

Land For Sale

ACREAGE:

67 Acres, m/l

Iowa County, IA

LOCATION:



Property Key Features

- Waln Estate Farm
- Located South of Walford Along Hard-Surface Road
- 84.9 CSR2

Troy Louwagie, ALC Licensed in IA & IL TroyL@Hertz.ag **319-895-8858** 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 **www.Hertz.ag** Rita Swales Licensed in IA RitaS@Hertz.ag

REID: 010-1869-01



Plat Map

Lenox Township, Iowa County, IA

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Aerial Photo

67 Acres



FSA/Eff. Crop Acres	66.00*
Corn Base Acres:	43.90*
Bean Base Acres:	13.13*
Soil Productivity: 8	34.9 CSR2
*FSA/Eff. Crop Acres an estimated.	nd Bases are

Property Information 67 Acres, m/l

Location

From Walford: 1½ miles south on W30 and ½ mile west on F12. The farm is locate on the south side of the road.

From Swisher: 7 miles west on County Road F12.

Legal Description

That part of the northerly 67 acres of the NW¹/₄ of Section 12, Township 81 North, Range 9 West of the 5th P.M., Iowa County, Iowa, except the house lots along the west boundary.

Price & Terms

- \$720,250
- \$10,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax—Estimated

Taxes Payable 2019 - 2020: \$2,143.27* Net Taxable Acres: 66.13* Tax per Net Taxable Acre: \$32.41 **Taxes estimated pending survey of* property. Iowa County Treasurer/Assessor will determine final tax figures.

FSA Data—Estimated

Part of Farm Number 4537, Tract 3825 FSA/Eff. Crop Acres: 66.00* Corn Base Acres: 43.90* Corn PLC Yield: 136 Bu. Bean Base Acres: 13.13* Bean PLC Yield: 45.0 Bu. *Acres and bases are estimated pending reconstitution of farm by the Iowa FSA office.

Soil Types/Productivity

Primary soils are Bassett, Kenyon and Waubeek. CSR2 on the estimated FSA/ Eff. crop acres is 84.9. See soil map for detail.

Land Description

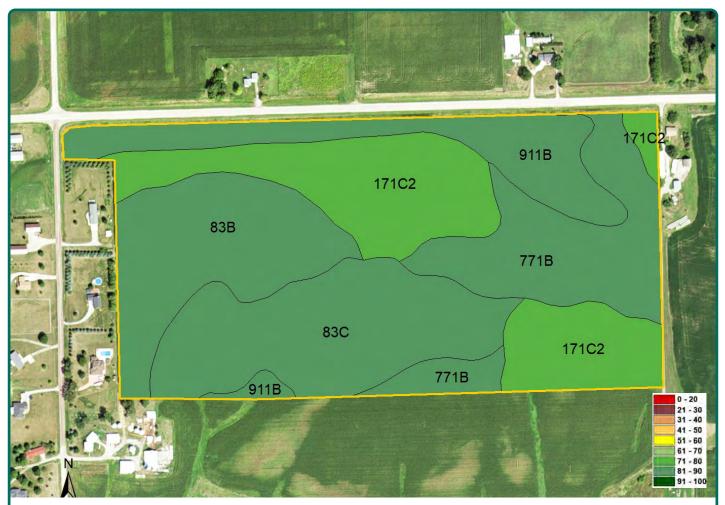
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66.0 FSA/Eff. Crop Acres



Measure	d Tillable Acres 66.00		Avg. CSR2 Percent	84.9 Non Irr	
Soil Lab	el Soil Name	CSR2	of Field	Class	Acres
171C2	Bassett loam, 5 to 9 percent slopes,	77	26.3%	llle	17.68
83C	Kenyon loam, 5 to 9 percent slopes	85	22.6%	llle	15.13
771B	Waubeek silt loam, 2 to 5 percent	90	19.1%	lle	12.79
83B	Kenyon loam, 2 to 5 percent slopes	90	18.3%	lle	12.28
911B	Colo-Ely complex, 0 to 5 percent	86	13.7%	llw	9.21

Easement

There is a 30' wide ingress/egress easement providing access to the farm from the west.

Comments

This is a highly productive Iowa County farm located south of Walford along a hard-surface road. 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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Easement Map and Property Photo



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