

# Land For Sale

**ACREAGE:**

**155 Acres, m/l**

**LOCATION:**

**Scott County, IA**



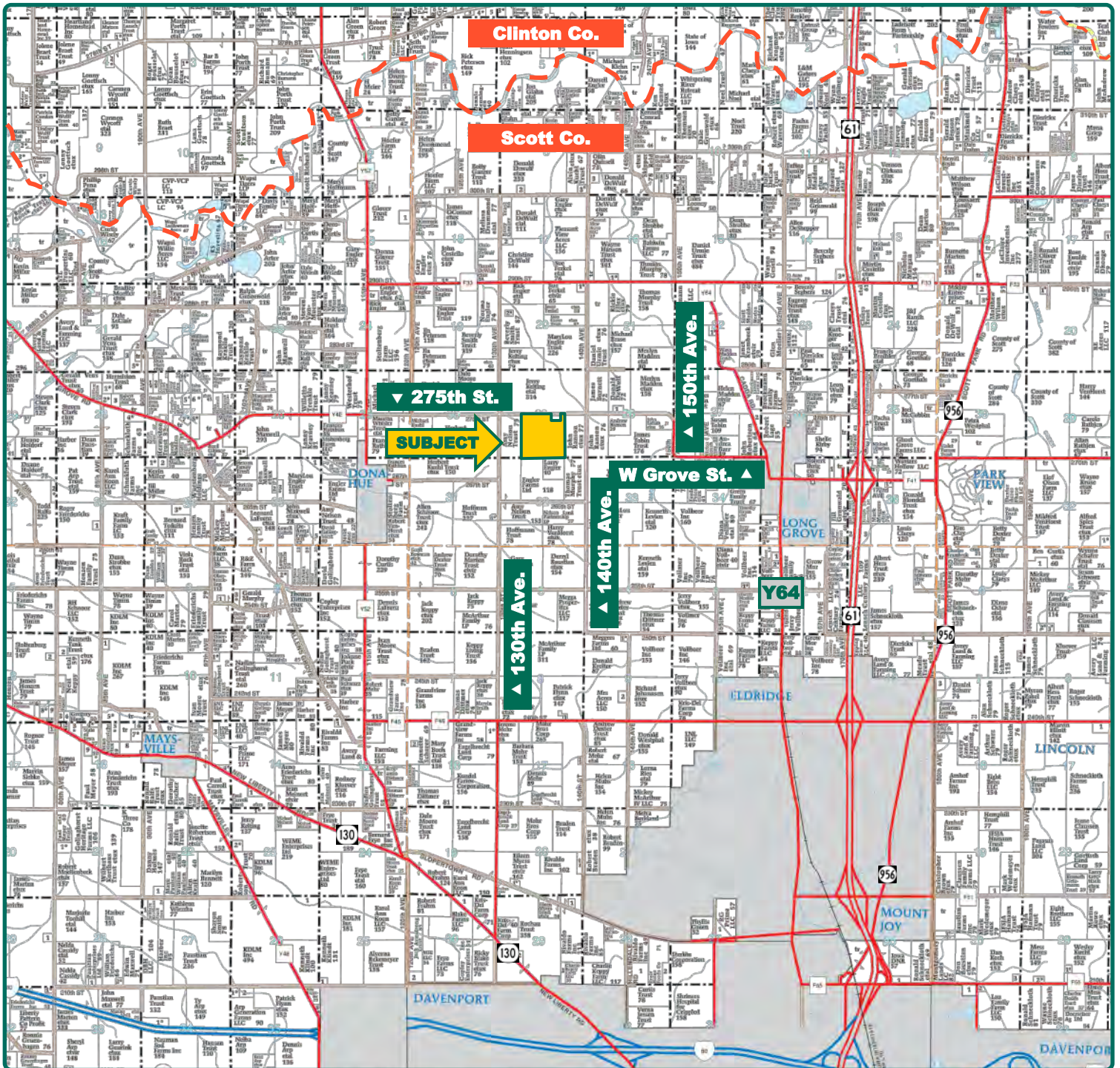
## **Property** *Key Features*

- **Levien Trust Farm**
- **78.0 CSR2**
- **Located Along a Hard-Surface Road**

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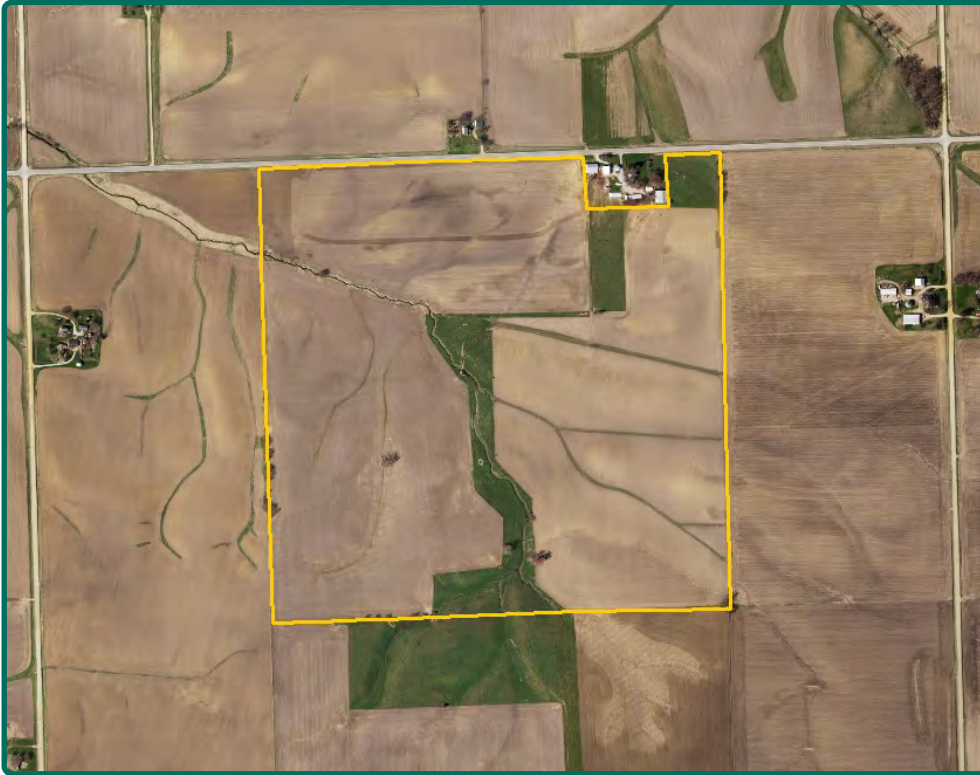


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**FSA/Eff. Crop Acres:** 137.74\*  
**Cert. Grass Acres:** 3.86  
**Corn Base Acres:** 99.30  
**Bean Base Acres:** 28.60  
**Soil Productivity:** 78.0 CSR2

*\*Includes Certified Grass Acres*

## Property Information

### 155 Acres, m/l

#### Location

**From Long Grove:** 1 mile west on West Grove Street, follow road north onto 150th Avenue for ½ mile, continue west onto 275th Street for 1¼ miles. Farm is located on the south side of the road.

**From Eldridge:** 2¼ miles north on Y64, ½ mile west on South Cadda Road, 1 mile west on West Grove Street, follow road north onto 150th Avenue for ½ mile, continue west onto 275th Street for 1¼ miles. Farm is located on the south side of the road.

#### Legal Description

The E½ of the SW¼ and the W½ of the SE¼; all located in Section 29, Township 89 North, Range 3 East of the 5th P.M., Scott County, Iowa, except the house, buildings, and 3.47 acres.

#### Price & Terms

- \$1,433,750
- \$9,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable

#### Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$4,181.00\*

Net Taxable Acres: 154.5\*

Tax per Net Taxable Acre: \$27.06\*

*\*The acreage site has been recently surveyed off. The taxes and net taxable acres for this farm are estimated pending reassessment by the Scott County Assessor.*

#### FSA Data

Part of Farm Number 2329, Tract 247

FSA/Eff. Crop Acres: 137.74\*

Cert. Grass Acres: 3.86

Corn Base Acres: 99.3

Corn PLC Yield: 163 Bu.

Bean Base Acres: 28.6

Bean PLC Yield: 53 Bu.

