

Land For Sale

ACREAGE:

63.37 Acres, m/l

LOCATION:

Guthrie County, IA

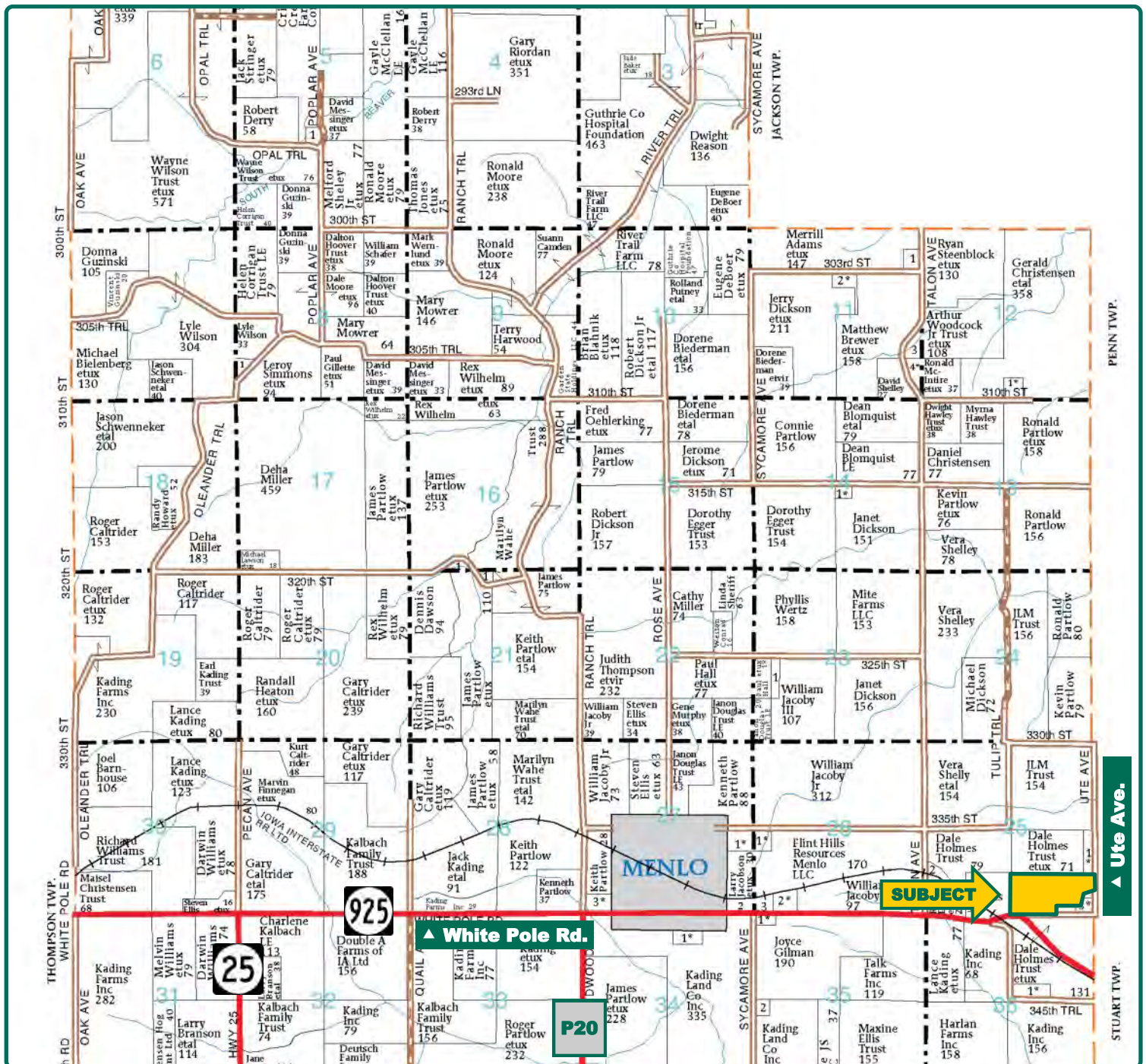


Property Key Features

- **62.60 FSA/Eff. Crop Acres with a 76.3 CSR2**
- **Property Known as Jukam's Landing Strip**
- **Quality Soils on this Southern Guthrie County Farm**

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FSA/Eff. Crop Acres: 62.60*

Corn Base Acres: 32.50*

Bean Base Acres: 21.90*

Soil Productivity: 76.30 CSR2

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

Property Information

63.37 Acres, m/l

Location

From Menlo: head east on Hwy. 925 for 2 miles. Property is on the north side of the Hwy. 925 and 340th St. intersection.

