

# Land For Sale

**ACREAGE:**

**615.20 Acres, m/l**

**LOCATION:**

**Greene County, IA**



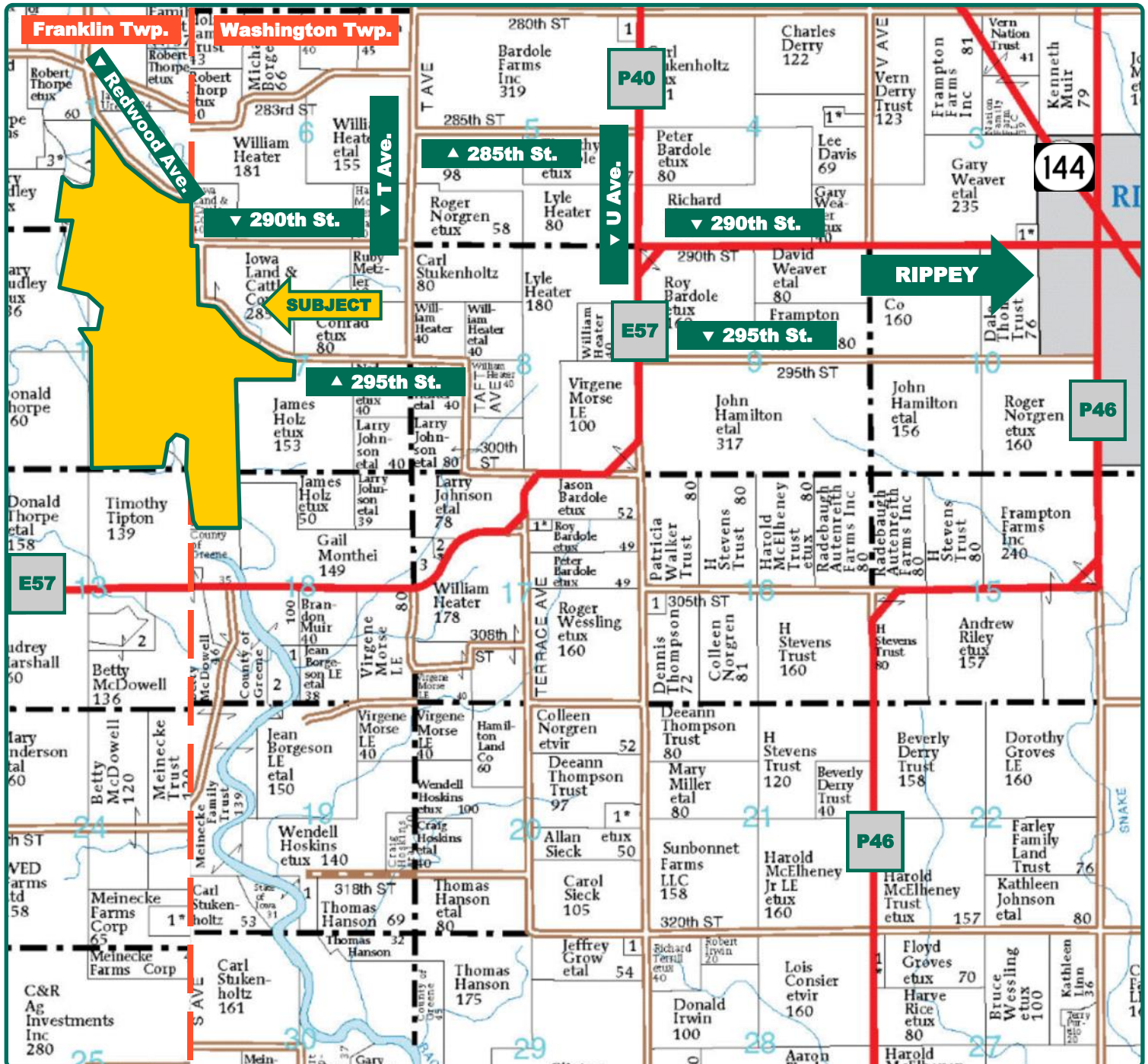
## Property *Key Features*

- Located 4 Miles West of Rippey
- 297.71 Est. FSA/Eff. Crop Acres with a 64.4 CSR2
- Good, Mixed-Use Farm in Southeast Greene County

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**FSA/Eff. Crop Acres:** 297.71\*

**Corn Base Acres:** 167.62\*

**Bean Base Acres:** 90.50\*

**Soil Productivity:** 64.40 CSR2

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

## Property Information

### 615.20 Acres, m/l

#### Location

From Rippey: Go west on 290th St. for two miles, then north on U Ave./P40 for ½ mile, then west on 285th St. for 1 mile, then south on T Ave. for 1 mile, then west on 295th St. for ½ mile. Property is on the south side of the road.

#### Legal Description

615.20 Acres in Sections 1, 12 and 13 of Franklin Twp., and Sections 7 and 18 of Washington Twp. in Greene County, Iowa. For a detailed legal description contact the listing agent.

