

Land For Sale

ACREAGE:

66.28 Acres, m/l

LOCATION:

Clayton County, IA

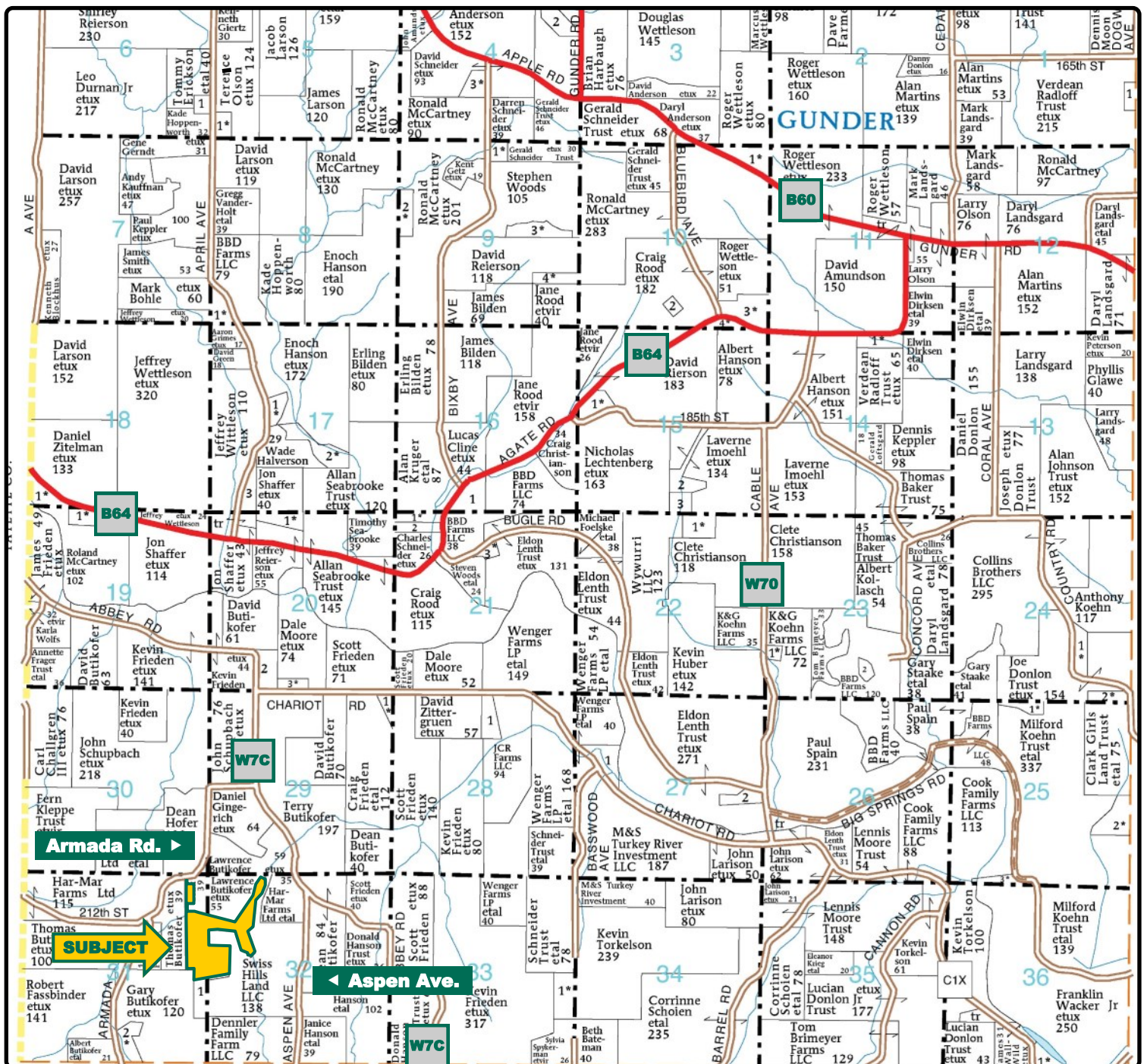


Property Key Features

- **Excellent recreational farm with good income**
- **Diverse mix of CRP and timber located near multiple food sources**
- **Tower stand located on property**

