

Land For Sale

ACREAGE:

105.00 Acres, m/l

LOCATION:

Greene County, IA

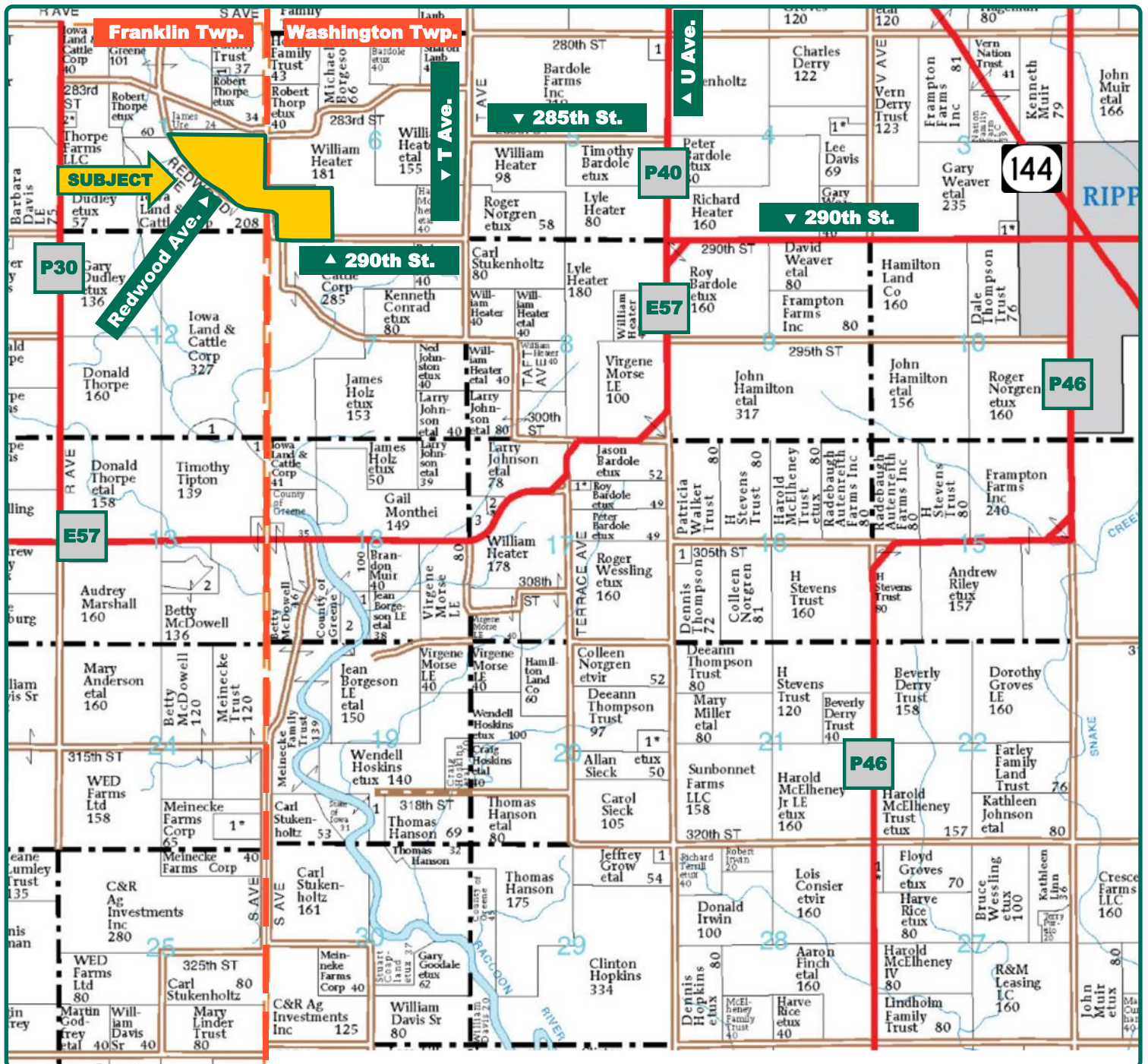


Property *Key Features*

- Located 4 Miles West of Rippey
- 23.08 FSA/Eff. Crop Acres with an 80.30 CSR2
- Great Acreage on a Secluded Road

