

Land For Sale

ACREAGE:

39 Acres, m/l

LOCATION:

Muscatine County, IA



Property *Key Features*

- **Attractive Building Site**
- **Mixture of Timber, Pasture, Cropland and Creek**
- **Located Southwest of Blue Grass**

Troy Louwagie, ALC

Licensed in IA & IL

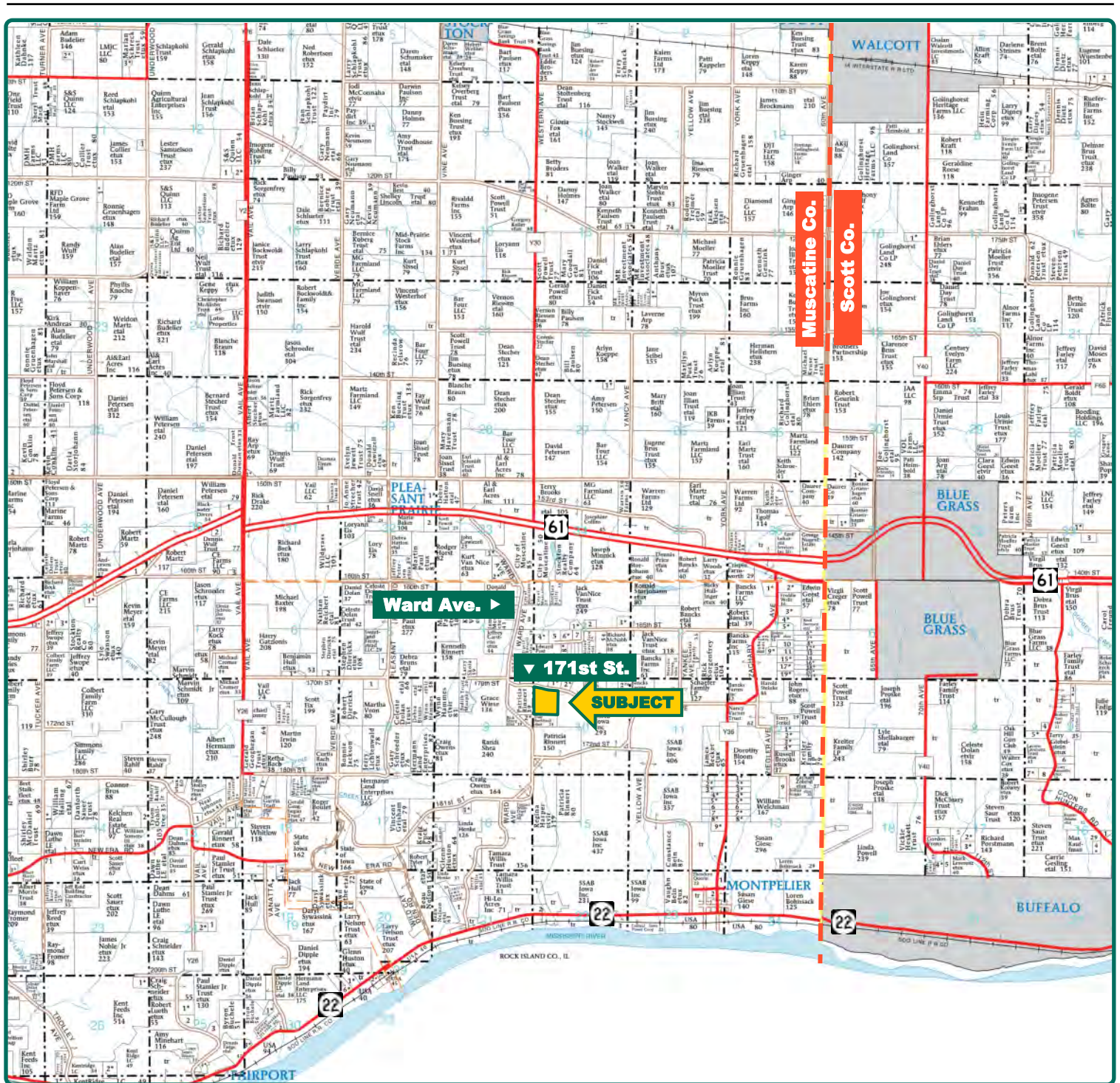
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FSA/Eff. Crop Acres: 14.71
Cert. Grass Acres: 14.71
Corn Base Acres: 0.34*
Soil Productivity: 49.0 CSR2
**Base Acres are estimated.*

Property Information

39 Acres, m/l

Location

From Blue Grass: 3½ miles west on US-61 S, 2 miles south on Ward Avenue and ½ mile east on 171st Street. Farm is located on the south side of the road.

Legal Description

That Part of the NW¼ of the NW¼ of Section 10, Township 77 North, Range 1 East of the 5th P.M., Muscatine County, Iowa.

Price & Terms

- \$272,025
- \$6,975/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2018 - 2019: \$506.00
Net Taxable Acres: 38.73
Tax per Net Taxable Acre: \$13.06

FSA Data

Part of Farm Number 614, Tract 1736
FSA/Eff. Crop Acres: 14.71
Cert. Grass Acres: 14.71
Corn Base Acres: 0.34*
Corn PLC Yield: 136 Bu.
**Base acres are estimated pending reconstitution of farm by the Muscatine County FSA office.*

Soil Types/Productivity

Primary soils are Fayette, Lindley and Orion. CSR2 on the FSA/Eff. crop acres is 49.0. See soil map for detail.

