

Land For Sale

ACREAGE:

67 Acres, m/l

LOCATION:

Iowa County, IA



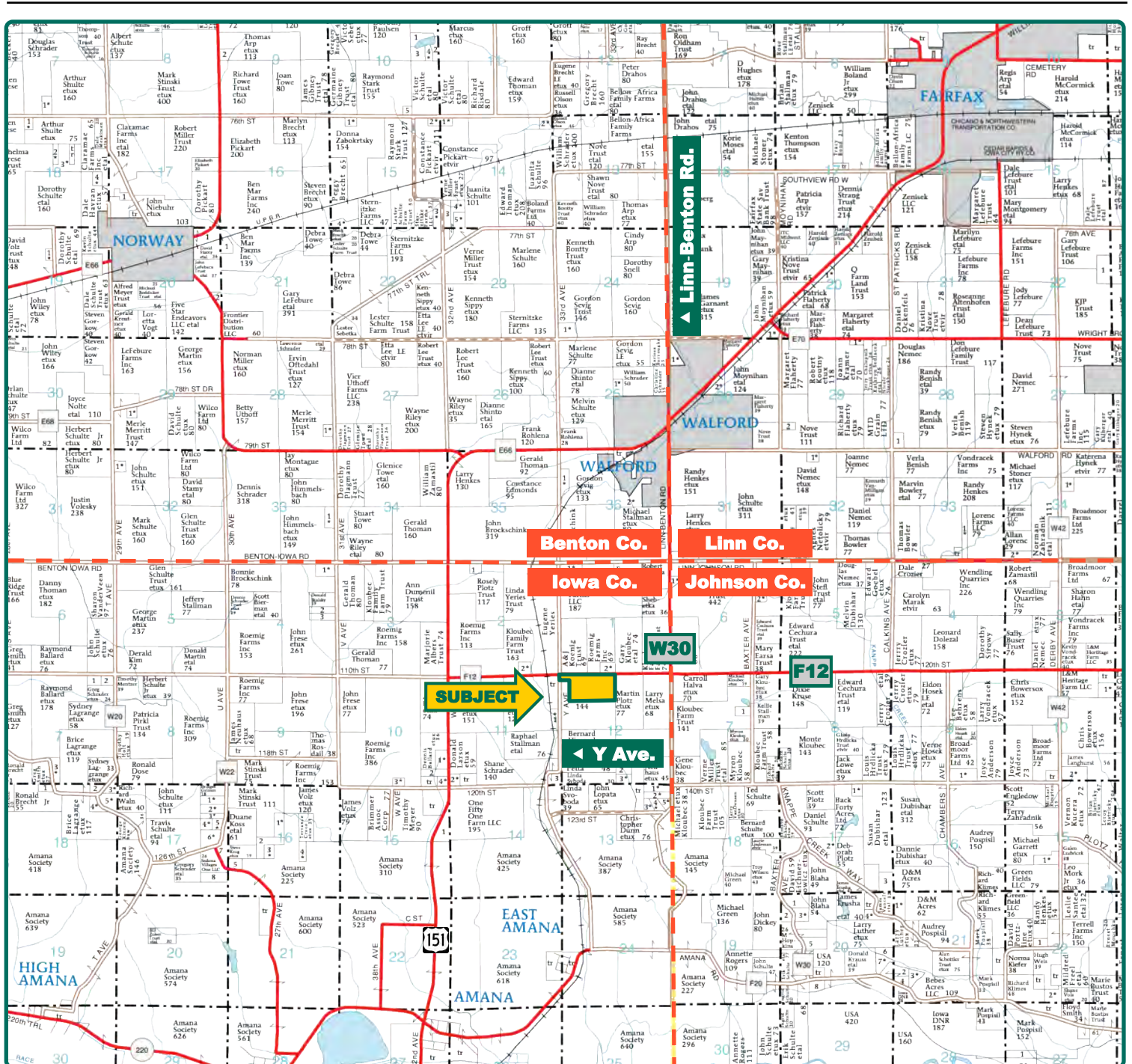
Property Key Features

- **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



Map reproduced with permission of Farm & Home Publishers, Ltd.

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



FSA/Eff. Crop Acres: 66.00*
Corn Base Acres: 43.90*
Bean Base Acres: 13.13*
Soil Productivity: 84.9 CSR2

**FSA/Eff. Crop Acres and Bases are estimated.*

Property Information

67 Acres, m/l

Location

From Walford: 1½ miles south on W30 and ½ mile west on F12. The farm is located 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 NW¼ 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.

