

# Land For Sale

**ACREAGE:**

**75.65 Acres, m/l**

**LOCATION:**

**Adair County, IA**

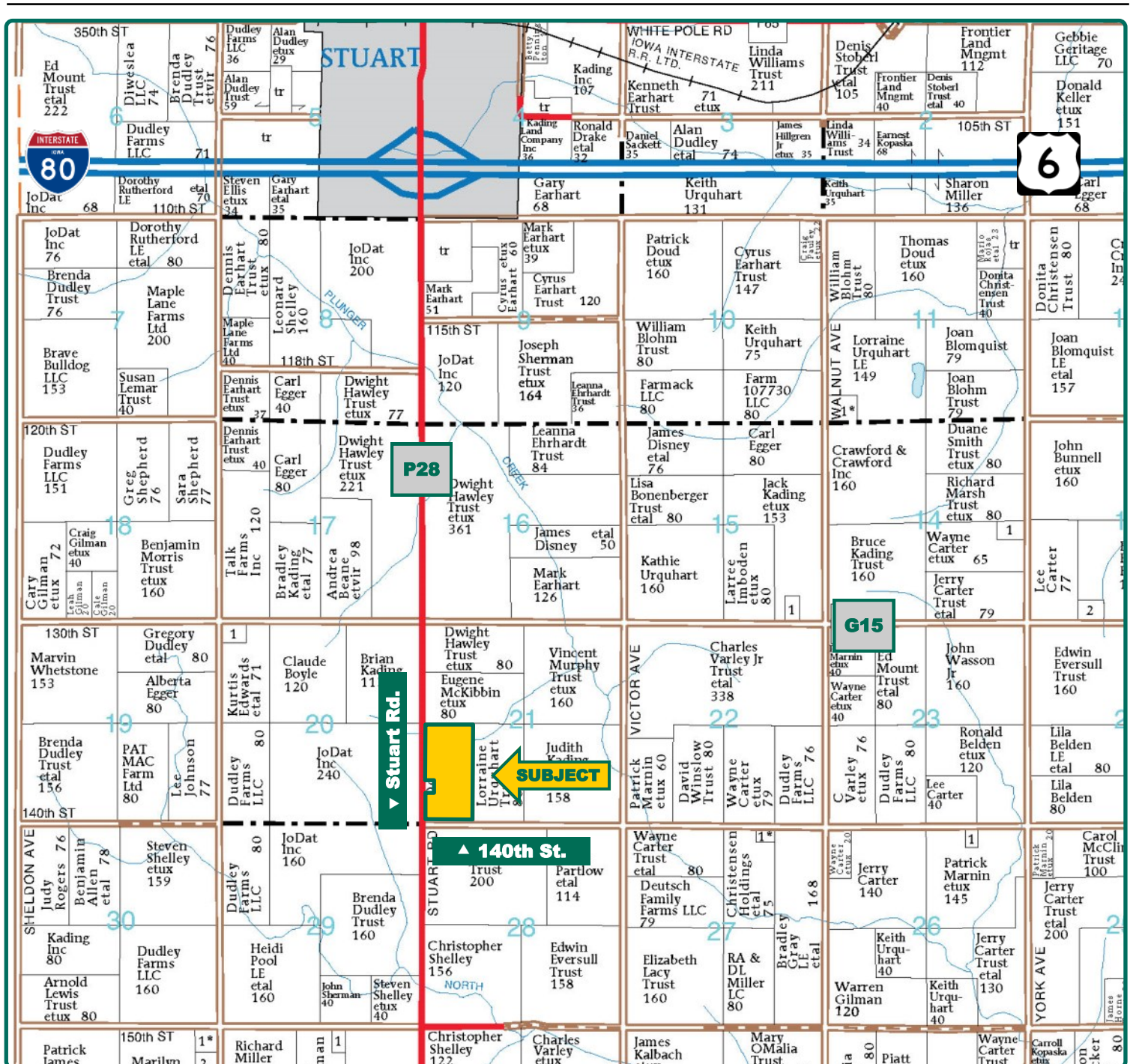


## **Property Key Features**

- **2½ Miles South of Stuart Along a Hard-Surfaced Road**
- **54.09 FSA/Eff Crop Acres with a 78.1 CSR2**
- **Nice Mix of Cropland and Pasture Acres**

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<b>FSA/Eff. Crop Acres:</b>	<b>54.09</b>
<b>Corn Base Acres:</b>	<b>29.80</b>
<b>Bean Base Acres:</b>	<b>20.00</b>
<b>Soil Productivity:</b>	<b>78.10 CSR2</b>

## Property Information

**75.65 Acres, m/l**

### Location

From Stuart: Go south on Co. Rd. P28 (Stuart Rd.). Property is 2½ miles south on the east side of the road.