Land Description

Gently rolling to rolling.

Water & Well Information

Water for the livestock is provided by the creek.

Residential Building Requirements

Muscatine County will allow a single-family home to be constructed on this 39 acres with some exceptions. We encourage all potential buyers to contact Muscatine County Planning and Zoning to ensure they understand the requirements.

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Measured Tillable Acres		14.71	Avg. CSR2		49.0
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163D2	Fayette silt loam, till plain, 9 to 14	47	43.1%	IIle	6.34
M163C2	Fayette silt loam, till plain, 5 to 9	76	26.2%	IIle	3.86
65F	Lindley loam, 18 to 25 percent	13	15.1%	VIIle	2.22
65E2	Lindley loam, 14 to 18 percent	29	7.8%	VIle	1.15
930	Orion silt loam, 0 to 3 percent slopes	72	5.3%	IIlw	0.78
763E3	Exette silty clay loam, 14 to 18	39	1.8%	VIle	0.27
65G	Lindley loam, 25 to 50 percent	5	0.7%	VIIle	0.10

Access

Muscatine County has approved an access in the north central portion of the farm.

Additional Land For Sale

Seller has an additional 39 acres available for sale directly west of this property. See Additional Land Aerial Map.

Comments

This is an attractive building site with a mixture of pasture, cropland, timber and creek.

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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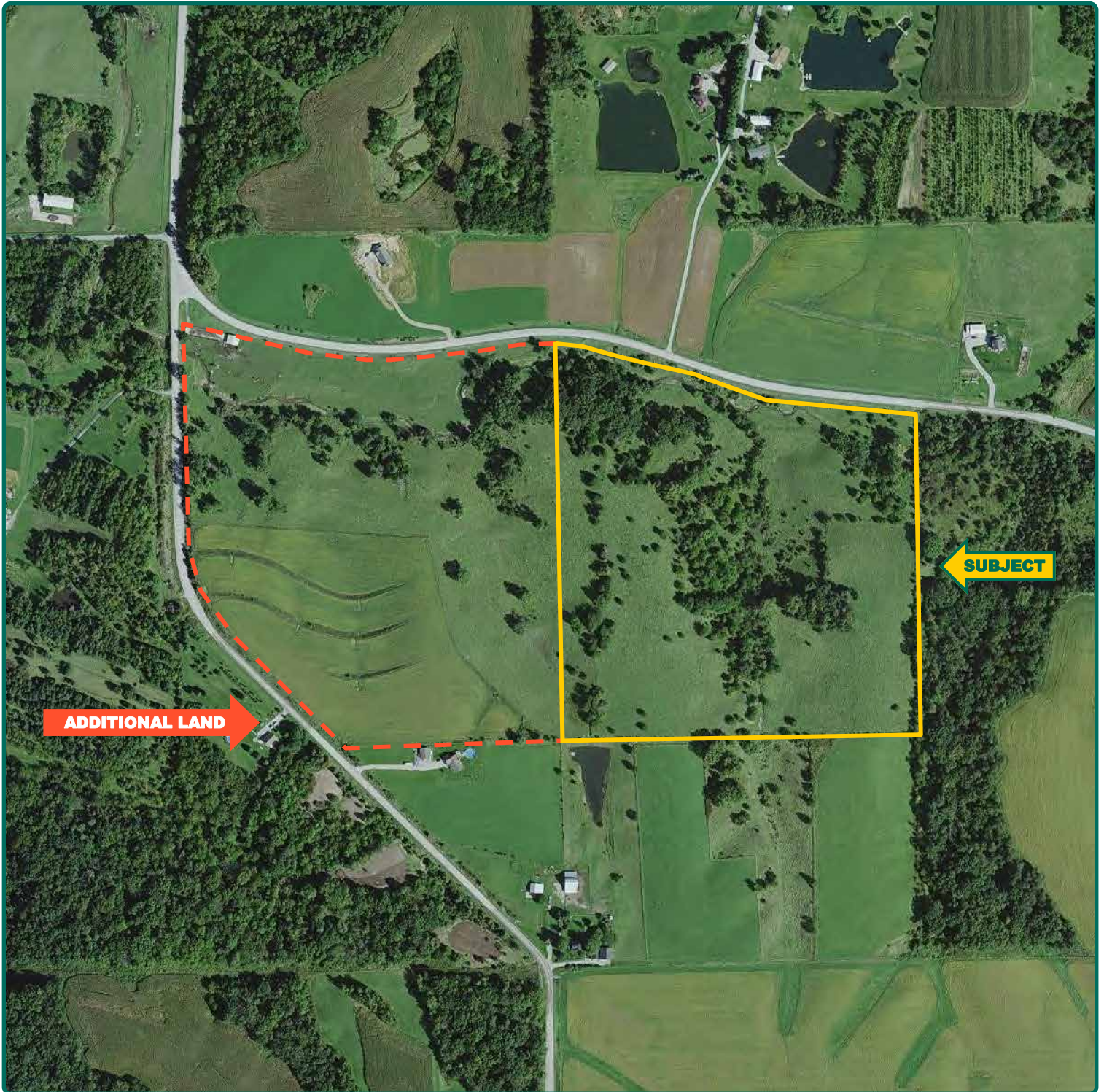
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Additional Land Aerial Map



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