

# Land For Sale

**ACREAGE:**

**856.34 Acres, m/l**

**LOCATION:**

**Greene County, IA**



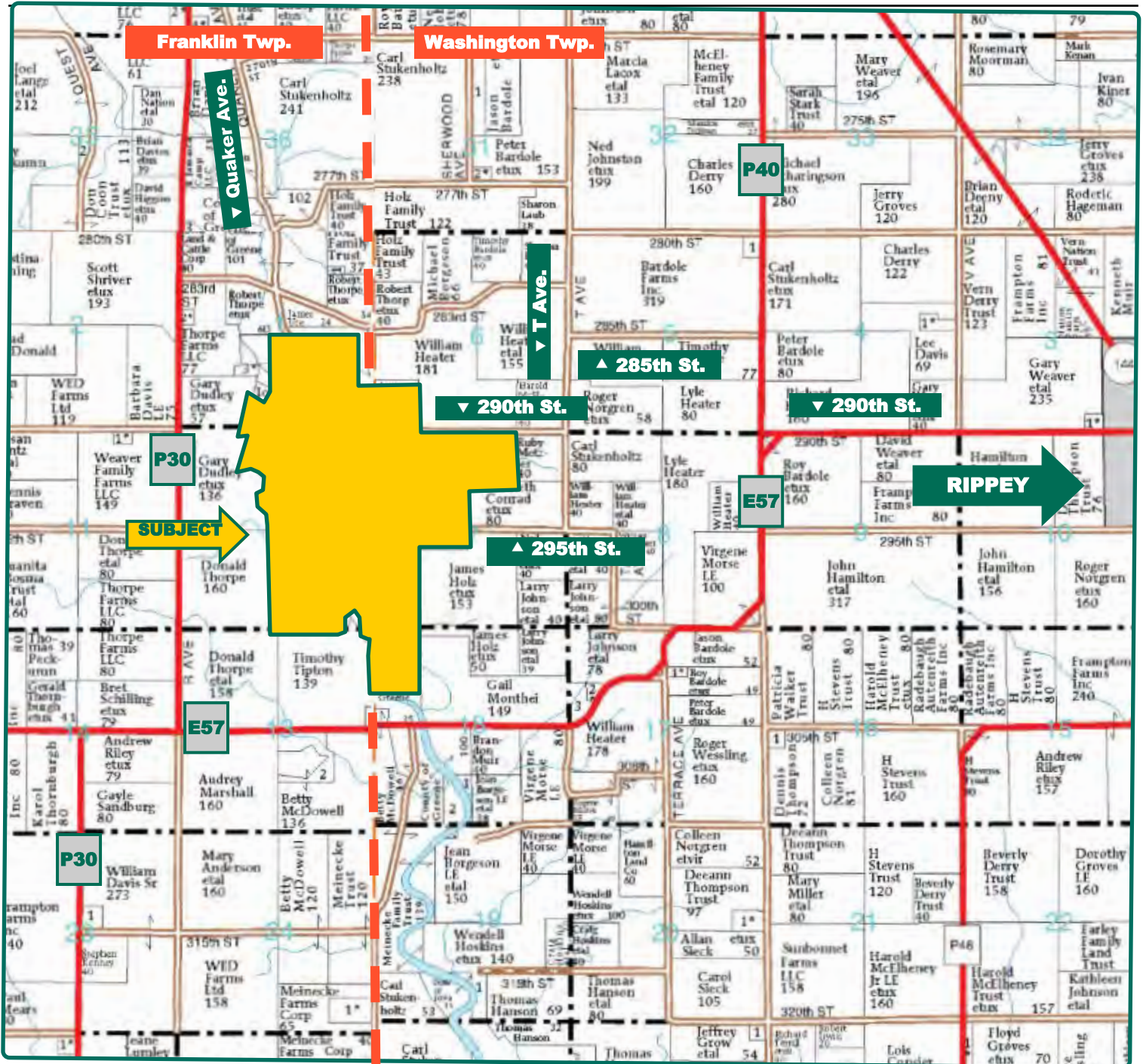
## **Property Key Features**

- Located 4 Miles West of Rippey
- Large, Mixed-Use Farm in Southeast Greene County
- Both House and Land are Leased for 2019

