

Land For Sale

ACREAGE:

60.83 Acres, m/l

LOCATION:

Washington County, IA



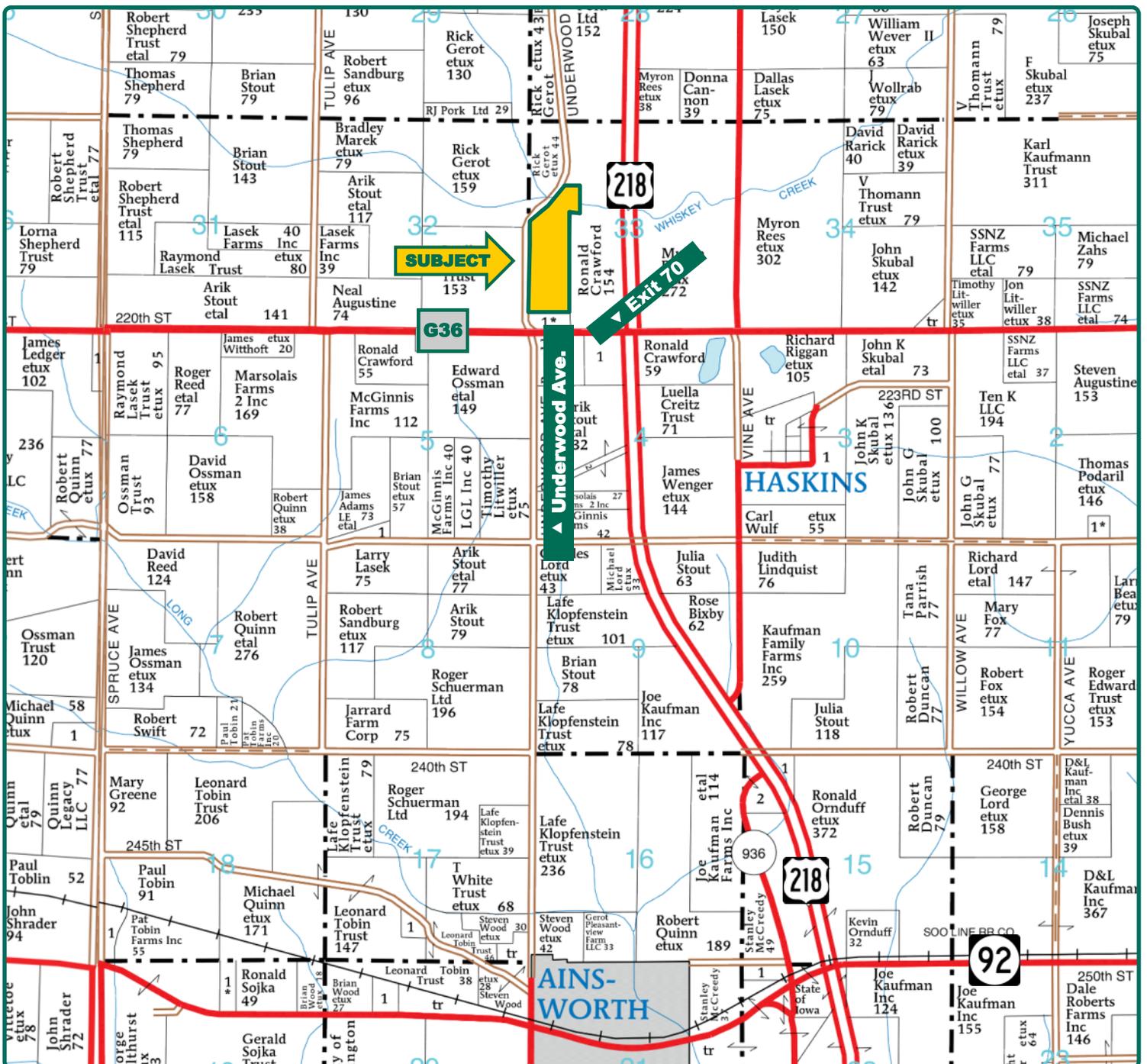
Property Key Features

- Attractive Residential Building Site
- Less than 30 Minutes South of Iowa City
- Cropland, CRP and Timber