Legal Description

S½ SE¼, except parcels, Section 25, Township 78 North, Range 31 West of the 5th P.M. (Beaver Township)

Price & Terms

- \$505,058.90
- \$7,970/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,648
Net Taxable Acres: 63.37
Tax per Net Taxable Acre: \$26.00

FSA Data

Farm Number 6067, Tract 11803
FSA/Eff. Crop Acres: 62.60*
Corn Base Acres: 32.50*
Corn PLC Yield: 141 Bu.
Bean Base Acres: 21.90*
Bean PLC Yield: 50 Bu.
**FSA/Eff. Crop and Base Acres are estimated, pending reconstitution of farm by Guthrie County FSA.*

Soil Types/Productivity

Primary soils are Sharpsburg, Clarinda and Olmitz-Colo. CSR2 on the est. FSA/Eff. crop acres is 76.30. See soil map for detail.

Land Description

Level to strongly sloping

Buildings/Improvements

None

Drainage

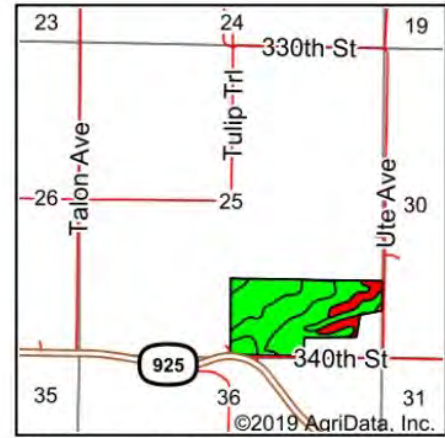
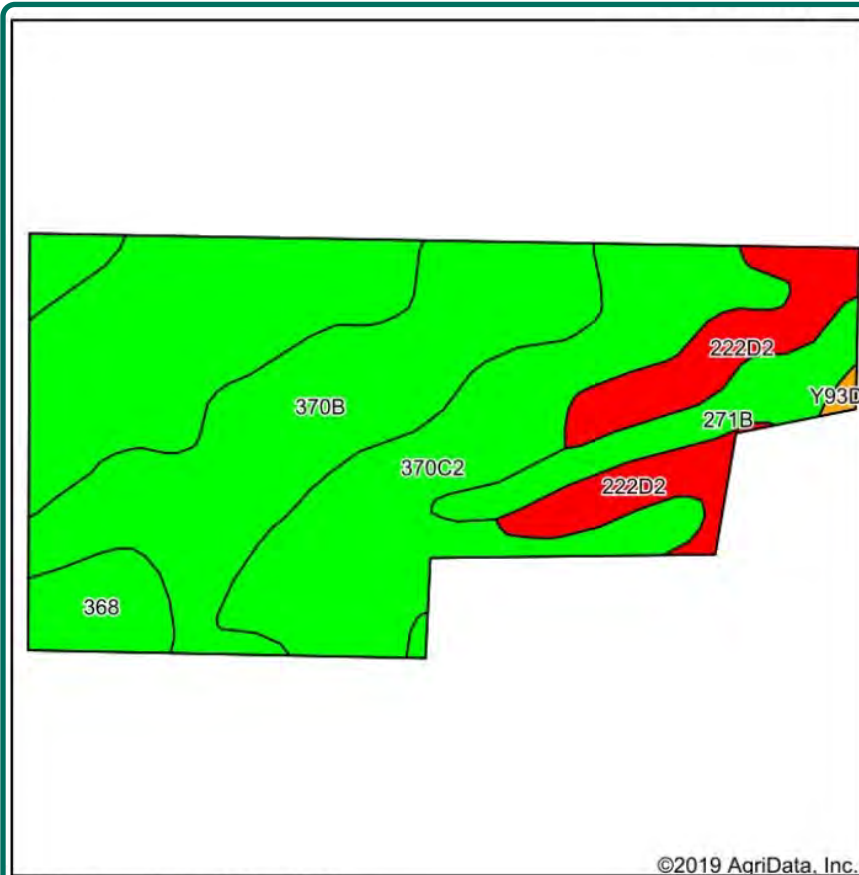
Natural

Water & Well Information

None known

Comments

Productive soils on this Guthrie County farm.



State: **Iowa**
 County: **Guthrie**
 Location: **25-78N-31W**
 Township: **Beaver**
 Acres: **62.6**
 Date: **9/25/2019**



Maps Provided By:





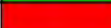



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Soils data provided by USDA and NRCS.

Area Symbol: IA077, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	29.91	47.8%		IIIe	80	67	71
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	18.26	29.2%		IIe	91	87	93
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	7.05	11.3%		IVe	12	10	53
271B	Olmitz-Colo, occasionally flooded, complex, 0 to 5 percent slopes	4.35	6.9%		IIe	84		95
368	Macksburg silty clay loam, 0 to 2 percent slopes	2.82	4.5%		Iw	93	95	85
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.21	0.3%		IIIe	35		60
Weighted Average						76.3	*-	*n 77.7

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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Northeast Looking Southwest



West Looking East



Northwest Looking Southeast



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