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**515-382-1500**  
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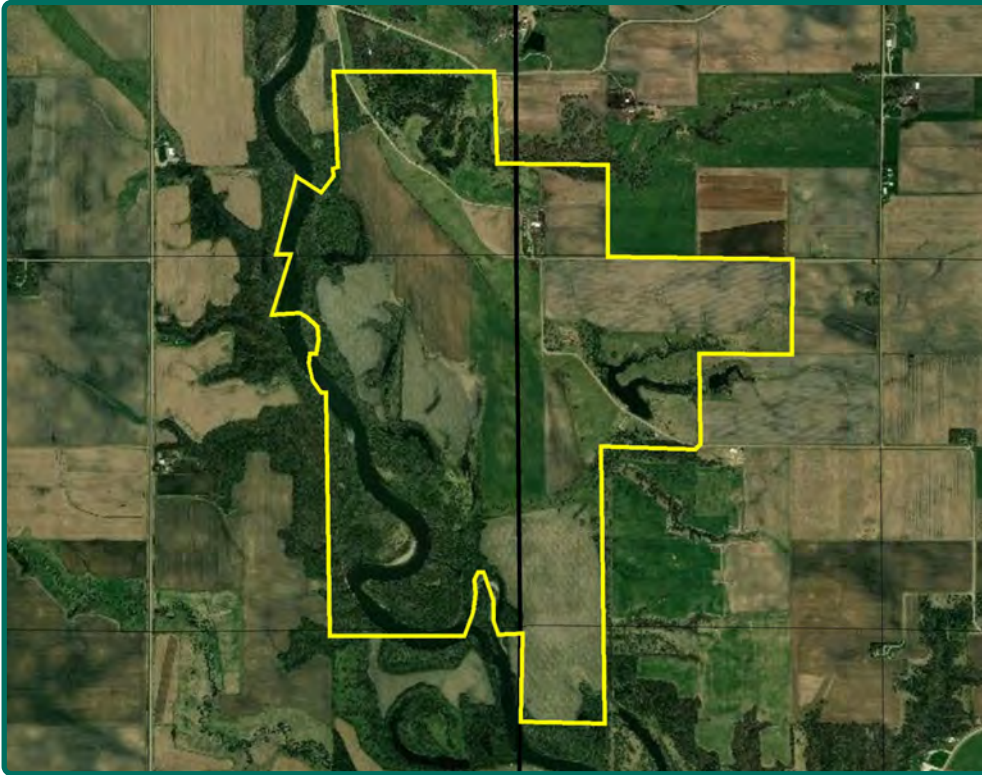




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**FSA/Eff. Crop Acres:** 415.89  
**Corn Base Acres:** 234.10  
**Bean Base Acres:** 126.4  
**Soil Productivity:** 67.9 CSR2

## Property Information

**856.34 Acres, m/l**

### Location

From Rippey, head west on 290th St. for two miles, then north on U Ave./P40 for ½ mile, then west on 285th for one mile, then south on T Ave. for ½ mile, then west on 290th for one mile. The house is on the north side of the road.

### Address

1902 290th Street  
Rippey, IA 50235

## General Legal Description

856.34 Acres in Sections 1 and 12 of Franklin Twp, and Sections 6,7 and 18 of Washington Twp. in Greene County, Iowa. For a detailed legal description contact the listing agent.

## Price & Terms

- \$4,281,700
- \$5,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

## Possession

As agreed upon

## Real Estate Tax

Taxes Payable 2019 - 2020: \$17,248  
Net Taxable Acres: 856.34  
Tax per Net Taxable Acre: \$20.14

## Soil Types/Productivity

Primary soils are Spillville, Dickman, and Lester. CSR2 on the FSA/Eff. crop acres is 67.9. See soil map for detail.

## FSA Data

Farm Number 3421, Tract 2615  
FSA/Eff. Crop Acres: 415.89  
Corn Base Acres: 234.10  
Corn PLC Yield: 129 Bu.  
Bean Base Acres: 126.4  
Bean PLC Yield: 34 Bu.

## Drainage

Natural surface drainage is limited to adequate. One or two tile lines on the east side of the farm.

## Land Description

Level to moderately sloping

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Acreage Site



Pasture Looking Southwest



### Buildings/Improvements

- Split-foyer house built in 1990, 3 BR, 1½ BA, 1,554 SF
- 36' x 120' pole building with concrete floor, 1986
- 15' x 60' open-front lean-to, 1986
- 12,000 bushel bin, 1989
- 12,000 bushel dryer, 1989

### Water & Well Information

- There are three wells on the property.
- The homestead is utilizing one well.
- Rural water is available.

### Historic Landmarks

- Pioneer cemetery with a single grave of Truman Davis, the first pioneer to the Greene Co. area.
- Coal mine that is no longer in use. The DNR has confirmed that the shafts to the mine have been capped and there are no concerns with the site.

