

Land For Sale

ACREAGE:

153.33 Acres, m/l

LOCATION:

Washington County, IA



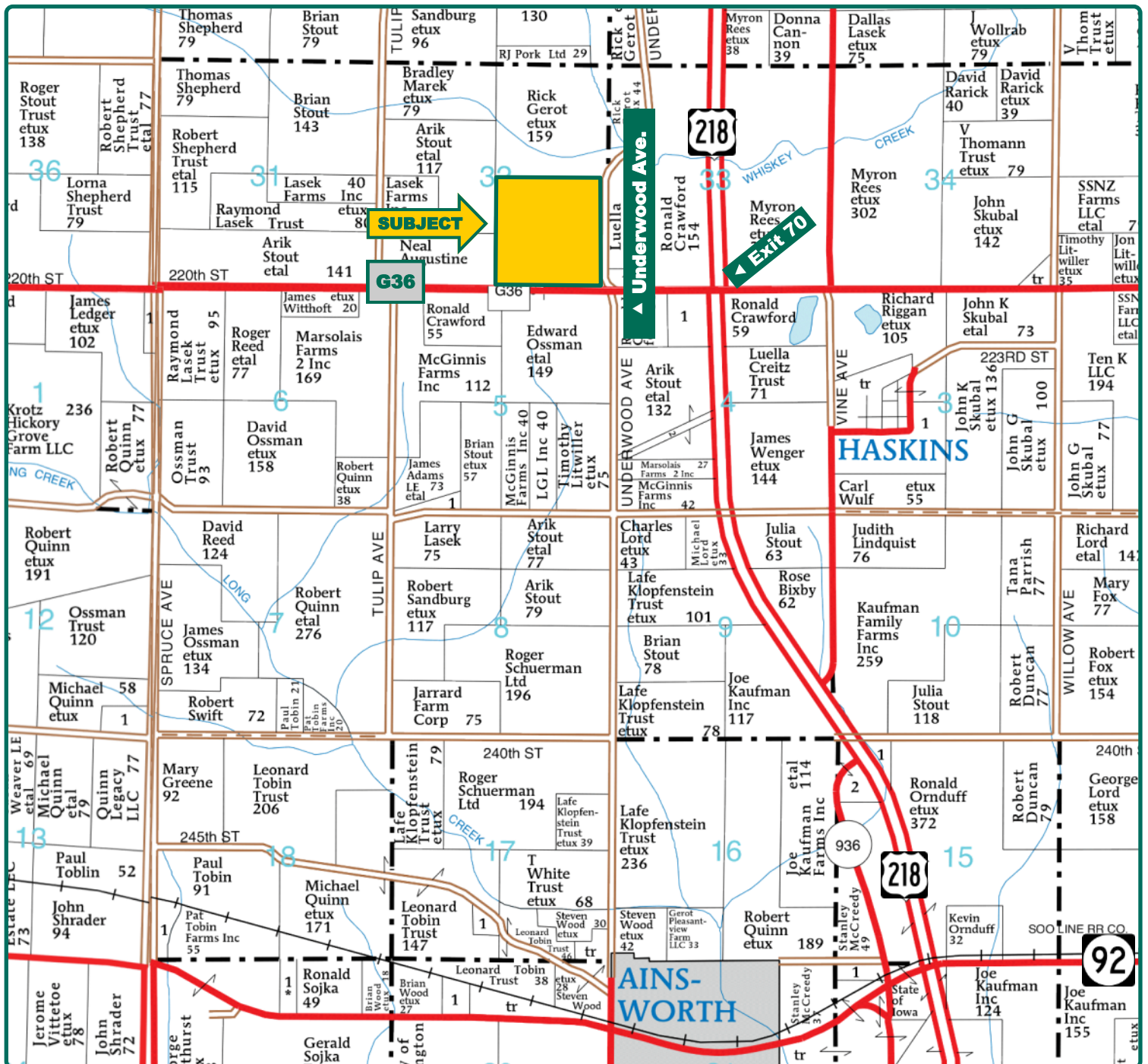
Property *Key Features*

- 77.1 CSR2 on FSA Effective Crop Acres
- Open Lease for 2020 Crop Year
- Located North of Ainsworth Along Hard-Surface

