

Land For Sale

ACREAGE:

680.0 Acres, m/l

LOCATION:

Wayne & Lucas Counties, IA

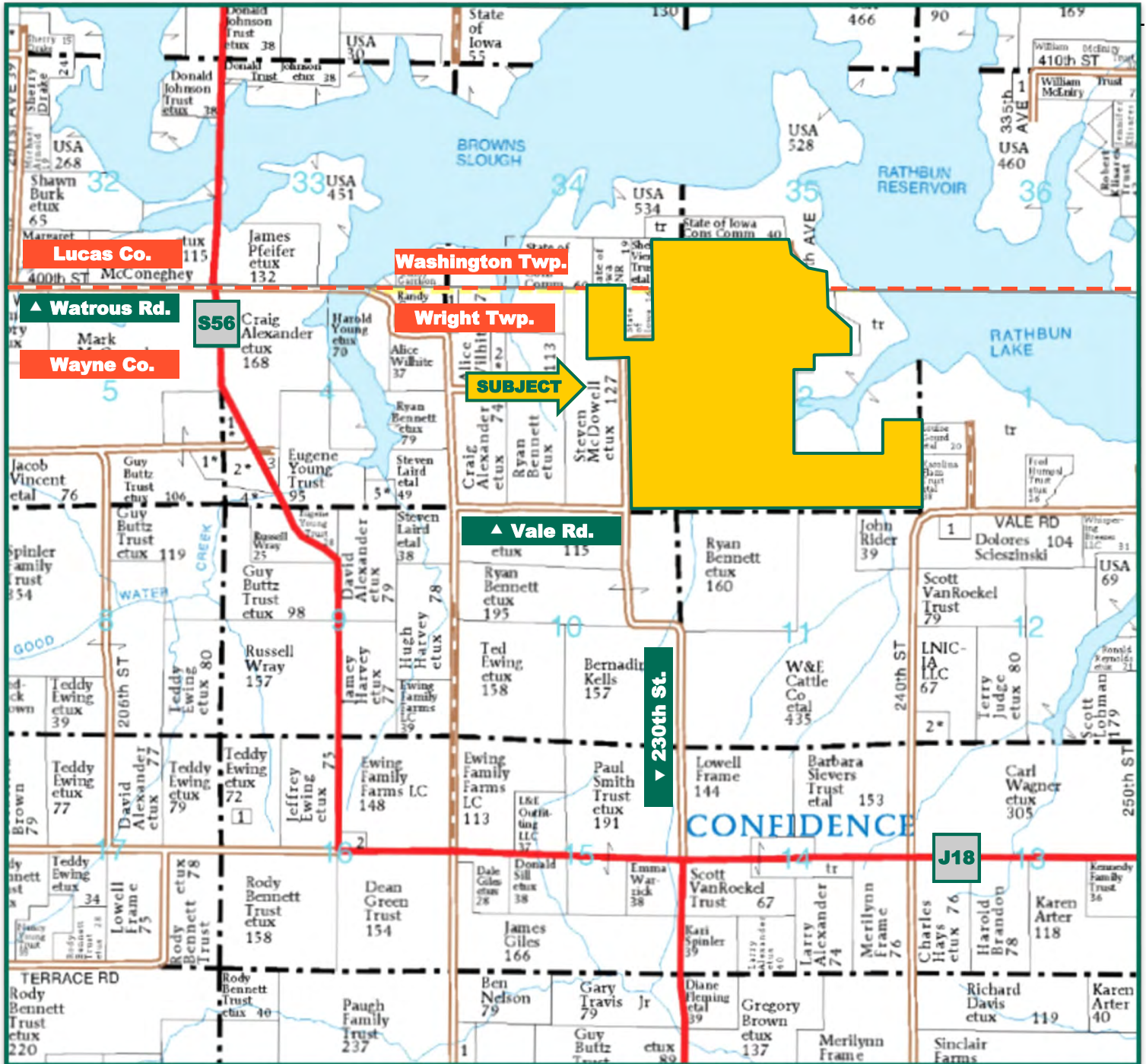


Property Key Features

- High-Quality Deer & Turkey Hunting Property
- Property is Adjacent to Rathbun Wildlife Area and Browns Slough
- Outdoorsman's Retreat with Income from Tillable Acres

