

Land For Sale

ACREAGE:

80.0 Acres, m/l

LOCATION:

Madison County, IA

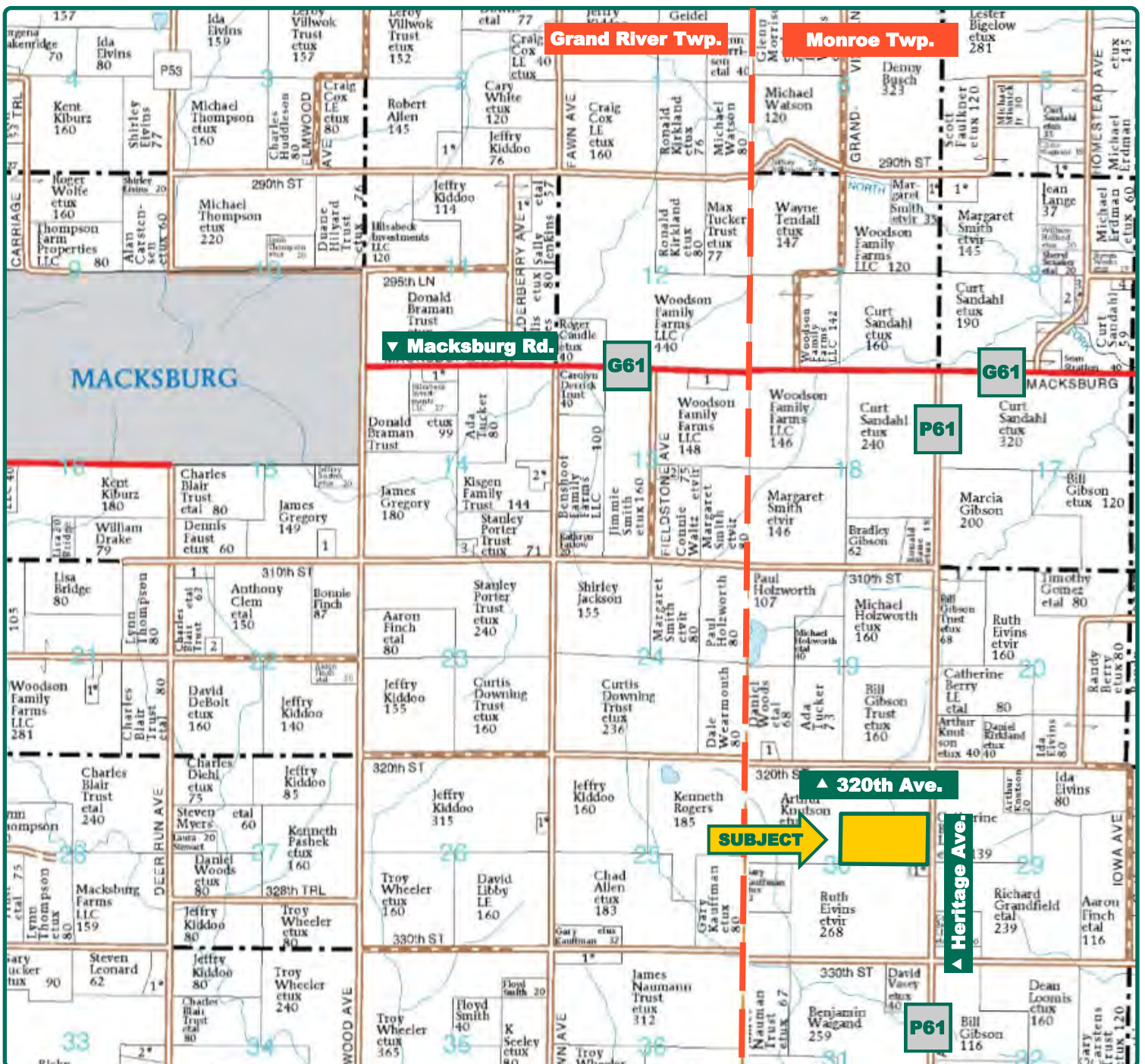


Property Key Features

- 6 Miles Southeast of Macksburg, Iowa
- Nice Mix of CRP and Pasture Acres on this Madison County Farm
- Open Tenancy for 2020 Crop Year

