

Land For Sale

ACREAGE:

145.52 Acres, m/l

LOCATION:

Allamakee County, IA

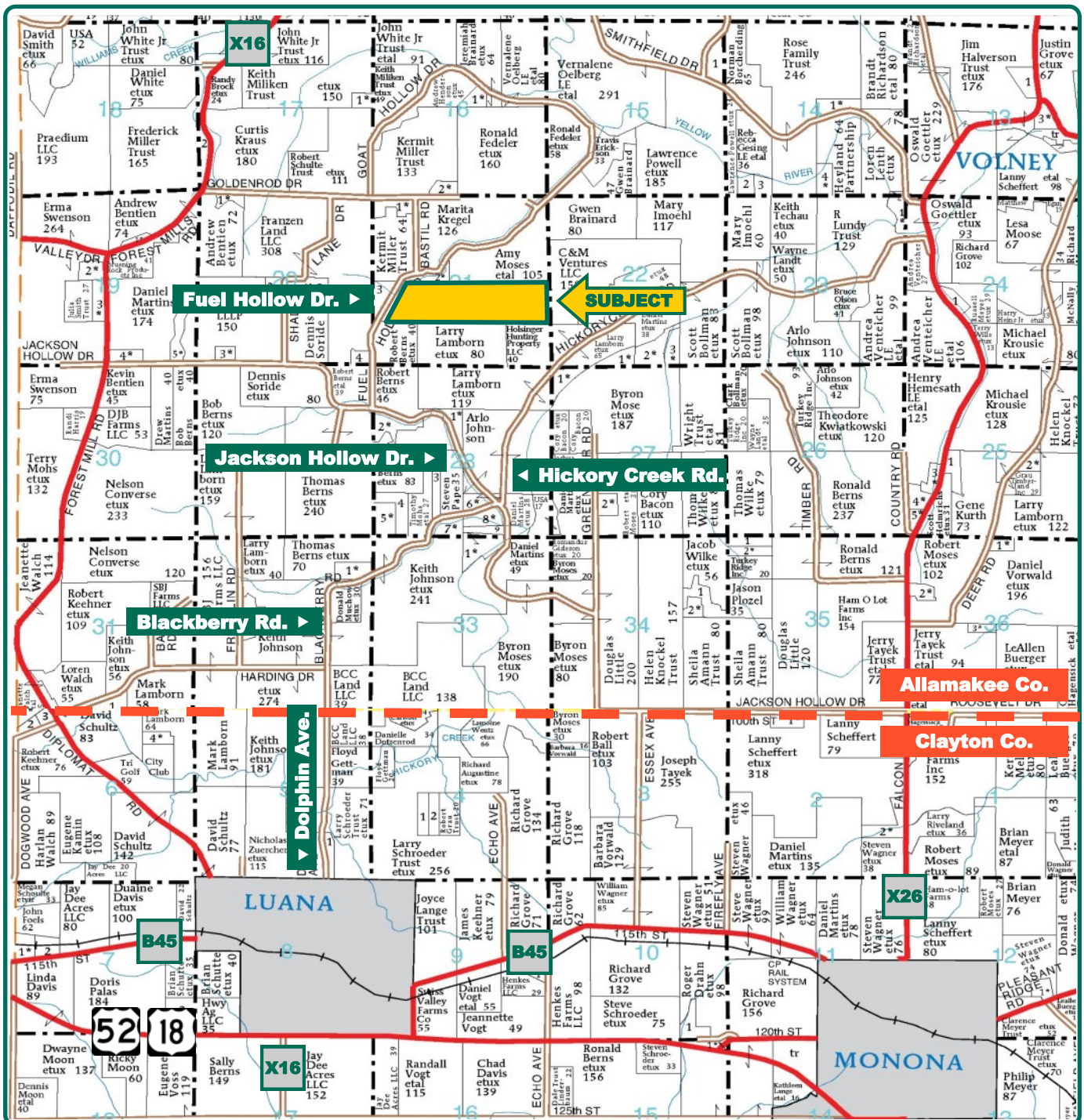


Property Key Features

- Includes a 540-Head Cattle Barn Built in 2014
- Excellent Yield History
- Located in a Strong Agriculture Community