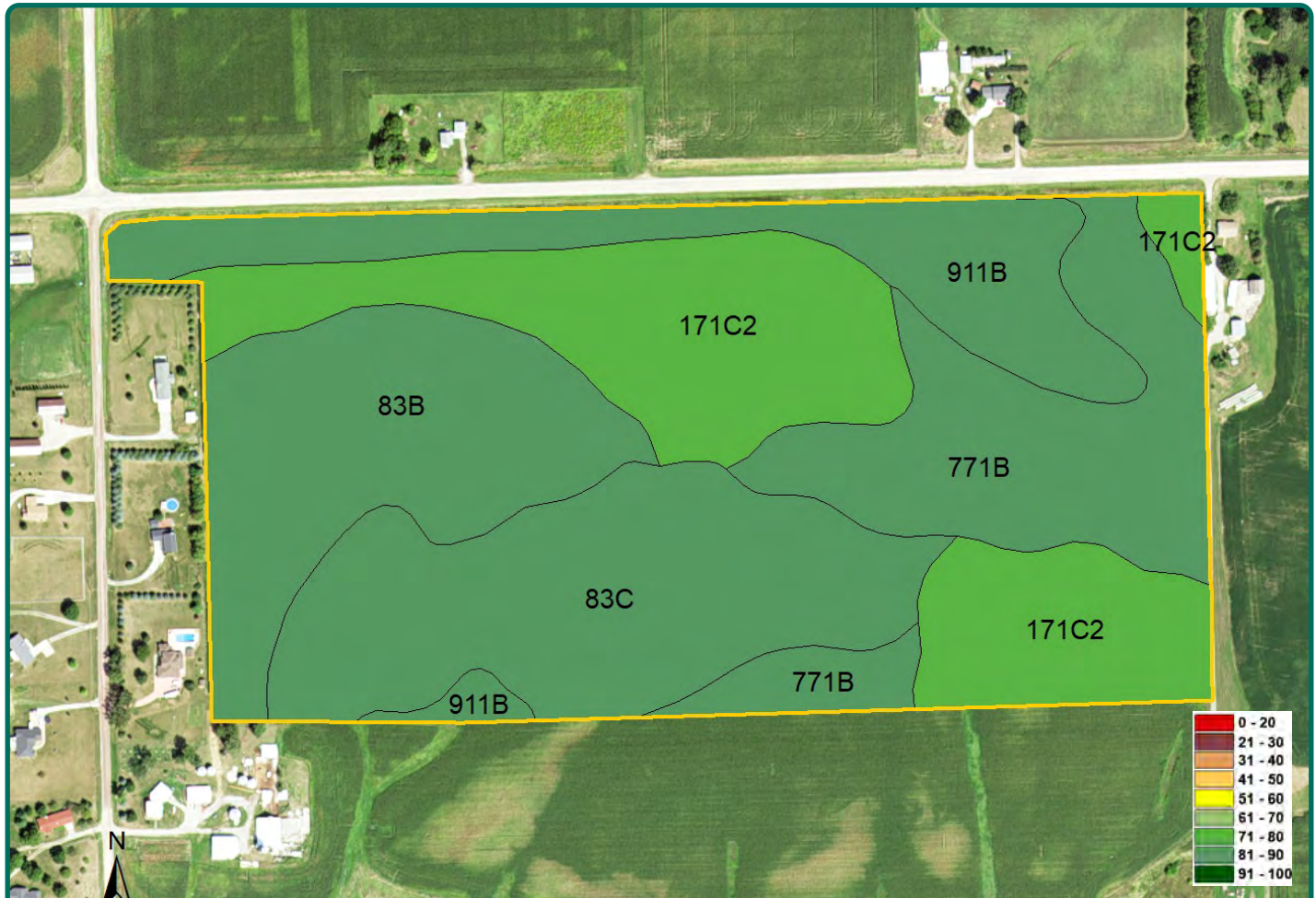
Land Description

Level to gently rolling.

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



Measured Tillable Acres 66.00 **Avg. CSR2** 84.9

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
171C2	Bassett loam, 5 to 9 percent slopes,	77	26.3%	IIIe	17.68
83C	Kenyon loam, 5 to 9 percent slopes	85	22.6%	IIIe	15.13
771B	Waubeek silt loam, 2 to 5 percent	90	19.1%	Ile	12.79
83B	Kenyon loam, 2 to 5 percent slopes	90	18.3%	Ile	12.28
911B	Colo-Ely complex, 0 to 5 percent	86	13.7%	IIw	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.

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

Easement Map and Property Photo



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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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