

# Land For Sale

**ACREAGE:**

**160.00 Acres, m/l**  
In 2 parcels

**LOCATION:**

**Muscatine County, IA**

Parcel

**1**

.....  
80.00 Ac.



Parcel

**2**

.....  
80.00 Ac.

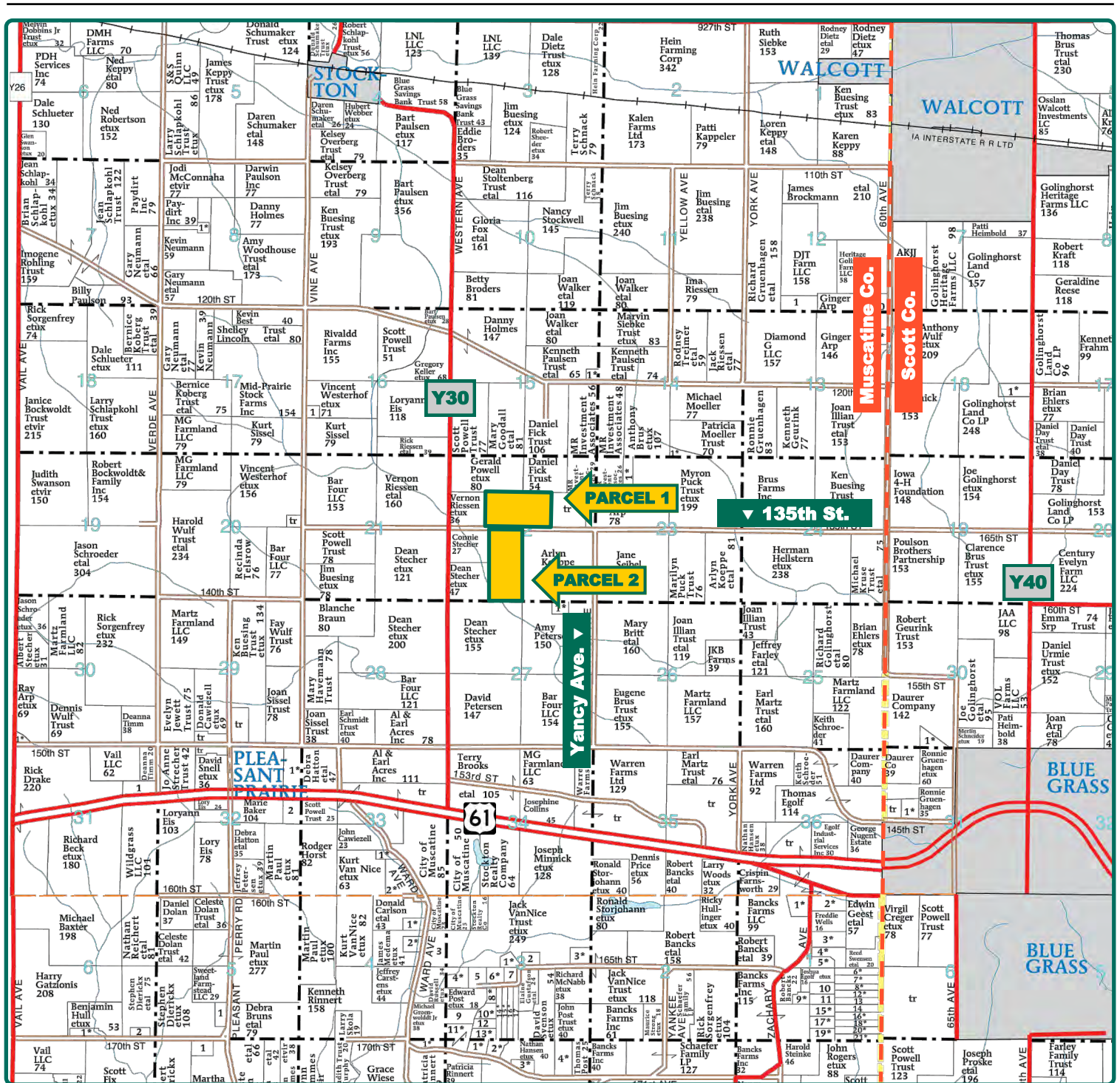


## Property Key Features

- Billy Paulsen Estate Farms
- Located Southwest of Walcott, IA
- Mixture of High-Quality Cropland and Pasture

**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

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Mount Vernon, IA 52314  
**www.Hertz.ag**



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**160.00 Acres**, m/l, in 2 Parcels, Muscatine County, IA



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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>77.30</b>
<b>Cert. Grass Acres:</b>	<b>4.83</b>
<b>Corn Base Acres:</b>	<b>64.60</b>
<b>Bean Base Acres:</b>	<b>2.10</b>
<b>Soil Productivity:</b>	<b>82.04 CSR2</b>

### Parcel 1 Property Information 80.00 Acres, m/l

#### Location

**From Blue Grass:** 3 miles west on Highway 61, 2 miles north on County Road Y30 and ¼ mile east on 135th Street. The farm is located on the north side of the road.