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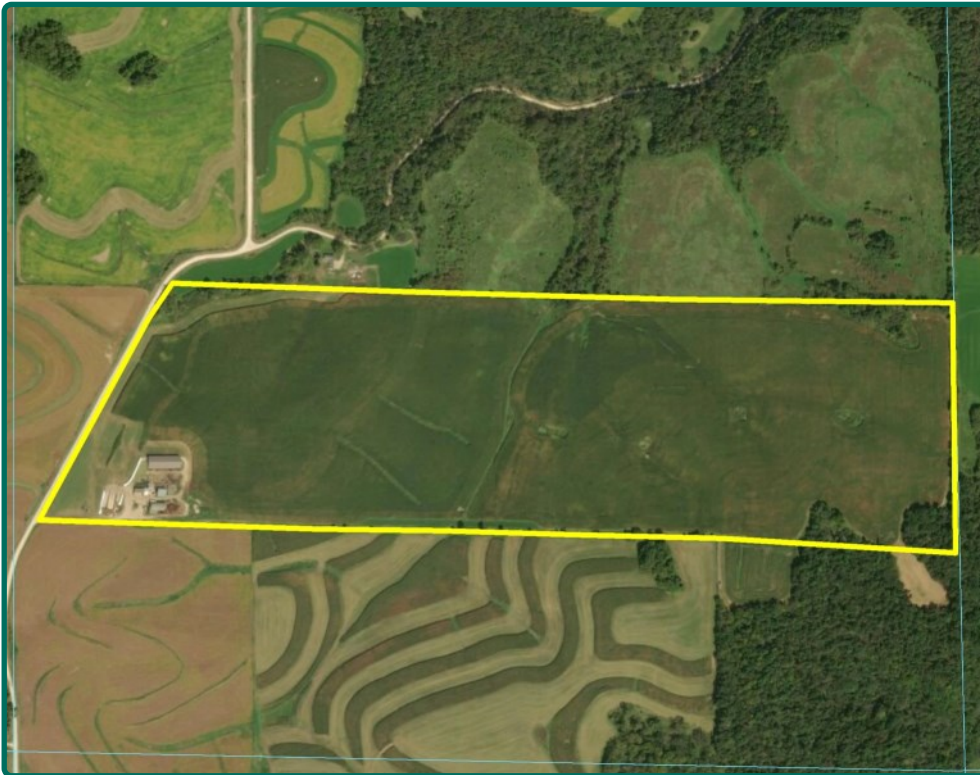
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FSA/Eff. Crop Acres:	127.69
Cert. Grass Acres:	2.42
Oat Base Acres:	2.80
Corn Base Acres:	53.31
Bean Base Acres:	3.31
Soil Productivity:	48.02 CSR2

Property Information

145.52 Acres, m/l

Location

4 miles north of Luana, IA

Legal Description

NW SW EX Lots 2 & 3; NE SW; N 1/2
SE Section 21, Township 96 North, Range
5 West of the 5th P.M., Allamakee
County, IA

Price & Terms

- \$1,600,000
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Negotiable. Open lease for the 2020 crop
year.

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,328
Net Taxable Acres: 144.34

FSA Data

Farm Number 6389, Tract 8067
FSA/Eff. Crop Acres: 127.69
Cert. Grass Acres: 2.42
Oat Base Acres: 2.80
Oat PLC Yield: 60 Bu.
Corn Base Acres: 53.31
Corn PLC Yield: 140 Bu.
Bean Base Acres: 3.31
Bean PLC Yield: 70 Bu.

Soil Types/Productivity

Primary soil is Fayette silt loam. CSR2 on
the FSA/Eff. crop acres is 48.02. See soil
map for detail.

Land Description

Rolling

Yield History

Contact Listing Agent for yield history
detail.