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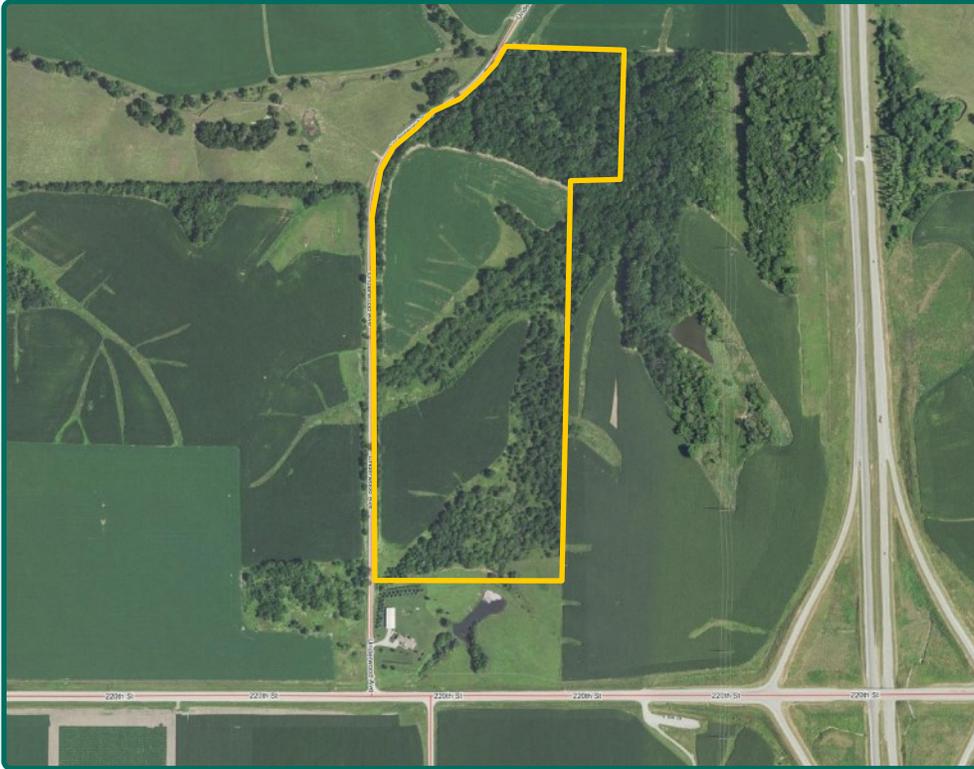


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FSA/Eff. Crop Acres: 21.97*
CRP Acres: 5.48*
Corn Base Acres: 11.91*
Bean Base Acres: 10.06*
Soil Productivity: 74.10 CSR2

**Acres and bases are estimated.*

Property Information

60.83 Acres, m/l

Location

From Ainsworth: 3½ miles north on Hwy. 218. Take exit 70 then ½ mile west on G36 and ¼ mile north on Underwood Ave. The property is located on the east side of the road.

Legal Description

W½ SW¼ of Section 33, EXCEPT the East 330 ft thereof; and all that part of the W½ of the South 43 rods of the NW¼ of Section 33, which lies east of the public highway, in Township 76N, Range 6W of the 5th P.M., Washington County, Iowa.

Price & Terms

- \$299,000.00
- \$4,915.34/acre

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$726.00
 Net Taxable Acres: 33.33*
 Tax per Net Taxable Acre: \$21.78
 *Add'l. 27.5 exempt acres enrolled in the Forest Reserve Program.

CRP Contracts

There are 2.5 acres enrolled in a CP-21 contract that pays \$603 annually and expires September 30, 2022.

There are an estimated 2.98 acres enrolled in a CP-21 contract that pays \$725 annually and expires September 30, 2031.*

*CRP acres and contract subject to reconstitution.

FSA Data

Farm Number 682, Tract 1637
 FSA/Eff. Crop Acres: 21.97*
 CRP Acres: 5.48*
 Corn Base Acres: 11.91*
 Corn PLC Yield: 142 Bu.
 Bean Base Acres: 10.06*
 Bean PLC Yield: 42 Bu.
 *Acres and bases are estimated pending reconstitution of farm by Washington County FSA.

Land Description

Nearly level to rolling.