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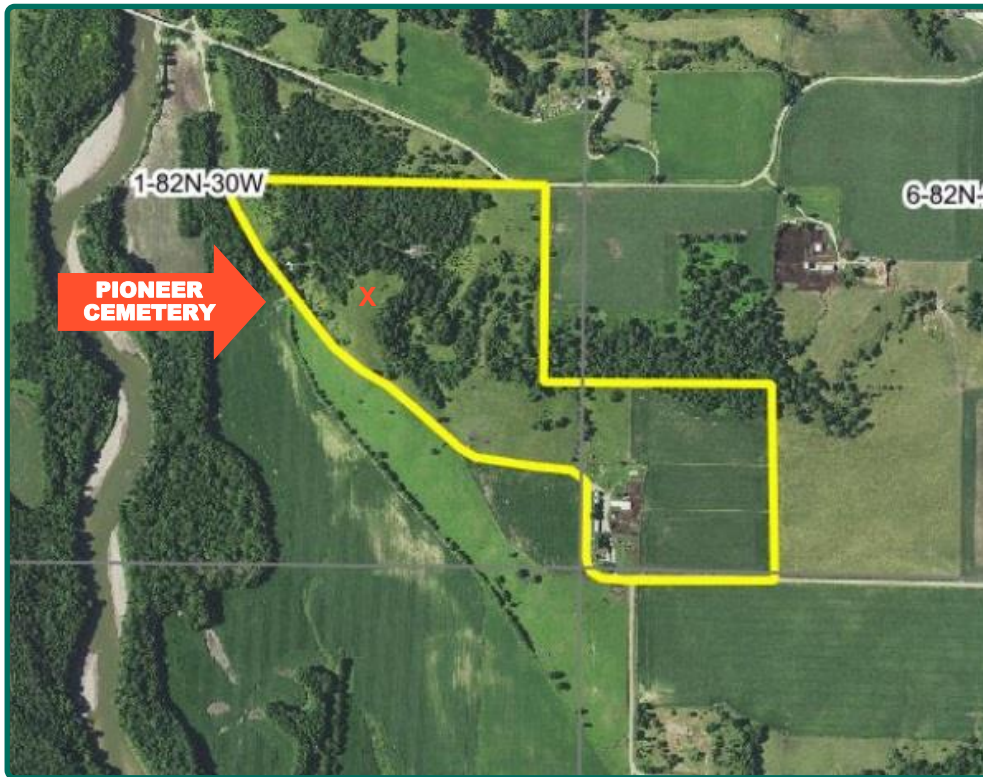
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FSA/Eff. Crop Acres: 23.08*

Corn Base Acres: 12.99*

Bean Base Acres: 7.08*

Soil Productivity: 80.30 CSR2

ADDRESS:

1902 290th St.
Rippey, IA 50235

**FSA/Eff. Crop and Base acres are estimated*

Property Information

105.0 Acres, m/l

Location

From Rippey: Go west on 290th St. for 2 miles, then north on U Ave./P40 for ½ mile, then west on 285th St. for 1 mile, then south on T Ave. for ½ mile, then west on 290th for 1 mile. The house is on the north side of the road.

Legal Description

E½ NW¼ SE¼ lying east of road and EXC. Pioneer Cemetery, W¾ NE¼ SE¼, SE¼ SE¼ lying north of road, all in Section 1, T82N, R30W of the 5th P.M. AND SW Fr¼ SW¼, Section 6, T82N, R29W of the 5th P.M.

Possession

As agreed upon, subject to existing lease.

Price & Terms

Price Reduced

- \$634,000-\$589,620
- ~~\$6,040/acre~~-\$5,615.43/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable 2019-2020: \$3,265

Net Taxable Acres: 103.4

Tax per Net Taxable Acre: \$31.58

**Taxes estimated pending survey of property. Greene County Treasurer/ Assessor will determine final tax figures.*

Soil Types/Productivity

Primary soils are Lester, Le Sueur and Cordova. CSR2 on the est. FSA/Eff. crop acres is 80.30. See soil map for detail.

FSA Data

Part of Farm Number 3421, Tract 2615

FSA/Eff. Crop Acres: 23.08*

Corn Base Acres: 12.99*

Corn PLC Yield: 129 Bu.

Bean Base Acres: 7.08*

Bean PLC Yield: 34 Bu.