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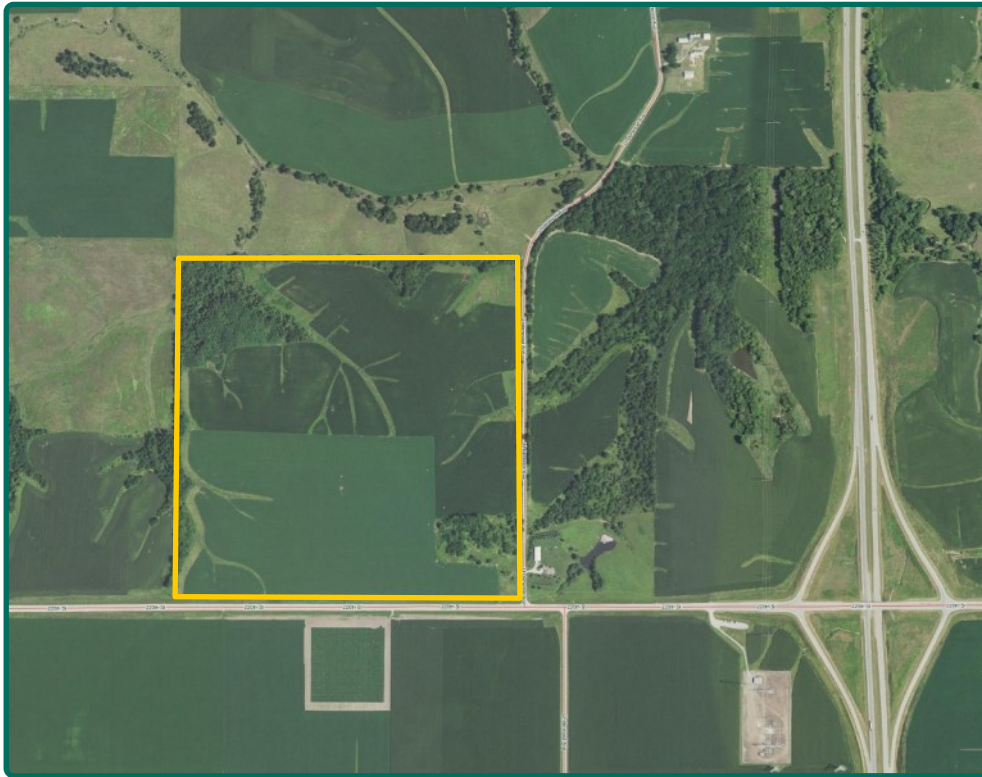


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FSA/Eff. Crop Acres: 120.44*
CRP Acres: 8.70*
Corn Base Acres: 65.29*
Bean Base Acres: 55.14*
Soil Productivity: 77.10 CRS2

**Acres and bases are estimated.*

Property Information

153.33 Acres, m/l

Location

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

Legal Description

SE ¼ of Section 32, Township 76 North, Range 6 West of the 5th P.M., Washington County, Iowa.

Price & Terms

Price Reduced!

- ~~\$1,211,307~~ \$1,142,000
- ~~\$7,900/acre~~ \$7,447.98/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,294.00
 Net Taxable Acres: 153.33
 Tax per Net Taxable Acre: \$28.00

FSA Data

Farm Number 682, Tract 1637
 FSA/Eff. Crop Acres: 120.44*
 CRP Acres: 8.7*
 Corn Base Acres: 65.29*
 Corn PLC Yield: 142 Bu.
 Bean Base Acres: 55.14*
 Bean PLC Yield: 42 Bu.

**Acres and bases are estimated pending reconstitution of farm by Washington County FSA.*

CRP Contracts

There are 4.0 acres enrolled in a CP-8A contract that pays \$896 annually and expires September 30, 2021.

There are 3.4 acres enrolled in a CP-1 contract that pays \$618 annually and expires September 30, 2023.

