

Land For Sale

ACREAGE:

39 Acres, m/l

LOCATION:

Muscatine County, IA

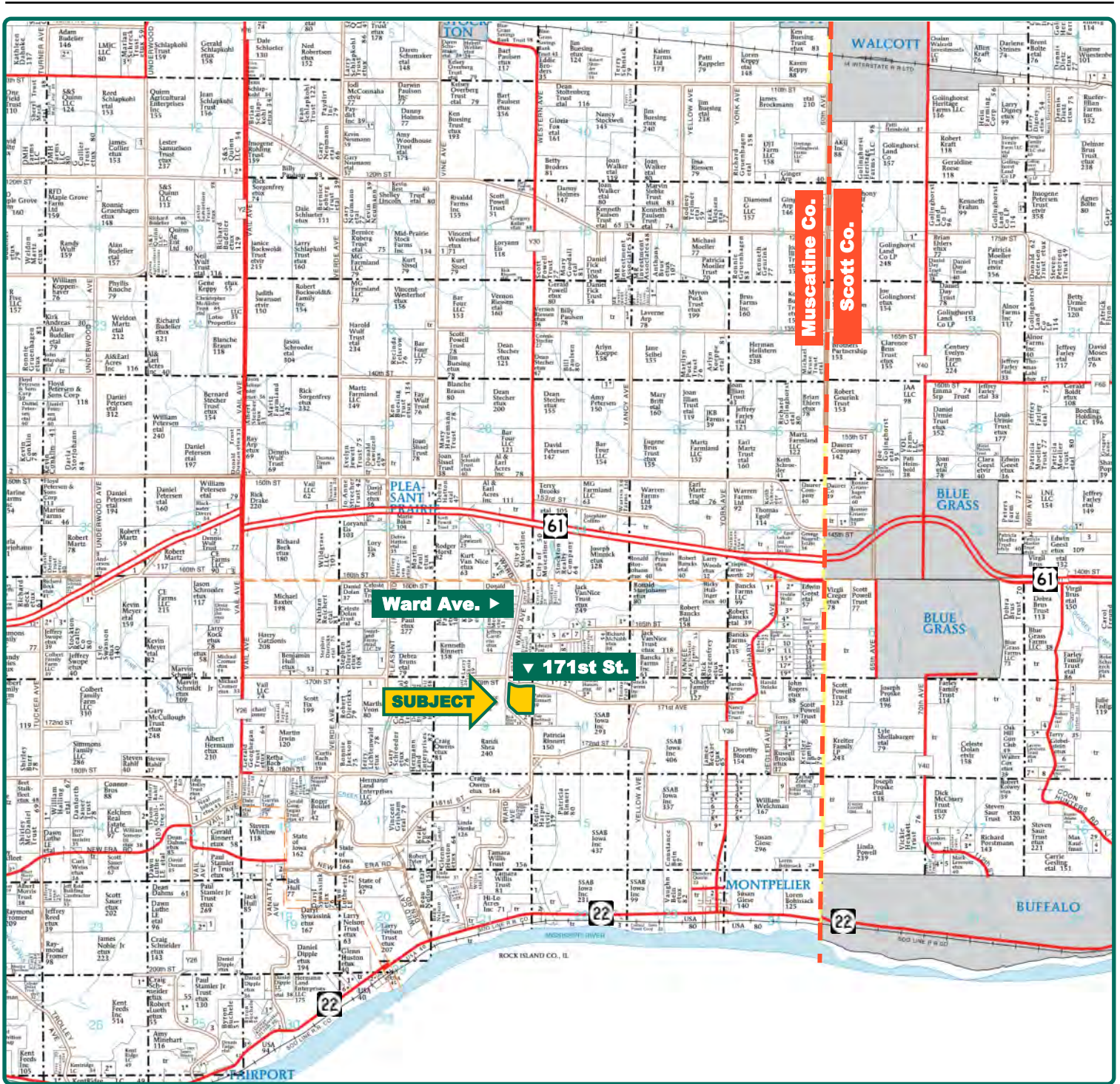


Property Key Features

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

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FSA/Eff. Crop Acres: 13.86
Corn Base Acres: 13.86*
Soil Productivity: 52.9 CSR2

**Base Acres are estimated.*

Property Information

39 Acres, m/l

Location

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

Legal Description

That Part of the NE¼ of the NE¼ of Section 9, 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: \$442.00
Net Taxable Acres: 38.96
Tax per Net Taxable Acre: \$11.34

FSA Data

Part of Farm Number 614, Tract 1736
FSA/Eff. Crop Acres: 13.86
Corn Base Acres: 13.86*
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, Exette and Lindley. CSR2 on the FSA/Eff. crop acres is 52.9. See soil map for detail.

Land Description

Gently rolling to rolling.