### Legal Description

W½ SW¼, except acreage, Section 21, Township 77 North, Range 30 West of the 5th P.M. (Lincoln Township)

### Price & Terms

- \$510,637.50
- \$6,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed upon

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,022  
Net Taxable Acres: 75.65  
Tax per Net Taxable Acre: \$26.73

### FSA Data

Farm Number 6067, Tract 2345  
FSA/Eff. Crop Acres: 54.09  
Corn Base Acres: 29.80  
Corn PLC Yield: 141 Bu.  
Bean Base Acres: 20.00  
Bean PLC Yield: 50 Bu.

### Soil Types/Productivity

Primary soils are Sharpsburg, Macksburg and Lamoni. CSR2 on the FSA/Eff. crop acres is 78.10. See soil map for detail.

### Land Description

Gently to moderately sloping

### Buildings/Improvements

None

### Drainage

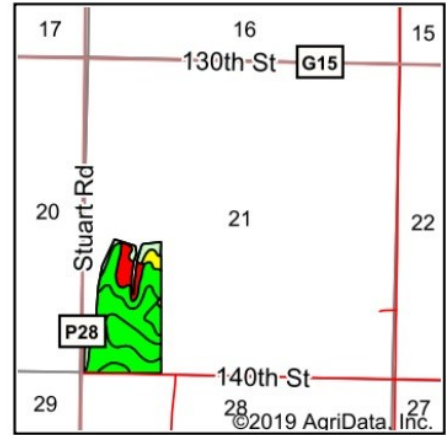
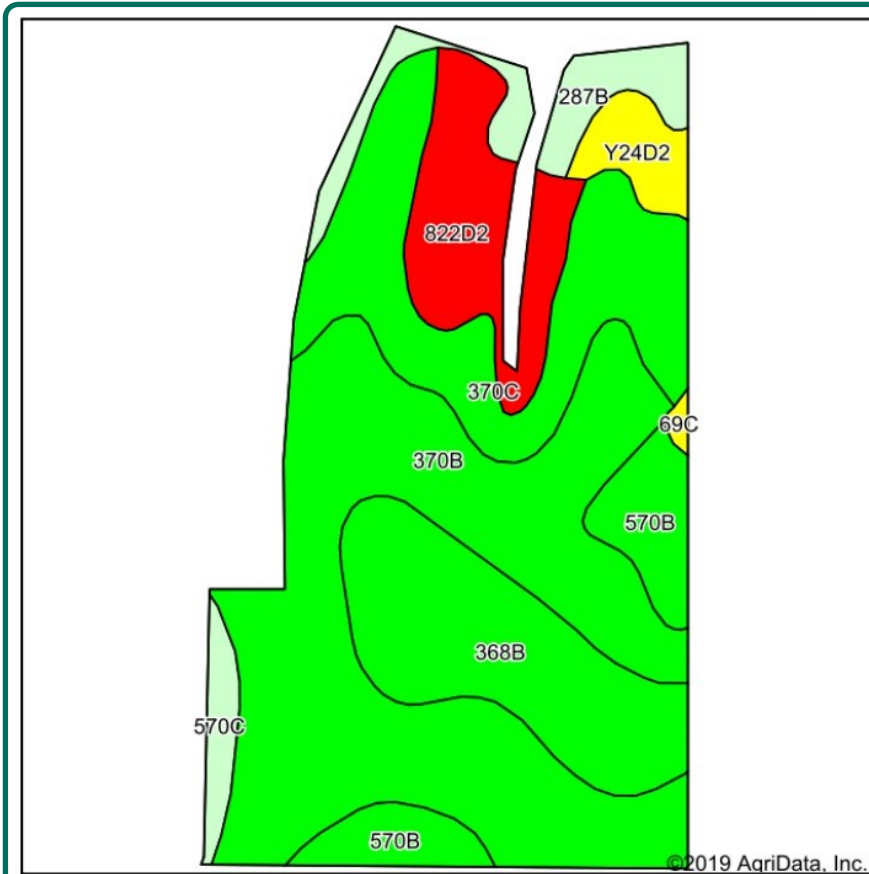
Natural

### Water & Well Information

None known

### Comments

Nice mix of pasture and tillable acres on this Adair County farm.



State: **Iowa**  
 County: **Adair**  
 Location: **21-77N-30W**  
 Township: **Lincoln**  
 Acres: **54.09**  
 Date: **9/23/2019**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA001, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	22.31	41.2%		Ile	91	87	93
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	9.23	17.1%		IIle	81	72	92
368B	Macksburg silty clay loam, 2 to 5 percent slopes	8.24	15.2%		Ile	89	90	84
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	5.17	9.6%		IVe	10	15	53
570B	Nira silty clay loam, 2 to 5 percent slopes	3.53	6.5%		Ile	81	84	97
287B	Zook-Colo-Ely silty clay loams, 2 to 5 percent slopes	2.89	5.3%		IIw	76	70	84
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.53	2.8%		IIIe	49		68
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	1.04	1.9%		IIIe	71	69	97
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	0.15	0.3%		IIIw	59	50	78
<b>Weighted Average</b>						<b>78.1</b>	<b>*-</b>	<b>*n 86.7</b>

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



Northeast Looking Southwest



Northwest Looking Southeast



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