There are an estimated 1.3 acres enrolled in a CP-21 contract that pays \$316 annually and expires September 30, 2031.*

**CRP acres and contract subject to reconstitution.*

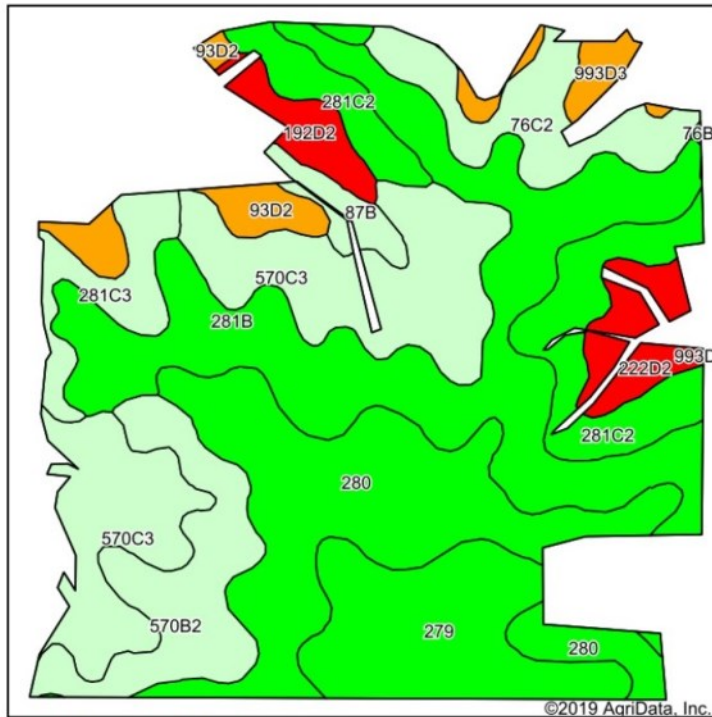
Soil Types/Productivity

Primary soils are Otley, Mahaska and Nira. CSR2 on the est. FSA/Eff. crop acres is 77.1. See soil map for detail.

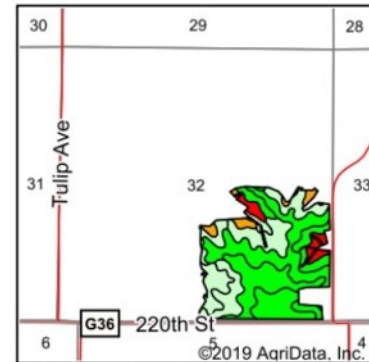
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Soils data provided by USDA and NRCS.



State: Iowa
County: Washington
Location: 32-76N-6W
1d
Acres: 120.44
Date: 9/6/2019



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA183, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
281B	Otley silty clay loam, 2 to 5 percent slopes	27.44	22.8%		Ile	91	90
280	Mahaska silty clay loam, 0 to 2 percent slopes	20.84	17.3%		Iw	94	95
570C3	Nira silty clay loam, 5 to 9 percent slopes, severely eroded	18.94	15.7%		IVe	64	62
279	Taintor silty clay loam, 0 to 2 percent slopes	11.41	9.5%		Ilw	83	88
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	10.06	8.4%		IIIe	82	70
570B2	Nira silty clay loam, 2 to 5 percent slopes, moderately eroded	8.94	7.4%		Ile	78	82
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	6.55	5.4%		IIIe	75	65
281C3	Otley silty clay loam, 5 to 9 percent slopes, severely eroded	4.00	3.3%		IVe	74	65
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	3.31	2.7%		IVe	15	10
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	2.97	2.5%		IIIe	38	25
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	2.41	2.0%		IVe	12	15
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	1.82	1.5%		Ilw	68	60
993D3	Gara-Armstrong clay loams, 9 to 14 percent slopes, severely eroded	1.75	1.5%		VIe	28	15
Weighted Average						77.1	75

Land Description

Nearly level to rolling.

Drainage

Natural plus supplemental tile.

Comments

Good-quality Washington County farm with access from a hard-surface road.
Open farm lease for the 2020 crop year.

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 west



View looking east



View looking northeast



View looking west



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