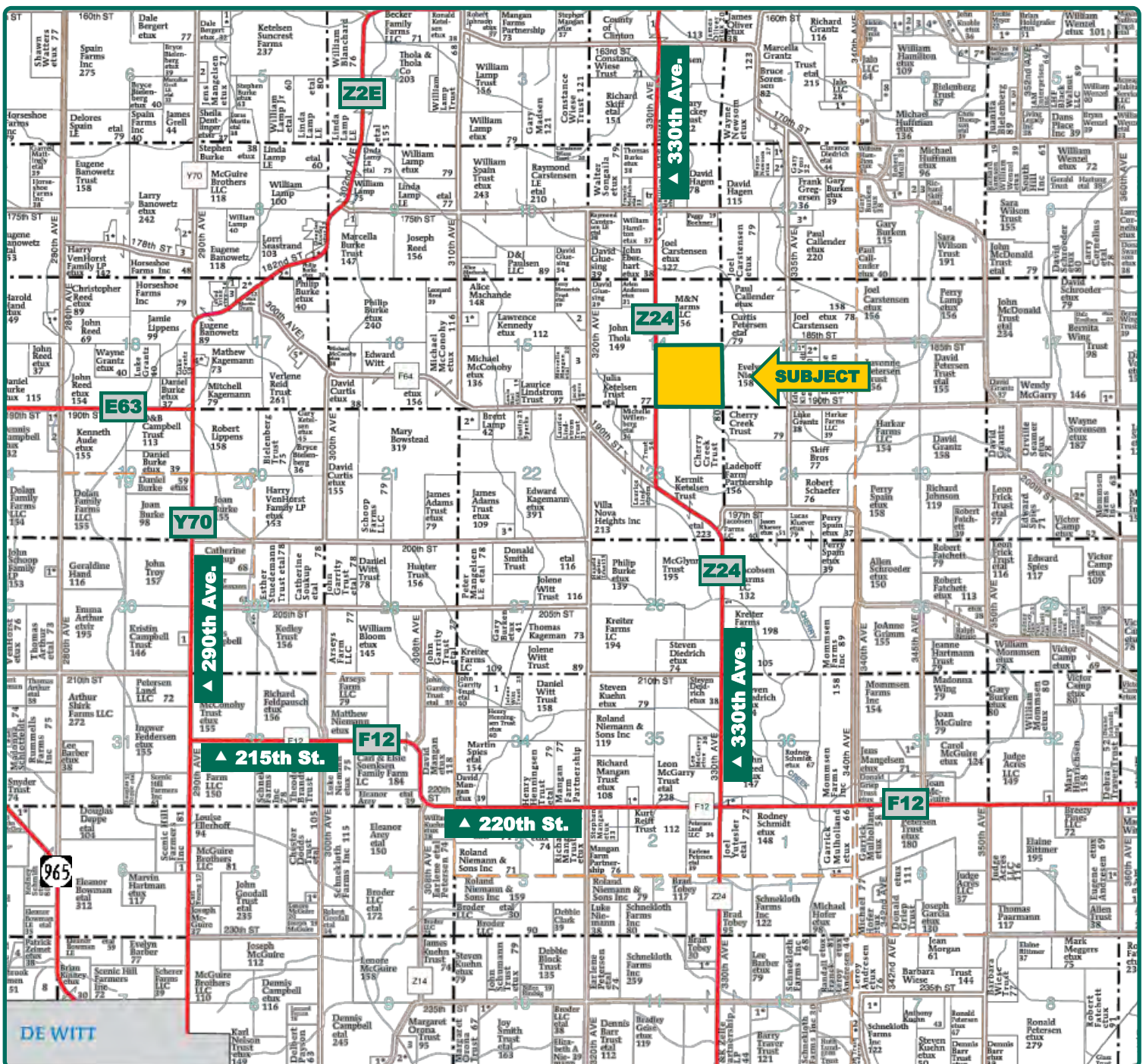
Property Key Features

- **The Starr Farm**
- **Mixture of Cropland and Pasture**
- **Located NE of DeWitt on a Hard Surface Road**

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Total Acres:	156.00
Crop Acres:	81.23
Corn Base Acres:	79.50
Soil Productivity:	54.3 CSR2

Property Information

156 Acres, m/l

Location

From DeWitt: 2 miles north on 290th Avenue, 4 $\frac{1}{3}$ miles east on 215th Street/220th Street, and 3 $\frac{1}{4}$ miles north on 330th Avenue. The farm is located on the east side of the road.

Legal Description

The SE $\frac{1}{4}$ of Section 14, Township 82 North, Range 4 East of the 5th P.M., Clinton County, Iowa.

Price & Terms

Price Reduced!

- ~~\$897,000~~ \$803,400
- ~~\$5,750/acre~~ \$5,150/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to the 2019 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2018 - 2019: \$3,362.00
Net Taxable Acres: 155.4
Tax per Net Taxable Acre: \$21.63

FSA Data

Farm Number 1928, Tract 1934
Crop Acres: 81.23
Corn Base Acres: 79.5
Corn PLC Yield: 179 Bu.

Soil Types/Productivity

Primary soils are Arenzville-Chaseburg, Fayette, and Lindley. CSR2 on the FSA crop acres is 54.3 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Gently rolling.

