

Land For Sale

ACREAGE:

214.50 Acres, m/l

LOCATION:

Wayne County, IA

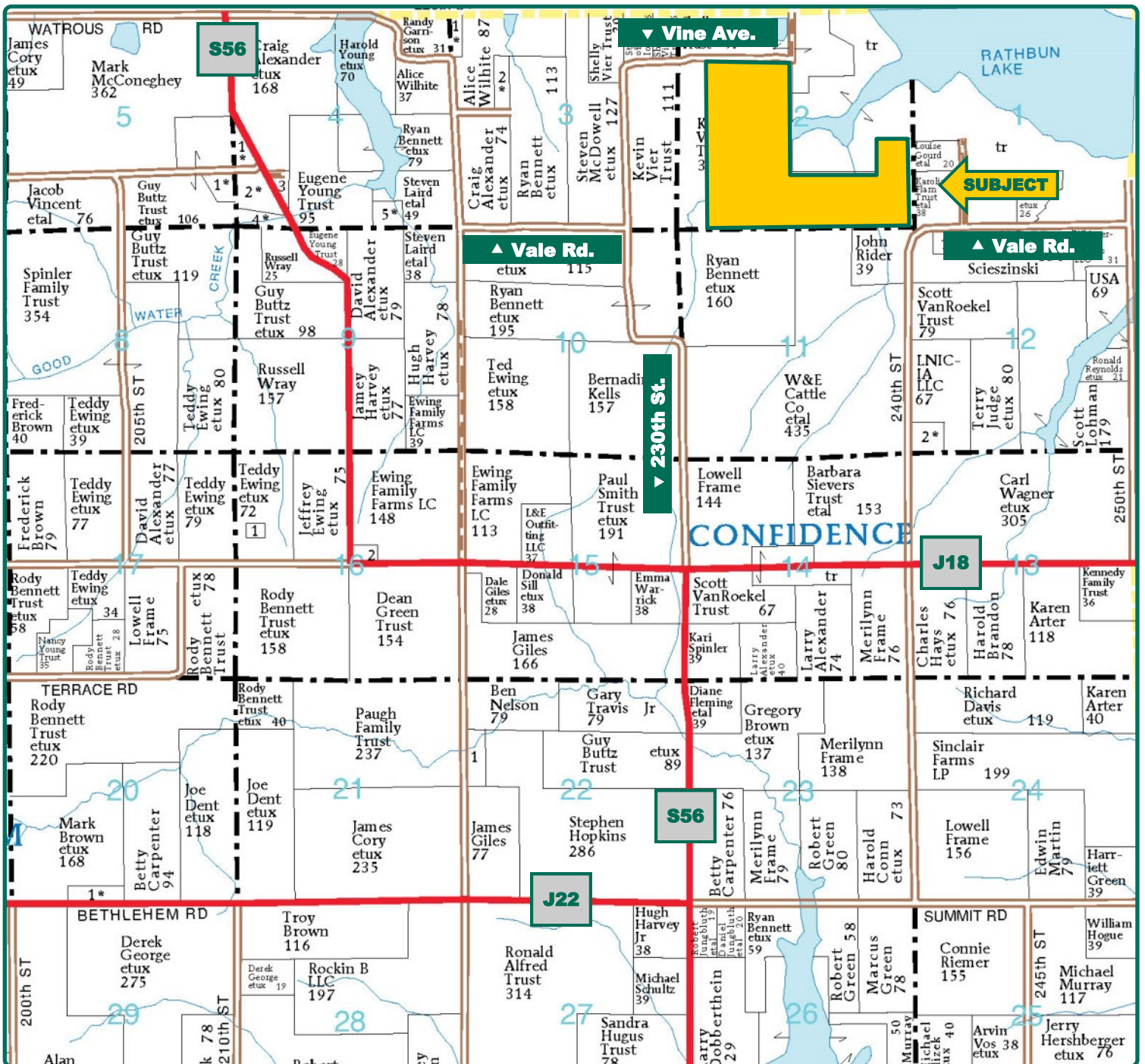


Property Key Features

- High-Quality Deer & Turkey Hunting Property
- Nice Mix of Cropland, Grass, Pond and Heavy Timber Acres
- Attractive Property for Recreation and Grazing