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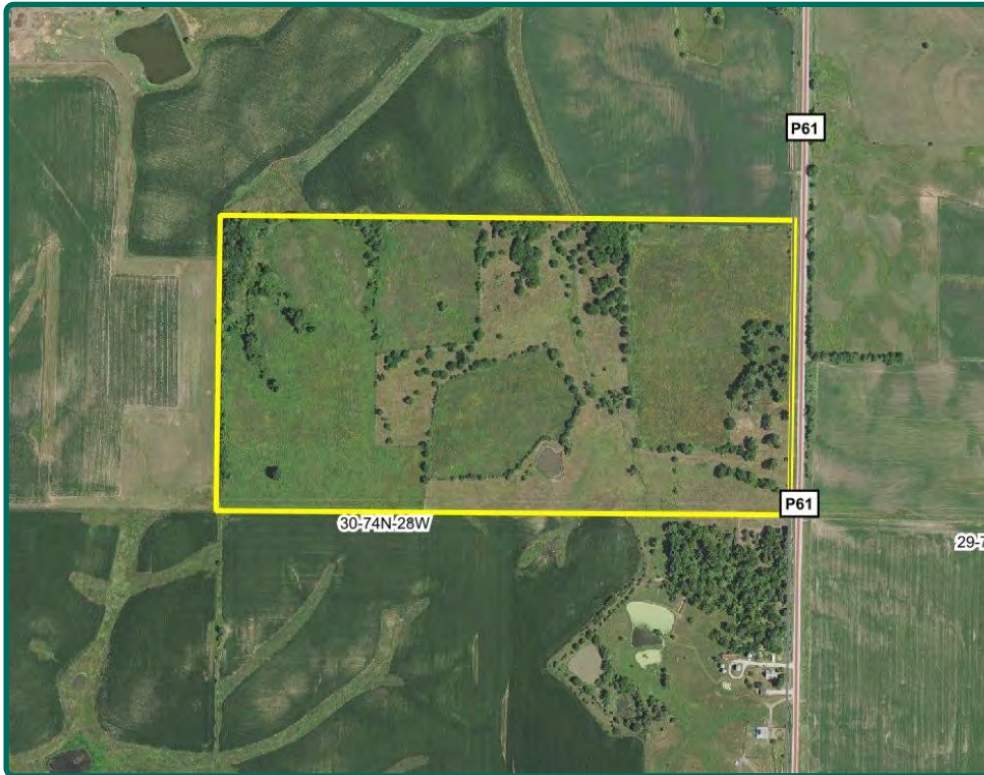
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CRP Acres: 46.17
Soil Productivity: 62.20 CSR2

Property Information

80.0 Acres, m/l

Location

From Macksburg: Head east on G61 for 4 miles, and then go south 2 miles on P61. Property is on the west side of the road near the intersection of 320th St. and P61.

Legal Description

S½ NE¼, Section 30, Township 74 North, Range 28 West of the 5th P.M. (Monroe Township)

Price & Terms

- \$300,000
- \$3,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,378
Net Taxable Acres: 78.69
Tax per Net Taxable Acre: \$17.51

FSA Data

Farm Number 888, Tract 931
CRP Acres: 46.17

CRP Contracts

There are 46.17 acres enrolled in a CP-25 contract that pays \$9,445 annually and expires 9/30/22.

Soil Types/Productivity

Primary soils are Sharpsburg, Shelby and Lamoni clay loams. CSR2 on the CRP acres is 62.2. See soil map for detail.