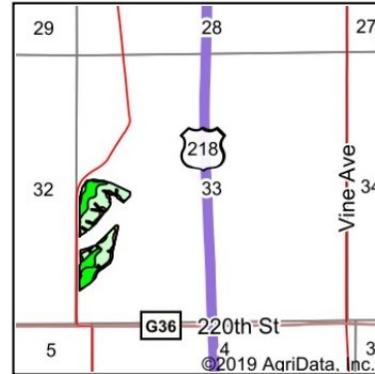
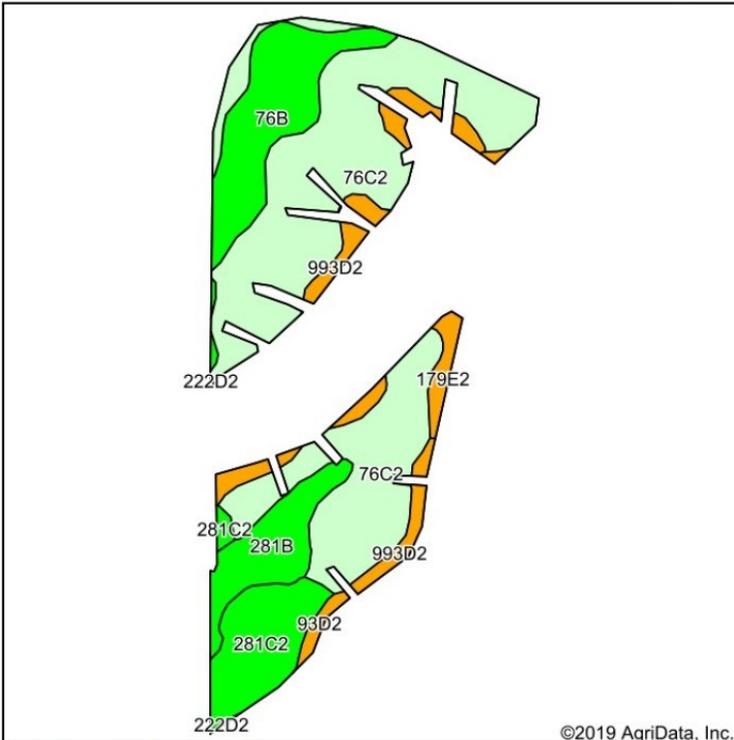
Soil Types/Productivity

Primary soils are Ladoga, Otley and Gara-Armstrong. CSR2 on the estimated FSA/Eff. crop acres is 74.1. See soil map for detail.

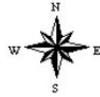
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State: **Iowa**
 County: **Washington**
 Location: **33-76N-6W**
 Township: **Highland**
 Acres: **21.97**



Soils data provided by USDA and NRCS.

Area Symbol: JA183, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-------------|
| 76C2 | Ladoga silt loam, 5 to 9 percent slopes, eroded | 12.12 | 55.2% | | IIIe | 75 | 65 |
| 76B | Ladoga silt loam, 2 to 5 percent slopes | 3.19 | 14.5% | | IIe | 86 | 85 |
| 281C2 | Otley silty clay loam, 5 to 9 percent slopes, eroded | 2.40 | 10.9% | | IIIe | 82 | 70 |
| 281B | Otley silty clay loam, 2 to 5 percent slopes | 1.83 | 8.3% | | IIe | 91 | 90 |
| 993D2 | Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded | 1.77 | 8.1% | | IVe | 33 | 20 |
| 179E2 | Gara loam, 14 to 18 percent slopes, moderately eroded | 0.45 | 2.0% | | VIe | 34 | 33 |
| 93D2 | Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded | 0.21 | 1.0% | | IIIe | 38 | 25 |
| Weighted Average | | | | | | 74.1 | 65.9 |

Drainage

Natural.

Comments

This property has several attractive options for a building site and significant hunting potential. Plenty of thick, brushy cover and a creek provide a great habitat for whitetail.

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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View looking southwest



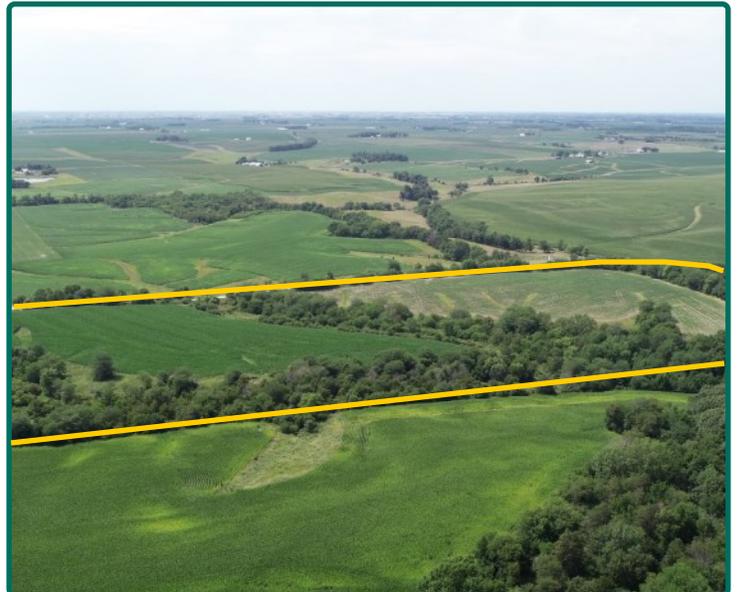
View looking northeast



View looking north



View looking west



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