#### Price & Terms

##### Price Reduced

- \$2,647,700–\$2,462,361
- ~~\$4,303.80/acre~~–\$4,002.54/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

As agreed upon

#### Real Estate Tax

Taxes Payable 2019 - 2020: \$10,902.45\*

Net Taxable Acres: 615.20\*

Tax per Net Taxable Acre: \$17.72\*

*\*Taxes estimated pending survey of some tax parcels. Green County Treasurer/Assessor will determine final tax figures.*

#### Land Description

Level to severely sloping

#### FSA Data

Part of Farm Number 3421, Tract 2615

FSA/Eff. Crop Acres: 297.71\*

Corn Base Acres: 167.62\*

Corn PLC Yield: 129 Bu.

Bean Base Acres: 90.50\*

Bean PLC Yield: 34 Bu.

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

#### Soil Types/Productivity

Primary soils are Spillville, Dickman and Fluvaguents-Coland. CSR2 on the est.

FSA/Eff. crop acres is 64.40. See soil map for detail.

#### Buildings/Improvements

None

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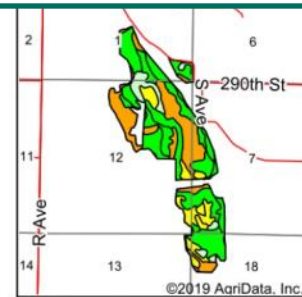
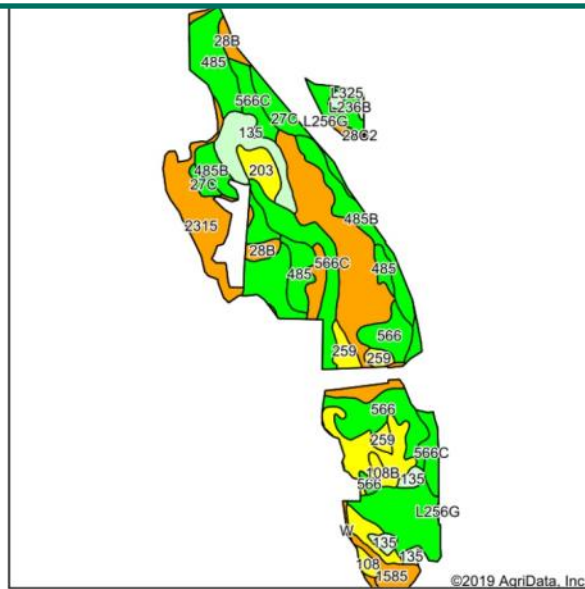
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State: **Iowa**  
County: **Greene**  
Location: **12-82N-30W**  
Township: **Franklin**  
Acres: **297.71**  
Date: **9/30/2019**



Soils data provided by USDA and NRCS.

Area Symbol: JA073, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	46.01	15.5%		Ilw	88	91
28B	Dickman sandy loam, 2 to 6 percent slopes	45.47	15.3%		Ille	20	37
485B	Spillville loam, 2 to 5 percent slopes	34.80	11.7%		Ile	88	86
2315	Fluvaquents-Coland complex, 0 to 3 percent slopes	33.44	11.2%		Vw	24	25
566C	Moingona loam, 2 to 7 percent slopes	30.21	10.1%		Ille	85	78
566	Moingona loam, 0 to 2 percent slopes	26.29	8.8%		Iw	96	87
108	Wadena loam, 0 to 2 percent slopes	20.59	6.9%		Ils	56	56
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	19.14	6.4%		Ilw	76	81
27C	Terril loam, 5 to 9 percent slopes	9.92	3.3%		Ille	85	68
259	Biscay clay loam, 0 to 2 percent slopes	7.84	2.6%		Ilw	52	78
203	Cylinder loam, 0 to 2 percent slopes	6.64	2.2%		Ils	58	79
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	6.25	2.1%		Ile	85	
1585	Coland-Spillville complex, channeled, 0 to 2 percent slopes	5.88	2.0%		Vw	26	25
108B	Wadena loam, 2 to 6 percent slopes	2.51	0.8%		Ile	52	51
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	2.14	0.7%		Ie	78	
L236C	Lester loam, Bemis moraine, 6 to 10 percent slopes	0.23	0.1%		Ille	81	
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	0.22	0.1%		IVe	14	22
L256G	Lester-Belview complex, Bemis moraine, 22 to 40 percent slopes	0.13	0.0%		Vile	9	
Weighted Average						64.4	~

## Drainage

Natural drainage. Some crop acres are considered river bottom and can have surface flooding and/or high water table.

## Comments

Good, mixed-use farm with bottomland crop ground, pasture and timber for hunting.

## Water & Well Information

One capped well

*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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North Looking South



Looking South from Pasture



Looking East Across Pasture



Looking Northwest Across Bottomland Field



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