Land Description

Level to steeply sloping

Buildings/Improvements

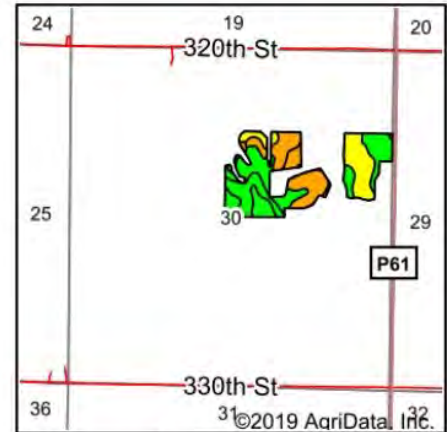
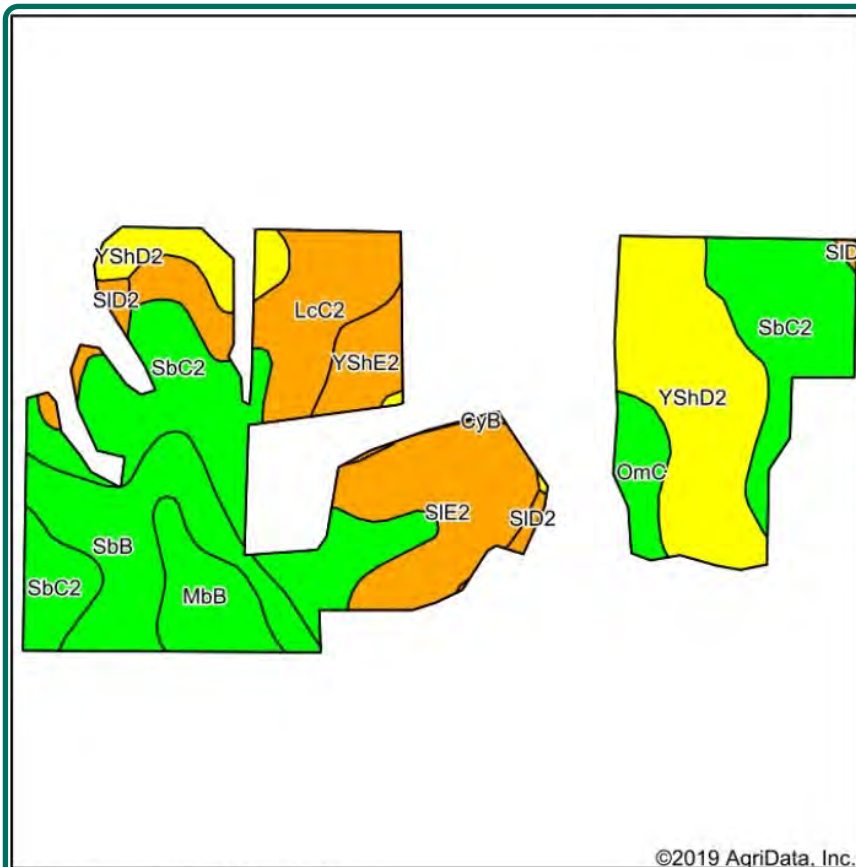
Old wooden shed

Drainage

Natural

Comments

Nice mix of CRP and pasture acres on this Madison County farm.



State: Iowa
 County: Madison
 Location: 30-74N-28W
 Township: Monroe
 Acres: 46.17
 Date: 8/25/2019



Soils data provided by USDA and NRCS.

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Area Symbol: IA121, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
SbC2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	13.90	30.1%		IIIe	80	67
YShD2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	9.48	20.5%		IIIe	49	
SbB	Sharpsburg silty clay loam, 2 to 5 percent slopes	5.78	12.5%		Ile	91	87
SIE2	Shelby-Lamoni complex, 14 to 18 percent slopes, moderately eroded	5.41	11.7%		VIe	27	10
LcC2	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	5.03	10.9%		IIIe	36	30
MbB	Macksburg silty clay loam, 2 to 5 percent slopes	2.51	5.4%		Ile	89	90
YShE2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	1.61	3.5%		IVe	35	
OmC	Olmitz loam, 5 to 9 percent slopes	1.49	3.2%		IIIe	85	57
SID2	Shelby-Lamoni complex, 9 to 14 percent slopes, moderately erode	0.82	1.8%		IIIe	36	25
CyB	Colo-Ely silty clay loams, gullied, 2 to 5 percent slopes	0.14	0.3%		Vw	57	10
Weighted Average						62.2	*-

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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Southwest Looking Northeast



Northwest Looking Southeast



East Looking West



Northeast Looking Southwest



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