

Land For Sale

ACREAGE:

40.00 Acres, m/l

LOCATION:

Poweshiek County, IA



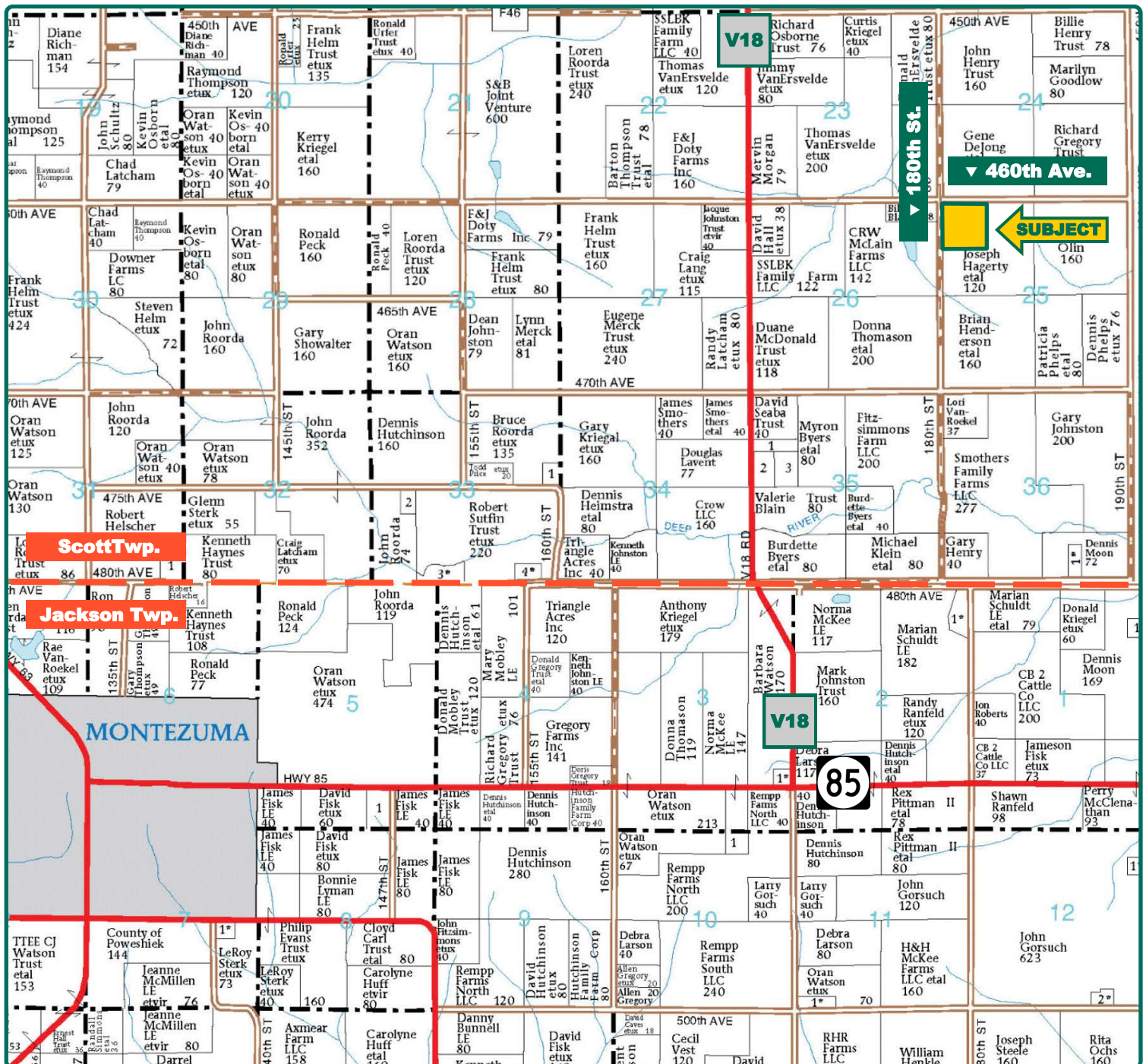
Property *Key Features*

- 7 Miles Northeast of Montezuma
- 32.4 FSA/Eff. Crop Acres with a 55.8 CSR2
- Open Lease for 2020 Crop Year

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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 32.40 |
| Corn Base Acres: | 18.90 |
| Bean Base Acres: | 12.50 |
| Soil Productivity: | 55.80 CSR2 |

Property Information

40.00 Acres, m/l

Location

From Montezuma: Go 3 miles east on IA 85, then north on V18 for 3 miles to 460th Ave., then east 1 mile. Property is on the south side of the road.

Legal Description

NW¼ NW¼, Section 25, Township 79 North, Range 14 West of the 5th P.M. Exact legal to be taken from abstract.

Price & Terms

- \$205,000
- \$5,125/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$742
Net Taxable Acres: 37.80
Tax per Net Taxable Acre: \$19.63

FSA Data

Farm Number 6009, Tract 2174
FSA/Eff. Crop Acres: 32.40
Corn Base Acres: 18.90
Corn PLC Yield: 132 Bu.
Bean Base Acres: 12.50
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Gara-Armstrong, Otley and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 55.80. See soil map for detail.

Land Description

Moderately to strongly sloping

Buildings/Improvements

None

Drainage

Natural drainage from SE to NW by means of waterway. No tile information provided.