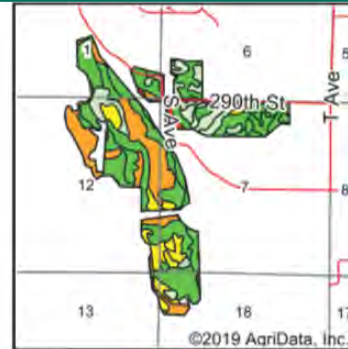
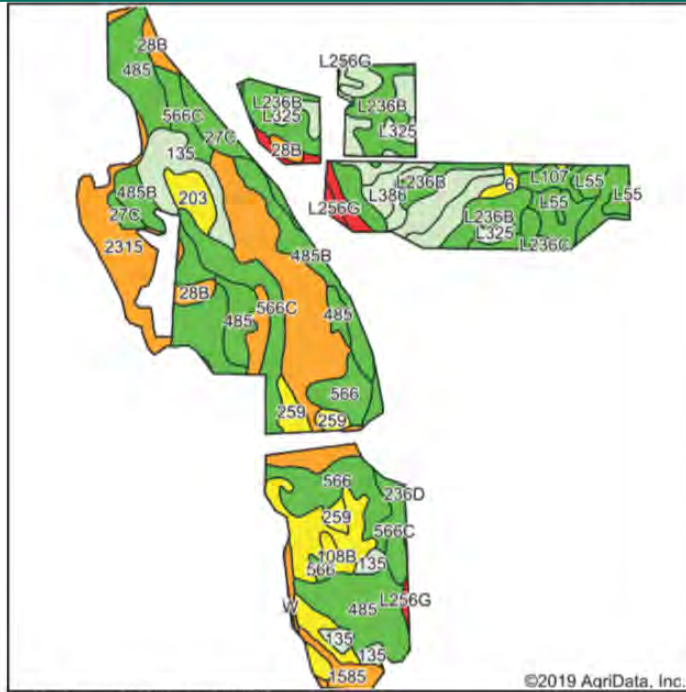
### Comments

- Great opportunity to own a large, mixed-use farm in SE Greene Co.
- Seller is willing to consider splits.

*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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State: **Iowa**  
 County: **Greene**  
 Location: **12-82N-30W**  
 Township: **Franklin**  
 Acres: **415.89**  
 Date: **4/4/2019**



Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	47.13	11.3%		llw	88	91
28B	Dickman sandy loam, 2 to 6 percent slopes	45.92	11.0%		llle	20	37
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	38.97	9.4%		lle	85	
2315	Fluvaquents-Coland complex, 0 to 3 percent slopes	35.67	8.6%		Vw	24	25
485B	Spillville loam, 2 to 5 percent slopes	34.80	8.4%		llw	88	86
566C	Moingona loam, 2 to 7 percent slopes	31.91	7.7%		llle	85	78
566	Moingona loam, 0 to 2 percent slopes	26.53	6.4%		lw	96	87
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	22.88	5.5%		le	78	
108	Wadena loam, 0 to 2 percent slopes	21.70	5.2%		lls	56	56
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	19.37	4.7%		llw	76	81
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	12.12	2.9%		llw	88	
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.01	2.6%		llle	77	
27C	Terril loam, 5 to 9 percent slopes	9.92	2.4%		llle	85	68
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.11	2.2%		lle	88	
259	Biscay clay loam, 0 to 2 percent slopes	7.84	1.9%		llw	52	78
L386	Cordova clay loam, Bemis moraine, 0 to 2 percent slopes	7.13	1.7%		llw	77	
203	Cylinder loam, 0 to 2 percent slopes	6.64	1.6%		lls	58	79
1585	Coland-Spillville complex, channeled, 0 to 2 percent slopes	5.50	1.3%		Vw	26	25
L236C	Lester loam, Bemis moraine, 6 to 10 percent slopes	4.71	1.1%		llle	81	
L55	Nicollet loam, 1 to 3 percent slopes	4.56	1.1%		le	91	
L256G	Lester-Belview complex, Bemis moraine, 22 to 40 percent slopes	3.76	0.9%		Vlle	9	
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	3.68	0.9%		Ive	14	22
108B	Wadena loam, 2 to 6 percent slopes	2.51	0.6%		lle	52	51
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.27	0.5%		lllw	59	58
W	Water	0.18	0.0%			0	0
236D	Lester loam, Bemis moraine, 10 to 16 percent slopes	0.07	0.0%		Ive	53	
<b>Weighted Average</b>						<b>67.9</b>	<b>*</b>

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Center of Farm Looking East



Center of Farm Looking South



Center of Farm Looking Northwest



Center of Farm Looking Northeast



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Front of House



Shed on Acreage



Pioneer Cemetery



Coal Mine Monument



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