Buildings/Improvements

There is an open-front cattle shed located in the northwest corner of the property.

Water & Well Information

Water for livestock is supplied by the creek.

Reserved Items

Tenant reserves guardrail in the northwest corner.

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Measured Tillable Acres		13.86		Avg. CSR2		52.9	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
M163D	Fayette silt loam, till plain, 9 to 14	50	55.9%	IIIe	7.75		
M163C	Fayette silt loam, till plain, 5 to 9	79	24.5%	IIIe	3.40		
763E3	Exette silty clay loam, 14 to 18	39	11.6%	VIe	1.61		
65F	Lindley loam, 18 to 25 percent	13	7.7%	VIIe	1.07		
65G	Lindley loam, 25 to 50 percent	5	0.2%	VIIe	0.02		

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.

Additional Land For Sale

Seller has an additional 39 acres available for sale directly east 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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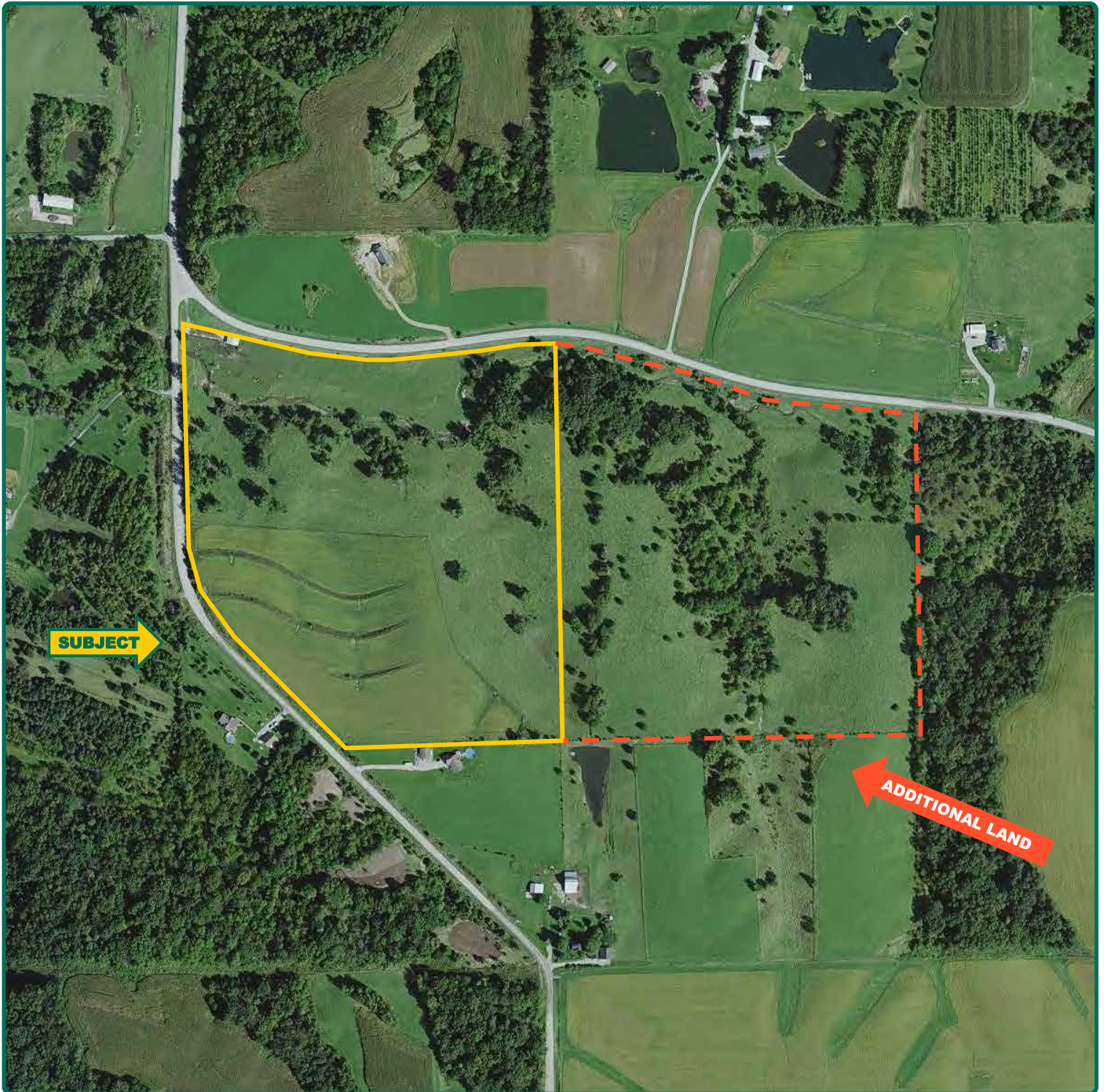
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