**FSA/Eff. Crop and base acres are estimated pending reconstitution of farm by the Greene County FSA office.*

Drainage

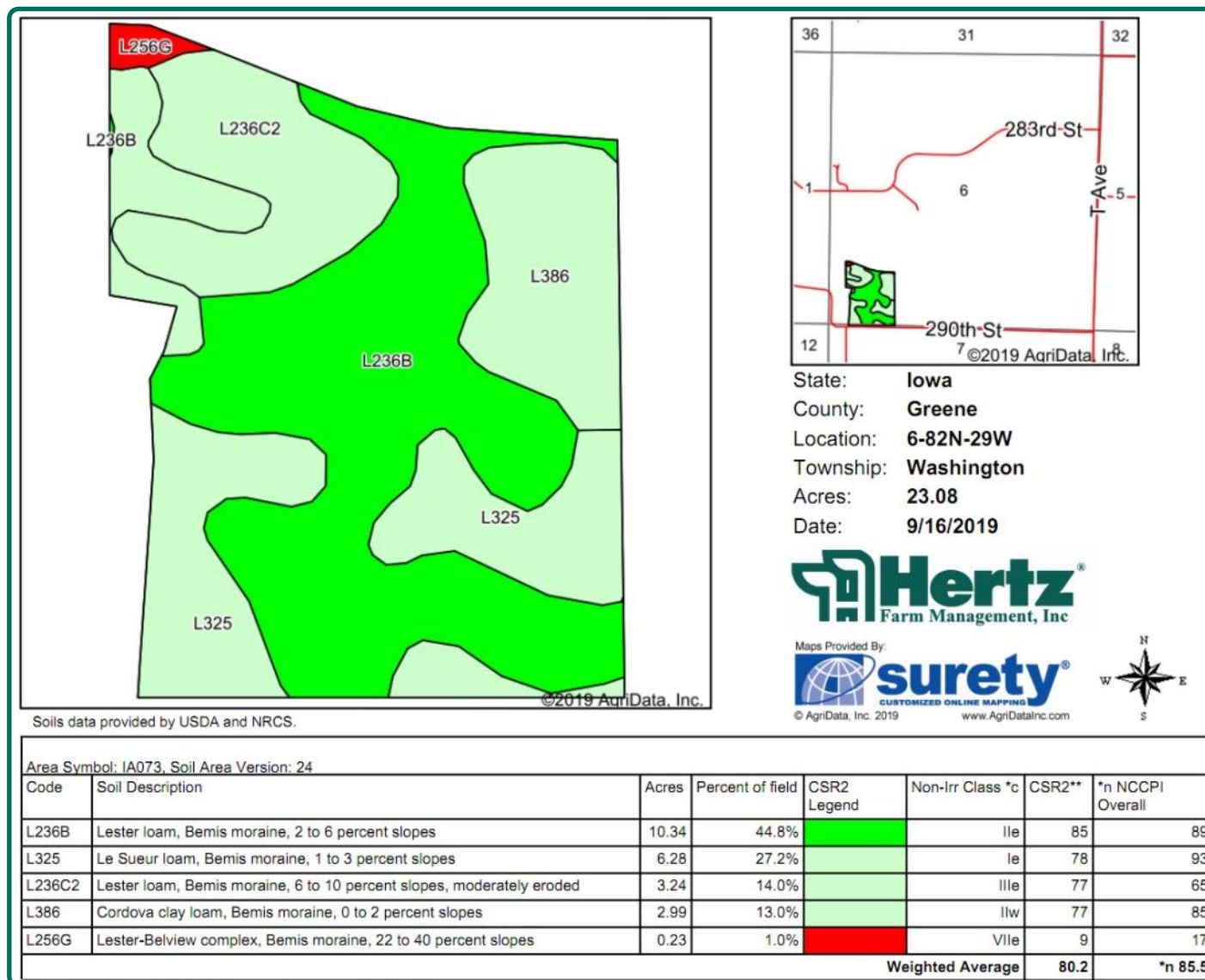
Natural surface drainage is limited to adequate. There are one or two tile lines on the east side of the farm.

Water & Well Information

- There are two wells on the property.
- The homestead is utilizing one well.
- Rural water is available.

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Buildings/Improvements

- Split-foyer house built in 1990, 3 BR, 1½ BA, 1,554 SF
- 36' x 120' pole building with concrete floor, 1986
- 15' x 60' open-front lean-to, 1986
- 12,000 bushel bin, 1989
- 12,000 bushel dryer, 1989

Historic Landmarks

- Pioneer cemetery with a single grave of Truman Davis, the first pioneer to the Greene County area.
- Coal mine that is no longer in use. The DNR has confirmed that the shafts to the mine have been capped and there are no concerns with the site.

Comments

Great acreage on a secluded road with lots of recreational land for hunting or cattle grazing as well as some crop ground.

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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South Looking North



West Looking East



Front of House



Pioneer Cemetery



Coal Mine Monument

