

Land For Sale

ACREAGE:

187.50 Acres, m/l

LOCATION:

Wayne & Lucas Counties, IA

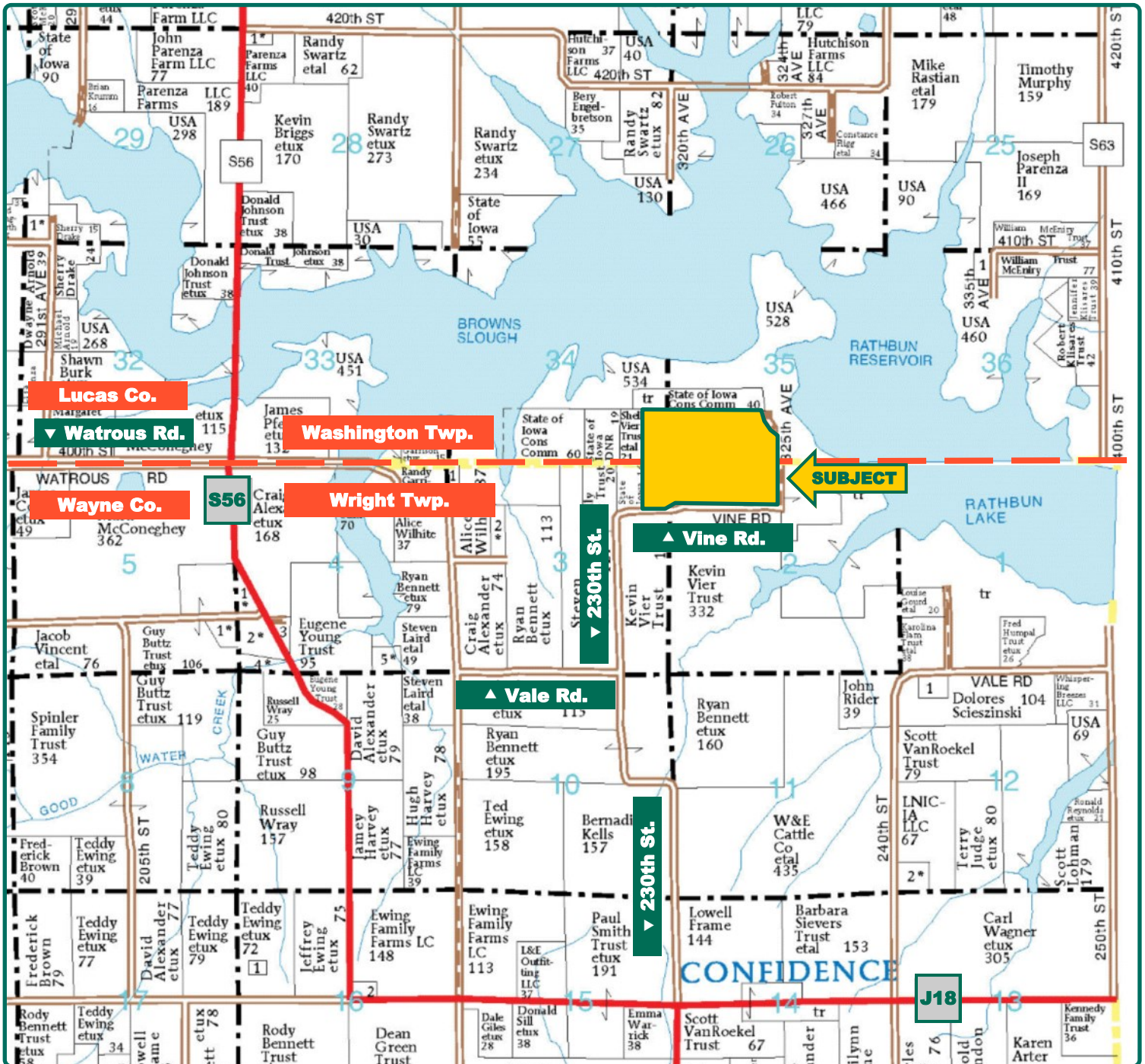


Property Key Features

- **High-Quality Deer & Turkey Hunting Property**
- **Property is Adjacent to Rathbun Wildlife Area and Browns Slough**
- **Outdoorsman's Retreat with Income from Tillable Acres**

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FSA/Eff. Crop Acres:	107.19*
Curr. Cropped Acres:	75.00
Corn Base Acres:	20.50
Wheat Base Acres:	1.91
Other Base Acres:	0.50
Soil Productivity:	46.20 CSR2

**FSA/Eff. crop acres are estimated and do not align with acres currently in production.*

Property Information

187.50 Acres, m/l

Location

From Confidence: Go west ½ mile on J18 to 230th St., then north 2 miles to Vine Rd. Property lies on the north side of the road.

Legal Description

S½ SW¼, Section 35 AND E½ SE¼ SE¼, Section 34 all in Township 71 North, Range 20 West of the 5th P.M., Lucas County, Iowa, AND N½ NW¼, Section 2 AND E½ NE¼ NE¼, Section 3 all in Township 70 North, Range 20 West of the 5th P.M.