Drainage

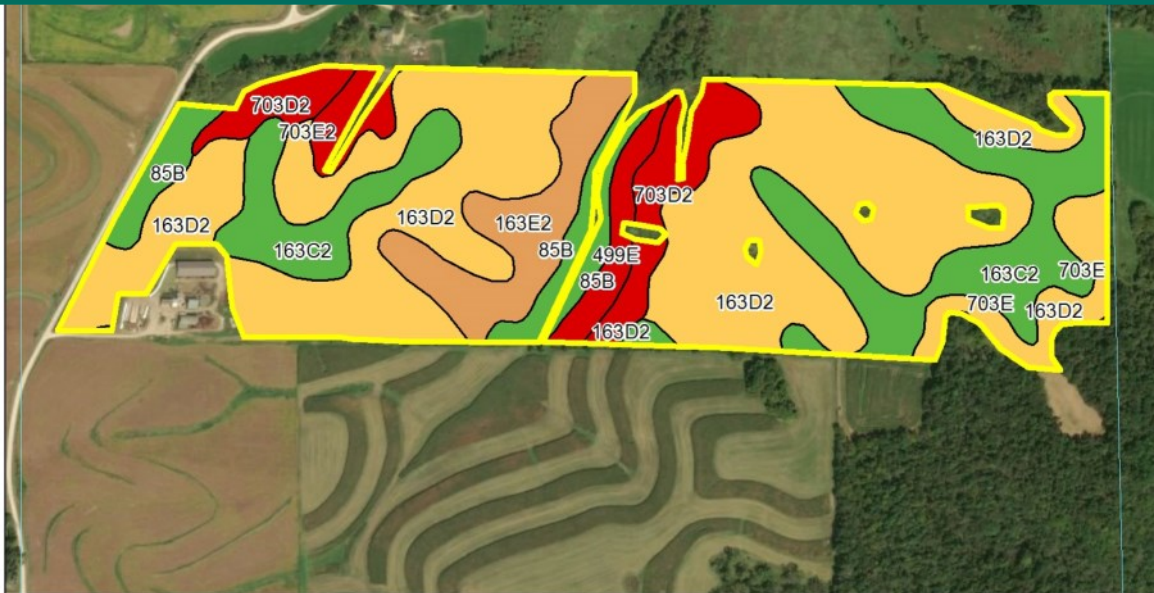
Natural plus supplemental drainage tile.

Water & Well Information

Well located near building site in the
southwest corner of the farm.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	68.96	54.01	3	46	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	26.33	20.62	3	72	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	10.44	8.17	4	35	
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	9.14	7.16	4	13	
85B	Eitzen silt loam, 2 to 5 percent slopes	6.86	5.38	2	79	
499E	Nordness silt loam, 14 to 18 percent slopes	3.44	2.70	7	5	
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	2.45	1.92	4	8	
703E	Dubuque silt loam, 14 to 18 percent slopes	0.04	0.03	4	8	
40D	Fayette silt loam, karst, 2 to 14 percent slopes	0.03	0.02	7	5	

Measured Tillable Acres: 127.69

Average CSR2: 48.02

Buildings/Improvements

- 60' x 120' Silage Trench/Bunker built in 2017
- 65' x 182' Barn-Confined Cattle built in 2014. The building includes a pit 12' in depth for manure storage.
- 15' x 47' Silage Commodity Shed/Bunker built in 2014
- 36' x 22' Crib built in 1967
- 20' x 46' Lean-To built in 1968

- 30' x 46' Swine Finish and Farrow built in 1943
- 18' x 40' Lean-To built in 1970
- 44' x 80' Barn-Flat built in 1966

Comments

Excellent opportunity to purchase a good-quality farm with modern cattle facilities.

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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There is a 25 ft. wide easement for ingress and egress along the south border of the property.



Looking Northeast



Looking West



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Looking Southwest



540-Head Cattle Facility



540-Head Cattle Facility



Silage Bunker



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