Kyle Hansen, ALC
Licensed in IA & MO
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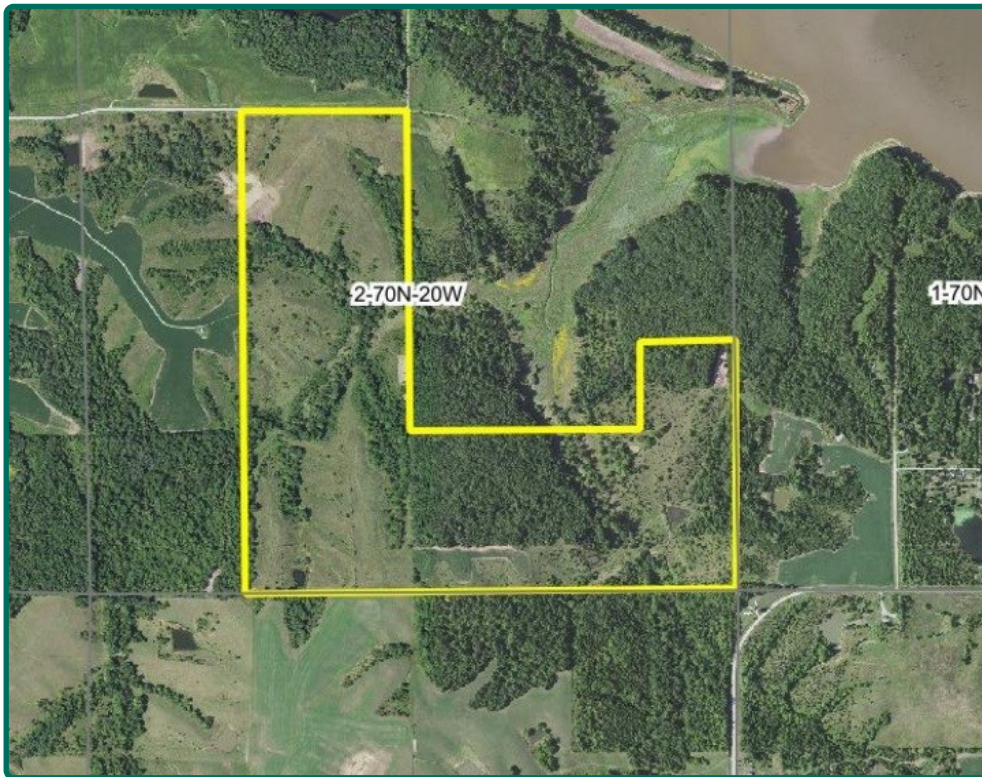
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FSA/Eff. Crop Acres:	102.39
Corn Base Acres:	84.70
Wheat Base Acres:	8.20
Oat Base Acres:	1.60
Sorghum Base Acres:	.80
Soil Productivity:	31.6 CSR2

Property Information

214.50 Acres, m/l

Location

From Confidence: Go west ½ mile on J18 to 230th St., then north 2 miles, to Vine Ave., then east ¼ mile. Property is on south side of road.

Legal Description

SE¼ NW¼, E½ SW¼, S½ SE¼, E½ NE¼ SE¼, all in Section 2, Township 70 North, Range 20 West. (Wright Township)

Price & Terms

Price Reduced

- ~~\$707,850~~ \$664,950
- ~~\$3,300/acre~~ \$3,100/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,624
Net Taxable Acres: 212.75
Tax per Net Taxable Acre: \$7.63

FSA Data

Farm Number 4056, Tract 3379
FSA/Eff. Crop Acres: 102.39
Corn Base Acres: 84.70
Corn PLC Yield: 93 Bu.
Wheat Base Acres: 8.20
Wheat PLC Yield: 32 Bu.
Oat Base Acres: 1.60
Oat PLC Yield: 51 Bu.
Sorghum Base Acres: .80
Sorghum PLC Yield: 60 Bu.

Soil Types/Productivity

Primary soils are Gara, Armstrong and Kniffin. CSR2 on the FSA/Eff. crop acres is 31.6. See soil map for detail.

Land Description

Rolling

Drainage

Natural

Water & Well Information

5 ponds, no known wells.

Comments

Outdoorsman's retreat!

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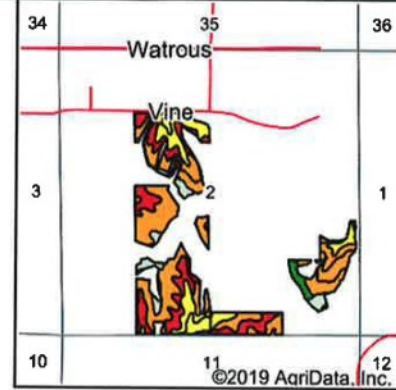
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State: **Iowa**
 County: **Wayne**
 Location: **2-70N-20W**
 Township: **Wright**
 Acres: **102.5**
 Date: **9/24/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA185, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	26.44	25.8%		Vle	24
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	21.75	21.2%		IVe	9
531C	Kniffin silt loam, 5 to 9 percent slopes	6.91	6.7%		IIIe	52
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	6.50	6.3%		IIIe	48
179E	Gara loam, 14 to 18 percent slopes	6.17	6.0%		Vle	30
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	5.36	5.2%		IIlw	68
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	5.22	5.1%		IIIe	31
531B	Kniffin silt loam, 2 to 5 percent slopes	5.10	5.0%		IIIe	55
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	4.41	4.3%		IVe	32
179E3	Gara clay loam, 14 to 18 percent slopes, severely eroded	4.11	4.0%		Vle	21
792C	Armstrong loam, 5 to 9 percent slopes	3.42	3.3%		IIIe	34
133B	Colo silty clay loam, heavy till, 2 to 5 percent slopes, rarely flooded	2.39	2.3%		IIlw	80
451E2	Caleb loam, 14 to 18 percent slopes, moderately eroded	2.18	2.1%		Vle	31
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.49	1.5%		IIlw	78
179F	Gara loam, 18 to 25 percent slopes	0.68	0.7%		Vle	19
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.22	0.2%		IVw	45
792D	Armstrong loam, 9 to 14 percent slopes	0.15	0.1%		IVe	10
Weighted Average						31.6

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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Bean Food Plot



Established Trails



Sunset Over Pond



Food Plot with Tree Stand (stand will stay)



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