Price & Terms

- \$618,750
- \$3,300/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,112
Net Taxable Acres: 179.40
Tax per Net Taxable Acre: \$11.77

Soil Types/Productivity

Primary soils are Kniffin, Armstrong & Appanoose. CSR2 on the currently cropped acres is 46.20. See soil map for detail.

Land Description

Gently sloping to moderately sloping

FSA Data

Part of Farm Number 4055,
Tracts 146 & 3378
FSA/Eff. Crop Acres: 107.19*
Current Cropped Acres: 75.00
Corn Base Acres: 20.50
Corn PLC Yield: 93 Bu.
Wheat Base Acres: 1.91
Wheat PLC Yield: 32 Bu.

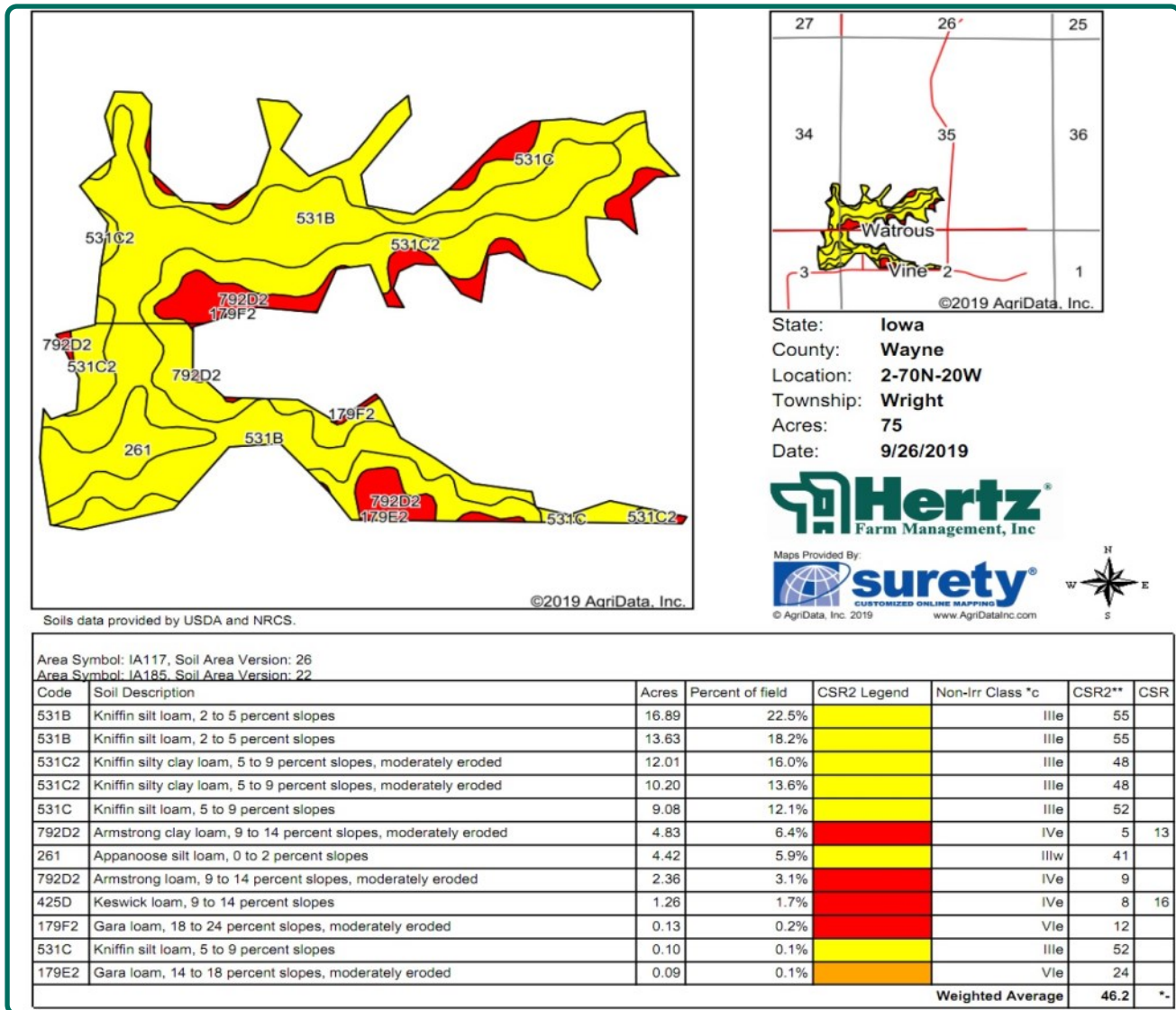
**FSA/Eff. Crop acres are estimated and do not align with acres currently in production. Contact the listing agent for details.*

Drainage

Natural

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Water & Well Information

Rural water to property

Comments

Property contains 4 ponds, the largest being 5.5 acres. It has 75 currently cropped acres with the potential for 107 crop acres.

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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Food Plot



One of Four Ponds



Shed Found in Spring 2019



Northeast Looking Southwest



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