Buildings/Improvements

Older corn crib.

Water & Well Information

There is a well located at the building site.

Comments

This is a nice Clinton County farm with a mixture of productive cropland and nice timber/pasture. This would also make an ideal building site located along a hard surface road.

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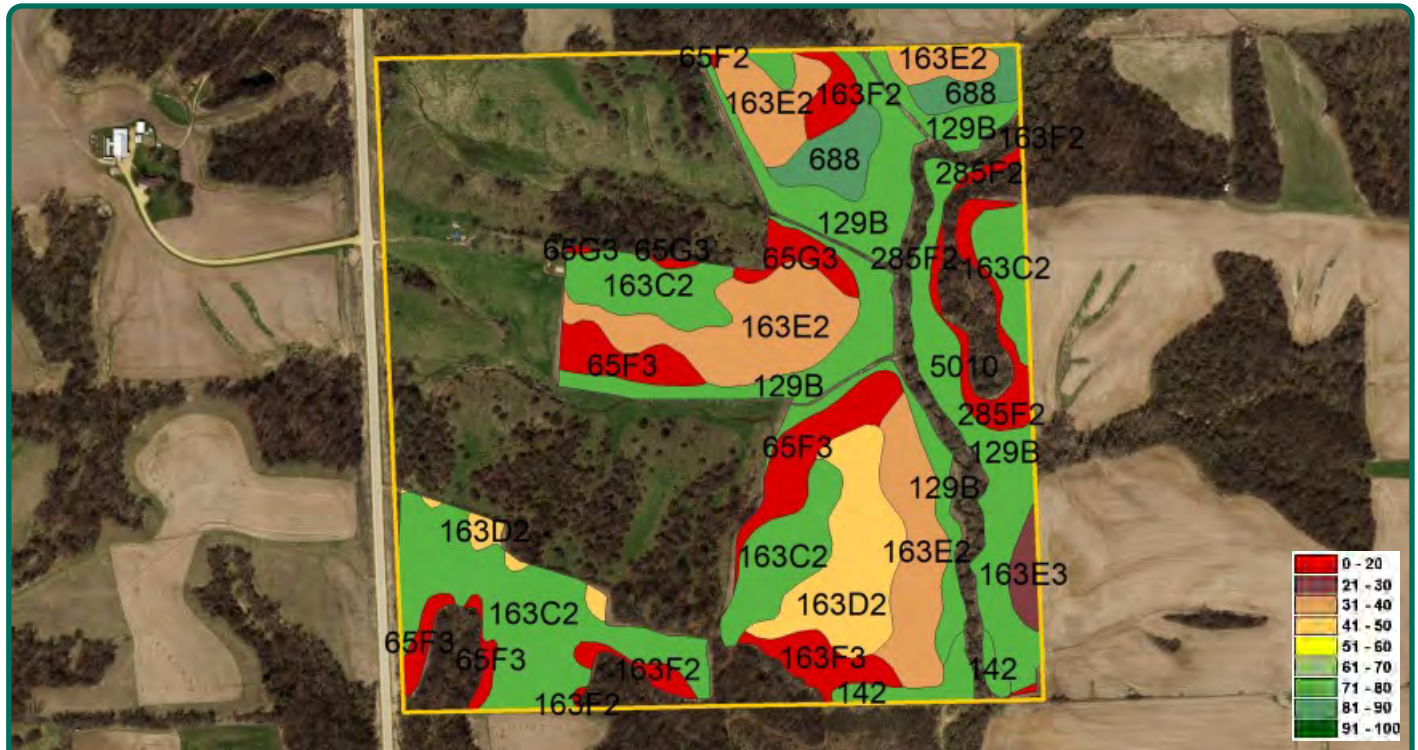
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Measured Tillable Acres		Avg. CSR		Avg. CSR2		
81.23		53.7		54.3		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
129B	Arenzville-Chaseburg complex, 1 to 5	0	73	24.0%	Ilw	19.47
163C2	Fayette silt loam, 5 to 9 percent	68	76	23.8%	Ille	19.37
163E2	Fayette silt loam, 14 to 18 percent	48	38	18.9%	Ive	15.35
163D2	Fayette silt loam, 9 to 14 percent	58	50	8.5%	Ille	6.89
65F3	Lindley clay loam, 18 to 25 percent	5	5	7.5%	Vlle	6.07
688	Koszta silt loam, 0 to 2 percent	85	90	4.4%	Iw	3.54
285F2	Burkhardt sandy loam, 14 to 25	7	5	2.5%	Vlle	2.02
163F2	Fayette silt loam, 18 to 25 percent	29	19	2.4%	Vle	2.0
163F3	Fayette silty clay loam, 18 to 25	25	12	2.3%	Vlle	1.9
142	Chaseburg silt loam, moderately well	88	79	2.1%	Ilw	1.7
65G3	Lindley clay loam, 25 to 40 percent	5	5	1.8%	Vlle	1.5
163E3	Fayette silty clay loam, 14 to 18	45	30	1.2%	Vle	1.0
5010	Pits, sand and gravel	0	0	0.6%		0.5
65F2	Lindley loam, 18 to 25 percent	8	11	0.1%	Vlle	0.1
163G3	Fayette silty clay loam, 25 to 40	15	5	0.0%	Vlle	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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