Water & Well Information

None known

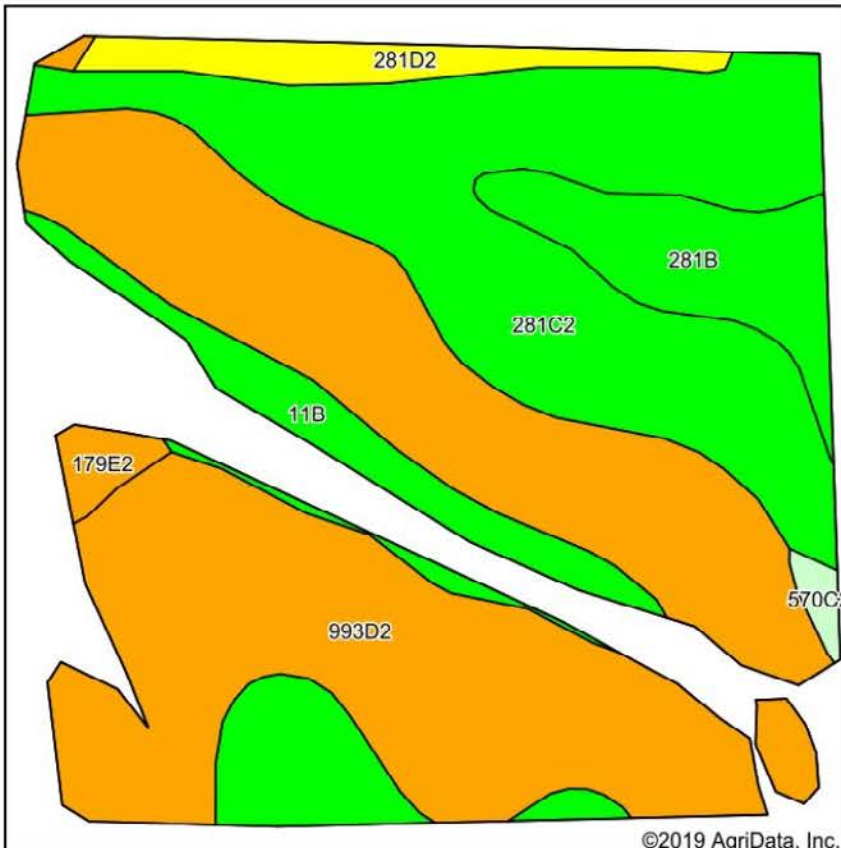
Wind Easement

Property is under a wind easement for a proposed wind farm. No wind turbine currently being negotiated.

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State: Iowa
County: Poweshiek
Location: 25-79N-14W
Township: Scott
Acres: 32.4
Date: 9/24/2019



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

| Area Symbol: 1A157, Soil Area Version: 22 | | | | | | | | |
|---|---|-------|------------------|-------------|------------------|--------|-----|------------------|
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Overall |
| 993D2 | Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded | 16.14 | 49.8% | | IVe | 31 | 20 | 61 |
| 281C2 | Otley silty clay loam, 5 to 9 percent slopes, eroded | 10.53 | 32.5% | | IIIe | 82 | 71 | 70 |
| 281B | Otley silty clay loam, 2 to 5 percent slopes | 2.18 | 6.7% | | IIe | 91 | 91 | 84 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 1.82 | 5.6% | | IIw | 86 | 68 | 95 |
| 281D2 | Otley silty clay loam, 9 to 14 percent slopes, eroded | 1.17 | 3.6% | | IIIe | 54 | 61 | 67 |
| 179E2 | Gara loam, 14 to 18 percent slopes, moderately eroded | 0.37 | 1.1% | | VIe | 34 | 33 | 63 |
| 570C2 | Nira silty clay loam, 5 to 9 percent slopes, moderately eroded | 0.19 | 0.6% | | IIIe | 72 | 68 | 78 |
| Weighted Average | | | | | | 55.8 | 46 | *n 67.7 |

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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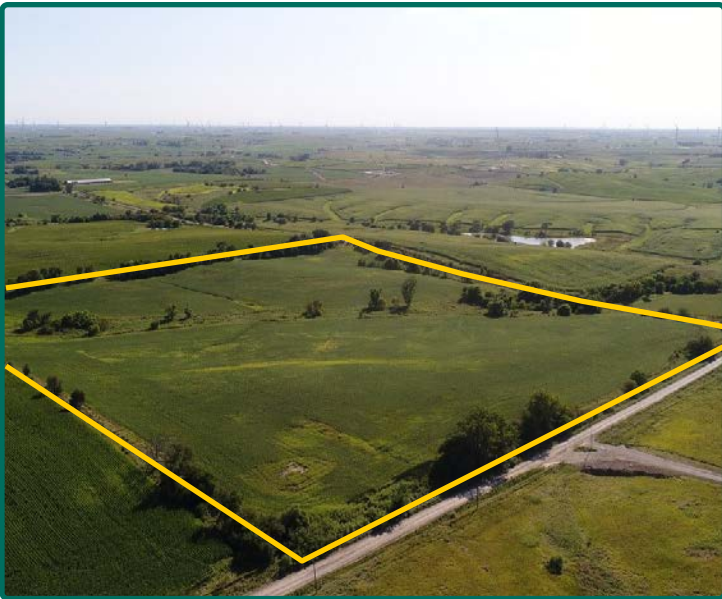
Northwest Looking Southeast



Southeast Looking Northwest



Northeast Looking Southwest



Southwest Looking Northeast



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