

# Land For Sale

#### ACREAGE:

LOCATION:

#### 156 Acres, m/l

#### **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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REID: 010-1805-01



## **Plat Map**

Washington Township, Clinton County, IA

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## **Aerial Photo**

156 Acres



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<sup>1</sup>/<sub>3</sub> miles east on 215th Street/220th Street, and 3<sup>1</sup>/<sub>4</sub> miles north on 330th Avenue. The farm is located on the east side of the road.

#### **Legal Description**

The SE<sup>1</sup>/<sub>4</sub> 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
- <del>\$5,750/acre</del> \$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

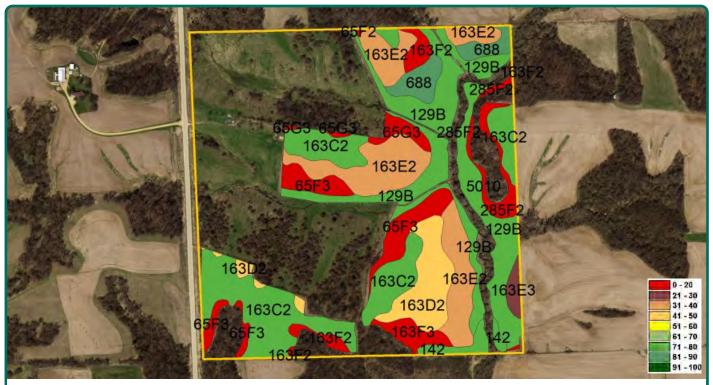
This is a nice Clinton County farm with a mixture of productive cropland and nice timber/pasture. This would also make an ideal building site located along a hard surface road.

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## Soil Map

156 Acres



Measure	d Tillable Acres 81.23	Avg. CSR	53.7	Avg. CSR2	54.3	
Soil Lab	el Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
129B	Arenzville-Chaseburg complex, 1 to 5	0	73	24.0%	llw	19.47
163C2	Fayette silt loam, 5 to 9 percent	68	76	23.8%	llle	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%	llle	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%	lw	3.54
285F2	Burkhardt sandy loam, 14 to 25	7	5	2.5%	VIIe	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%	llw	1.7
65G3	Lindley clay loam, 25 to 40 percent	5	5	1.8%	VIIe	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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## FSA Map

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### Property Photos



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### Property Photos



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