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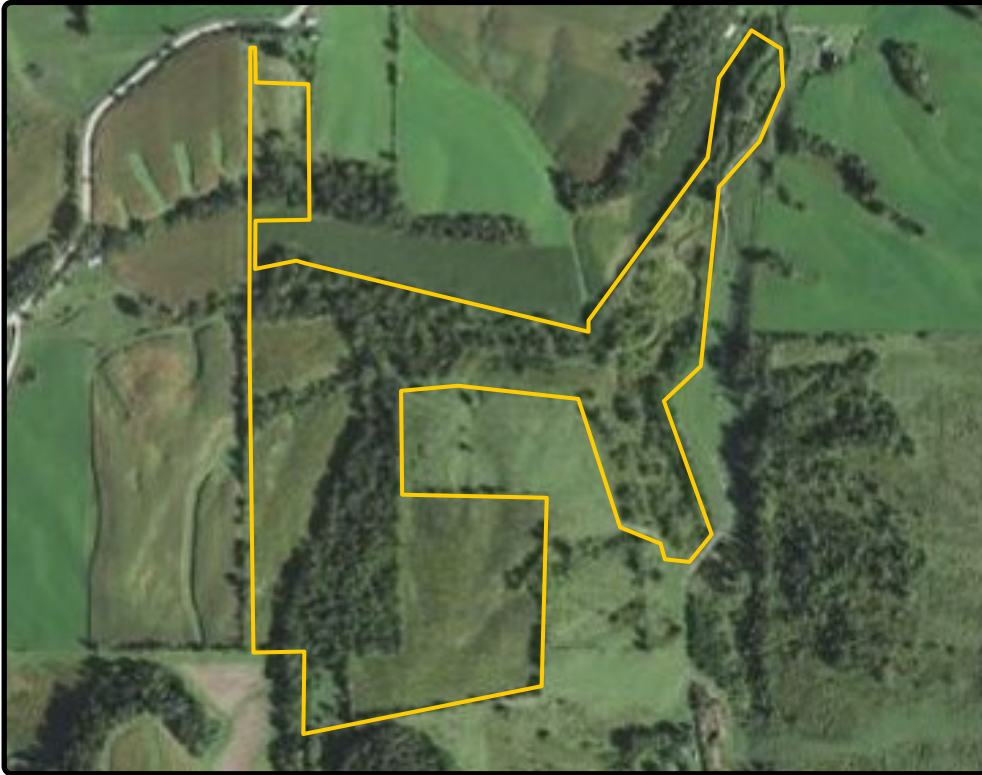
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FSA/Eff. Crop Acres:	25.34*
CRP Acres:	40.09
Corn Base:	8.94*
Bean Base:	0.42*
Soil Productivity:	41.15 CSR2

**FSA/Eff. Crop Acres and Bases are estimated.*

Property Information

66.28 Acres, m/l

Location

Located 7 miles southwest of Gunder, IA.

Legal Description

Fractional NE Quarter of Section 31 AND Fractional NW Quarter of Section 32, Township 94 North, Range 6 West of the 5th P.M. Marion Township.

Price & Terms

- \$281,690.00
- \$4,250.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing
- Final sale price will be adjusted up or down based on final survey acres.

Possession

Negotiable.

Estimated Real Estate Tax

Taxes Payable 2019 - 2020: \$1,153.72

Net Taxable Acres: 66.28

Tax per Net Taxable Acre: \$17.41

Taxes estimated due to survey of property.

FSA Data

Farm Number 7514, Tract 9416

FSA/Eff. Crop Acres: 25.34*

CRP Acres: 40.09

Corn Base: 8.94*

Corn PLC Yield: 144 Bu.

Bean Base: 0.42*

Bean PLC Yield: 43 Bu.

**Acres and bases are estimated pending reconstitution of farm. FSA will determine final Farm Number, acres and bases.*

CRP Contracts

There are three CRP contracts on the farm as follows:

- CP12 & CP3A contract on 9.71 acres pays \$1,674.00 annually and expires 9/30/2025.
- CP25 contract on 12.58 acres pays \$2,523.00 annually and expires 9/30/2025.
- CP22 contract on 17.80 acres pays \$1,570.00 annually and expires 9/30/2019.

Soil Types/Productivity

Primary soils are Exette silt loam, Fayette silt loam, and Fayette-Dubuque silt loams. CSR2 of 41.15 on est. FSA/Eff. Crop acres. See soil map for detail.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	10.52	41.50	4	46	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	9.45	37.31	3	48	
497F	Fayette-Dubuque silt loams, 18 to 30 percent slopes	3.09	12.17	6	16	
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	1.50	5.92	6	28	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	0.76	2.99	6	18	
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	0.03	0.11	7	5	
1158	Dorchester silt loam, channeled, 0 to 2 percent slopes	0.00	0.00	5	32	
Measured Tillable Acres: 25.34					Average CSR2: 41.15	

Survey

Property to be surveyed at Seller's expense.

Land Description

Rolling topography that transitions into bottom ground. The lay of the land acts as a natural funnel for wildlife.

Building Description

None.

Drainage

Creek that typically flows year-round. Excellent water source for wildlife.

Water & Well Information

None.

Comments

- Rare opportunity to purchase top-quality recreational farm that provides good income. Diverse timber provides future income potential from a timber harvest.

- There is a trash disposal site located along the east border of the property.

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.

Looking southeast



Looking southwest



Hunting stand



Heavily-traveled deer trail



Deer rubs



Water source for wildlife



CRP field



Diverse mix of tree species



CRP tree planting



CRP tree planting



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