**From Walcott:** 2 miles south on County Road Y40 and 3½ miles west on 135th Street. The farm is located on the north side of the road.

#### Legal Description

The SE¼ of the NW¼ and the SW¼ of the NE¼ of Section 22, Township 78 North, Range 1 East of the 5th P.M., Muscatine County, Iowa.

#### Price & Terms

- \$700,000
- \$8,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable

#### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,582.00  
Net Taxable Acres: 77.77  
Tax per Net Taxable Acre: \$33.20

#### FSA Data

Part of Farm Number 2624, Tract 1675  
FSA/Eff. Crop Acres: 77.30  
Cert. Grass Acres: 4.83  
Corn Base Acres: 64.60  
Corn PLC Yield: 145 Bu.  
Bean Base Acres: 2.10  
Bean PLC Yield: 49 Bu.

#### Soil Types/Productivity

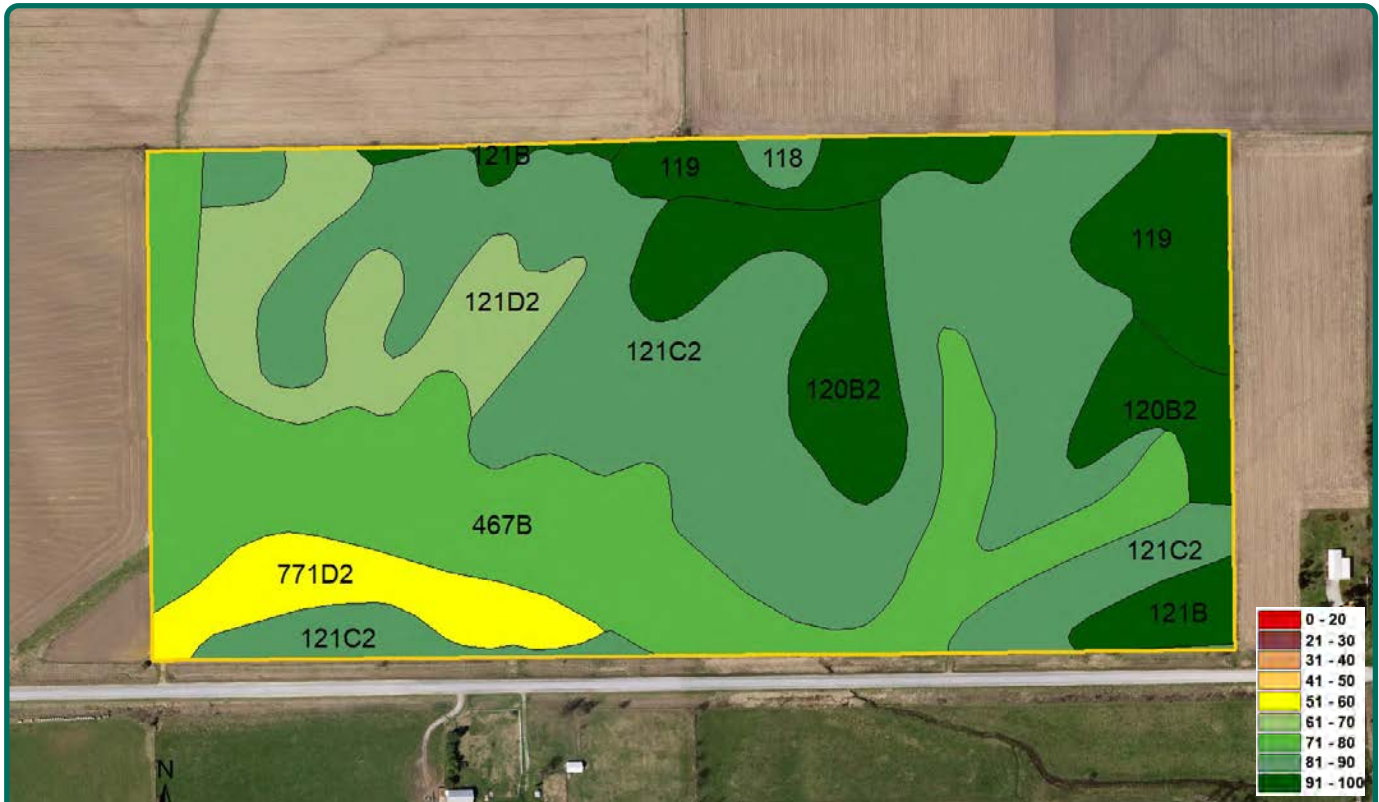
Primary soils are Tama, Radford and Muscatine. CSR2 on the FSA crop acres is 82.04. See soil map for detail.