Kyle Hansen, ALC
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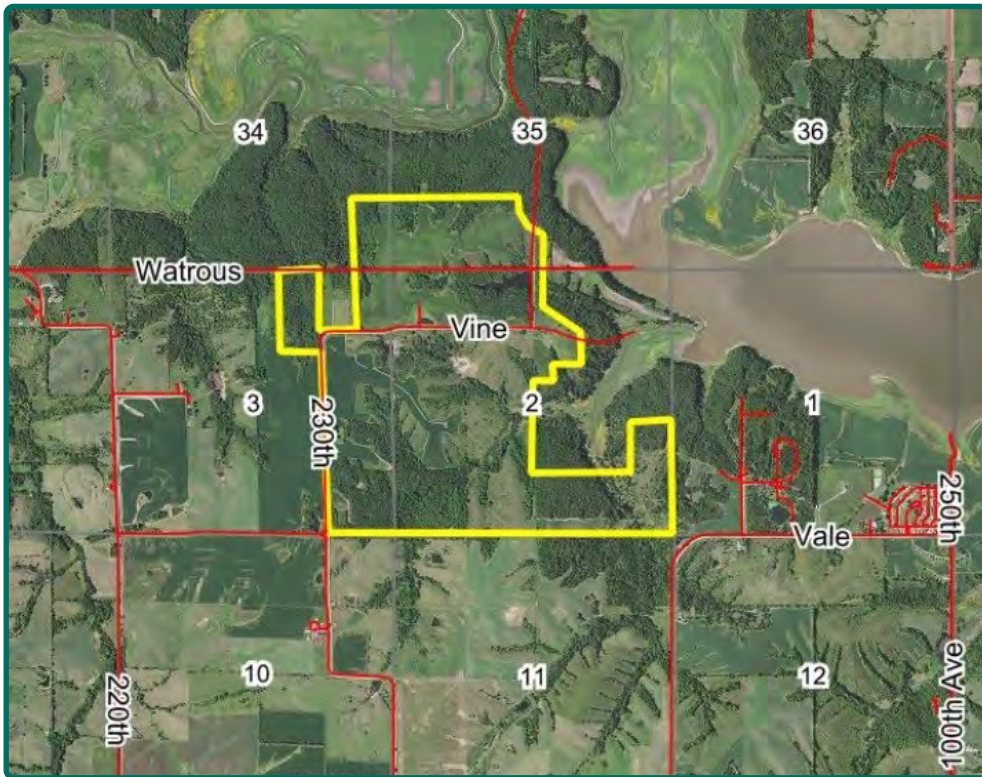
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FSA/Eff. Crop Acres:	320.64
Curr. Cropped Acres:	175.48*
Corn Base Acres:	193.03
Wheat Base Acres:	10.5
Oat Base Acres:	2.0
Sorghum Base Acres:	1.0
Soil Productivity:	42.1 CSR2

**FSA/Eff. crop and base acres do not align with acres currently in production.*

Property Information

680.0 Acres, m/l

Location

From Confidence, IA: head west ½ mile on J18 to 230th St., then north 2 miles.

From Russell: head south 7 miles on S56 to Watrous Rd., then east 2 miles to Vale Rd., continue east 1 mile to 230th St, property is ¼ mile north.

Address

1054 230th St.
Melrose, IA 52569

Legal Description

W½, Pt of W½ NE¼; S½ SE¼; SE¼ NE¼ SE¼ in Section 2 and E½ SE¼; SE¼ NE¼; E½ NW¼ NE¼; NE¼ in Section 3 all in Township 70 North, Range 20 West of the 5th P.M., Wayne County, IA.

S½ SW¼; Pt of SW¼ SW¼ SE¼ in Section 35 and SE¼ SE¼ in Section 34 all in Township 71 North, Range 20 West of the 5th P.M., Lucas County, IA

Price & Terms

Price Reduced

- ~~\$2,652,000~~ \$2,295,000
- ~~\$3,900/acre~~ \$3,375/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable 2019 - 2020: \$6,854
Net Taxable Acres: 636.05*
Tax per Net Taxable Acre: \$10.78
**40 acres in forest reserve.*

FSA Data

FSA/Eff. Crop Acres: 320.64
Current Cropped Acres: 175.48*
Corn Base Acres: 193.03
Corn PLC Yield Range: 93 bu. - 130 bu.
Wheat Base Acres: 10.5
Wheat PLC Yield: 32 Bu.
Oat Base Acres: 2.0
Oat PLC Yield: 51 Bu.
Sorghum Base Acres: 1.0
Sorghum PLC Yield: 60 Bu.