*\*Includes Certified Grass Acres*

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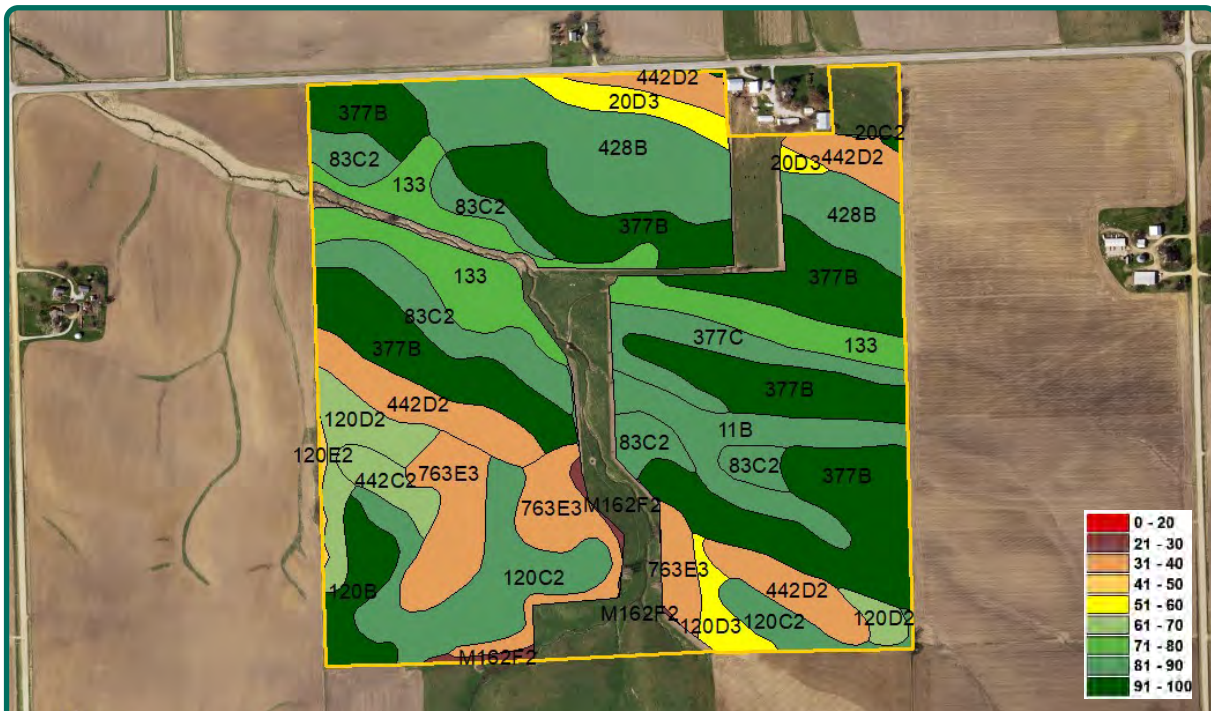
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FSA/Eff. Crop Acres		137.74	Avg. CSR2		78.0
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
377B	Dinsdale silty clay loam, 2 to 5	94	27.7%	Ile	38.18
428B	Ely silty clay loam, 2 to 5 percent	88	11.4%	Ile	15.65
133	Colo silty clay loam, 0 to 2 percent	78	9.6%	Ilw	13.23
120C2	Tama silty clay loam, 5 to 9 percent	87	8.3%	IIle	11.41
11B	Colo-Ely complex, 0 to 5 percent	86	4.8%	Ilw	6.62
120D2	Tama silty clay loam, 9 to 14 percent	62	3.5%	IIle	4.79
377C	Dinsdale silty clay loam, 5 to 9	90	3.3%	IIle	4.51
120B	Tama silty clay loam, 2 to 5 percent	95	2.5%	Ile	3.5
20D3	Killduff silty clay loam, 9 to 14	51	1.9%	IVe	2.6
120D3	Tama silty clay loam, 9 to 14 percent	55	1.2%	IVe	1.7
120E2	Tama silty clay loam, 14 to 18	50	0.2%	IVe	0.3
20C2	Killduff silty clay loam, 5 to 9 percent	81	0.0%	IIle	0.0
442C2	Tama, sandy substratum-Dickinson	64	1.4%	IIle	1.9
442D2	Tama, sandy substratum-Dickinson	40	7.9%	IIle	10.9
763E3	Exette silt loam, 14 to 18 percent	39	8.0%	Vle	11.0
83C2	Kenyon loam, 5 to 9 percent slopes,	84	7.8%	IIle	10.7
M162F2	Downs silt loam, till plain, 18 to 25	25	0.5%	Vle	0.7



### **Soil Types/Productivity**

Primary soils are Dinsdale, Ely, and Colo. CSR2 based on the FSA/Eff. Crop Acres is 78.0. See soil map for detail.

### **Land Description**

Gently rolling.

### **Comments**

This is a nice Scott County farm located along a hard-surface road. It consists of 133.88 acres currently in a corn/soybean rotation with the balance in clean pasture.

*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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## **Make the Most of Your Farmland Investment**

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