#### Land Description

Gently rolling.

#### Comments

This is a clean 80-acre farm with an 82.04 CSR2.



Measured Tillable Acres		77.3	Avg. CSR2		82.04
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
121C2	Tama silt loam, 5 to 9 percent	87	41.2%	Ille	31.84
467B	Radford silt loam, 2 to 5 percent	75	24.1%	llw	18.65
120B2	Tama silt loam, 2 to 5 percent	92	9.9%	Ile	7.62
121D2	Tama silt loam, 9 to 14 percent	61	8.8%	Ille	6.78
119	Muscatine silty clay loam, 0 to 2	100	8.1%	lw	6.24
771D2	Waubeek silt loam, 9 to 14 percent	56	5.0%	Ille	3.83
121B	Tama silt loam, 2 to 5 percent slopes	95	2.4%	Ile	1.88
118	Garwin silty clay loam, 0 to 2 percent	90	0.6%	llw	0.5



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## Parcel 2

**FSA/Eff. Crop Acres:** 74.58  
**Cert. Grass Acres:** 43.87  
**Corn Base Acres:** 24.20  
**Bean Base Acres:** 8.80  
**Soil Productivity:** 80.46 CSR2

### ADDRESS:

3744 135th Street  
 Stockton, IA 52769

## Parcel 2 Property Information 80.00 Acres, m/l

### Location

**From Blue Grass:** 3 miles west on Highway 61, 2 miles north on County Road Y30 and ¼ mile east on 135th Street. The farm is located on the south side of the road.

**From Walcott:** 2 miles south on County Road Y40 and 3½ miles west on 135th Street. The farm is located on the south side of the road.

### Legal Description

The E½ of the SW¼ of Section 22, Township 78 North, Range 1 East of the 5th P.M., Muscatine County, Iowa.

### Price & Terms

- \$700,000
- \$8,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,730.00  
 Net Taxable Acres: 79.57  
 Tax per Net Taxable Acre: \$34.31

### FSA Data

Farm Number 2624, Tract 1681  
 FSA/Eff. Crop Acres: 74.58  
 Cert. Grass Acres: 43.87  
 Corn Base Acres: 24.20  
 Corn PLC Yield: 145 Bu.

Bean Base Acres: 8.80  
 Bean PLC Yield: 49 Bu.

### Soil Types/Productivity

Primary soils are Tama, Radford and Muscatine. CSR2 on the FSA crop acres is 80.46. See soil map for detail.

### Land Description

Gently rolling.

### Buildings/Improvements

**West Open-front Cattle Shed:** 36' x 60'.  
**Garage:** 30' x 36'; concrete floor.  
**Horse Barn:** 20' x 32'; partial concrete with horse stalls.  
**East Machine Shed:** 22' x 32'; dirt floor.  
**Garden Shed:** Asphalt roof.

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Measured Tillable Acres		74.58	Avg. CSR2		80.46
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
121C2	Tama silt loam, 5 to 9 percent	87	40.2%	IIIe	30.02
467B	Radford silt loam, 2 to 5 percent	75	16.9%	IIw	12.62
121D2	Tama silt loam, 9 to 14 percent	61	13.2%	IIIe	9.86
121B	Tama silt loam, 2 to 5 percent slopes	95	11.4%	Ile	8.54
119	Muscatine silty clay loam, 0 to 2	100	5.7%	Iw	4.26
771D2	Waubeek silt loam, 9 to 14 percent	56	5.4%	IIIe	4.01
467	Radford silt loam, 0 to 2 percent	79	4.0%	IIw	2.96
179D2	Gara loam, 9 to 14 percent slopes,	47	2.0%	IVe	1.5

### Water & Well Information

Drilled well located north of the garden shed. The pressure tank is located in the well pit.

### Comments

This is a nice farm with a mixture of high-quality cropland and some pasture. The outbuildings would work well for storage or livestock.

*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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