**FSA/Eff. Crop and Base Acres do not align with acres currently in production. Contact the listing agent for full FSA report.*

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Cabin/House



Steel Pole Shed w/ Concrete Floor



Possession

As agreed upon

Soil Types/Productivity

Primary soils are Kniffin, Armstrong, Gara and Appanoose. CSR2 on the 175.48 currently cropped acres is 42.1. See soil map for detail.

Land Description

Undulating to severely sloping

Buildings/Improvements

- One-story, 3 BR, 1 BA, framed cabin/house. 948 square-feet with a full basement.
- 30'x 48' steel pole shed with a concrete floor.

Drainage

Natural

Water & Well Information

Rural water to the cabin.

Comments

- Outdoorsman's retreat! Great, mixed-use property with lots of recreation, and income from tillable land.
- Farm has a conservation plan in place with Wayne County USDA.
- Seller is willing to consider parcel splits.
- The tillable acres are leased for 2019.

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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One of Eleven Ponds on the Property



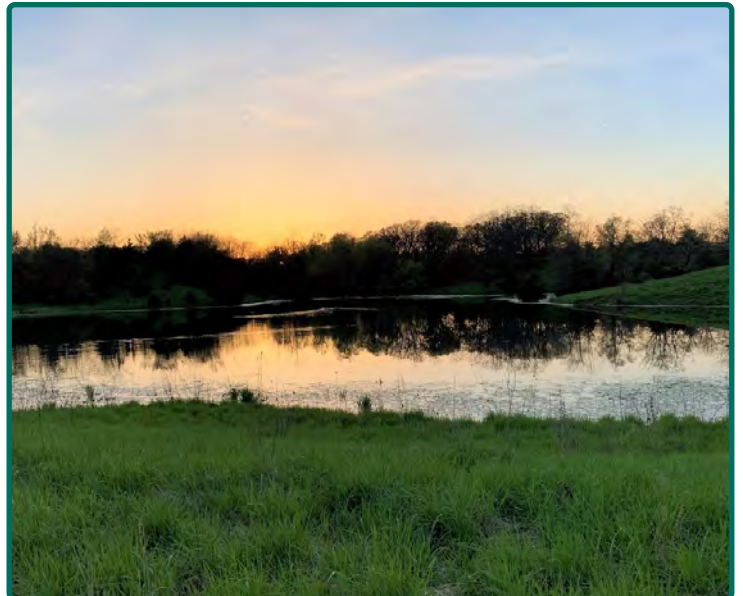
Food Plot with Tree Stand (stand will stay)



Deer Running Through Food Plot



Sunset Over Pond



Food Plot South Part of Farm



Established Trails



Timber with Creek



East Looking West



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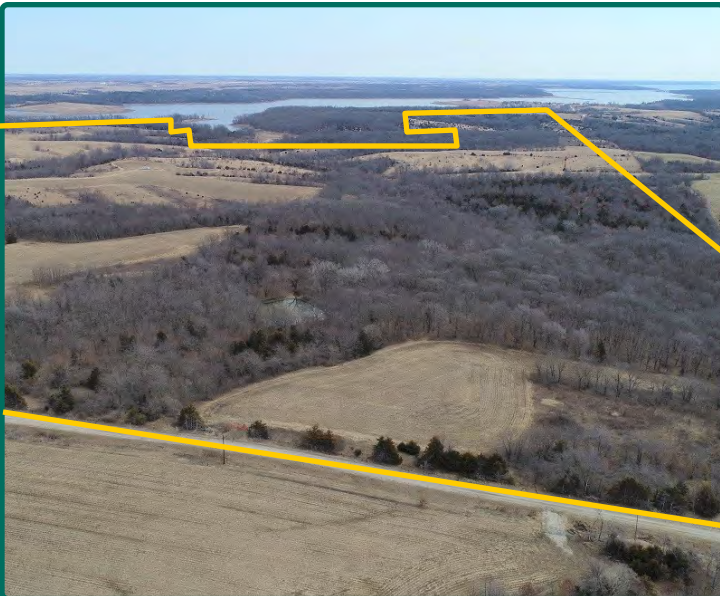
Northeast Looking South



Southeast Looking Northwest



Southwest Looking East/Northeast



Northwest Looking Southeast



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