

Land For Sale

ACREAGE:

37.00 Acres, m/l

LOCATION:

Poweshiek County, IA



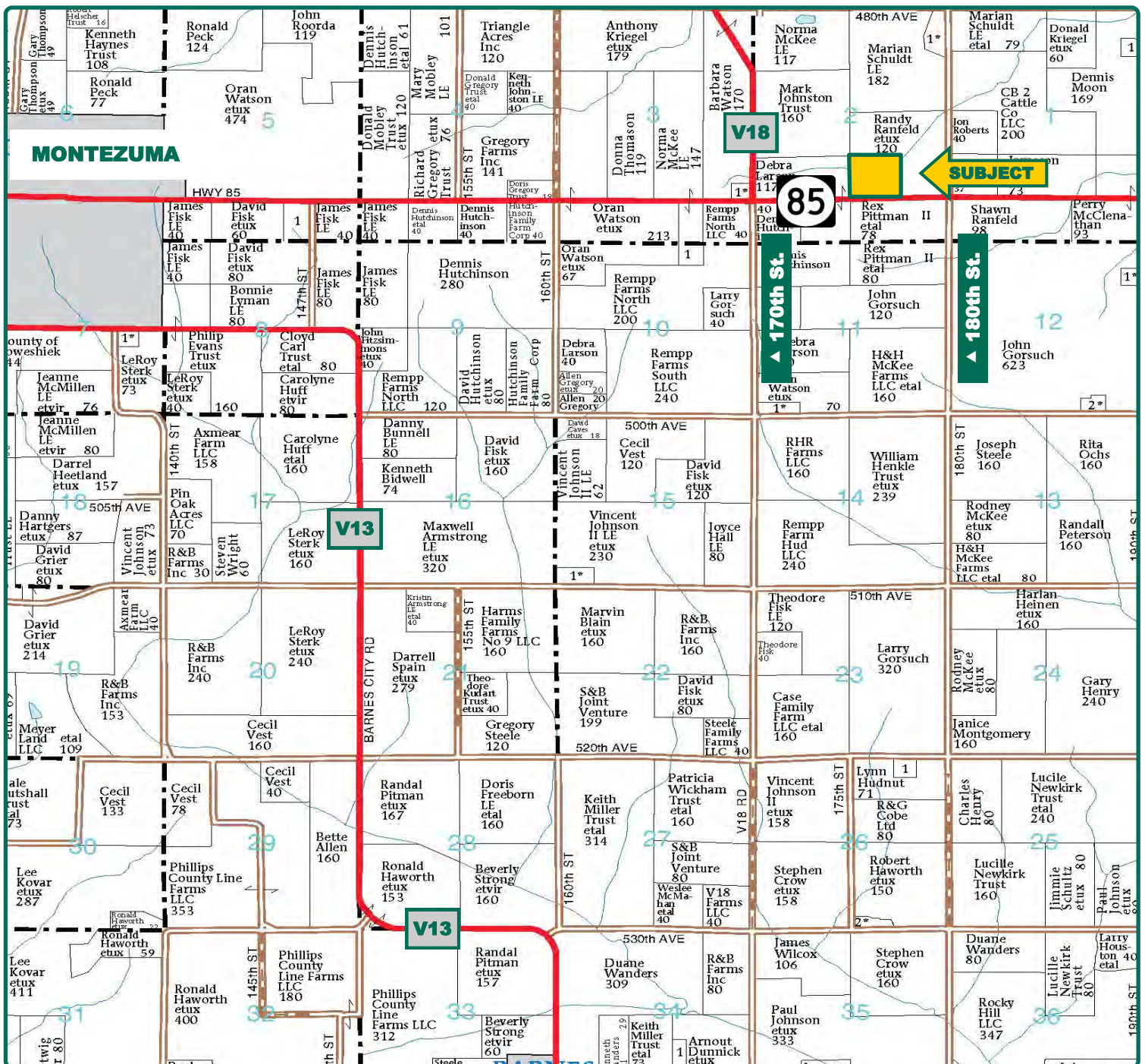
Property Key Features

- 3½ Miles East of Montezuma
- 30.83 FSA/Eff. Crop Acres with a 58.20 CSR2
- Open Lease for 2020 Crop Year

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FSA/Eff. Crop Acres:	30.83
Corn Base Acres:	17.60
Bean Base Acres:	11.60
Soil Productivity:	58.20 CSR2

Property Information

37.00 Acres, m/l

Location

From Montezuma: Go east on IA-85 for 3½ miles. The property is on the north side of the road between 170th St. and 180th St.

Legal Description

NW¼ SE¼, Section 2, Township 78 North, Range 14 West of the 5th P.M. (Jackson Township)

Price & Terms

- \$165,500
- \$4,472.97/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$712.00
Net Taxable Acres: 37.00
Tax per Net Taxable Acre: \$19.24

FSA Data

Farm Number 6014, Tract 9950
FSA/Eff. Crop Acres: 30.83
Corn Base Acres: 17.60
Corn PLC Yield: 132 Bu.
Bean Base Acres: 11.60
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Colo-Ely, Gara and Armstrong. CSR2 on the FSA/Eff. crop acres is 58.20. See soil map for detail.

Land Description

Moderately to strongly sloping

Buildings/Improvements

None

Drainage

Natural drainage by means of a waterway from the west side to the east side of the property. No tile information provided.

Water & Well Information

None known

Wind Easement

Property is under a wind easement for the proposed wind farm. No wind turbine currently planned for this particular tract.

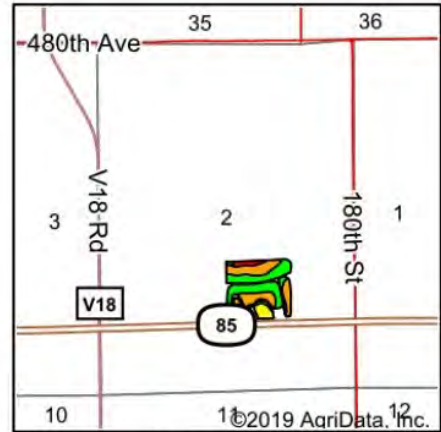
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Soils data provided by USDA and NRCS.



State: Iowa
 County: Poweshiek
 Location: 2-78N-14W
 Township: Jackson
 Acres: 30.83
 Date: 10/28/2019



Area Symbol: IA157, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
11B	Colo-Ely complex, 0 to 5 percent slopes	13.69	44.4%		IIw	86	68
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	12.23	39.7%		VIe	34	33
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	3.30	10.7%		IVe	51	43
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	1.32	4.3%		IVe	7	10
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.29	0.9%		IIIe	82	71
Weighted Average						58.2	49

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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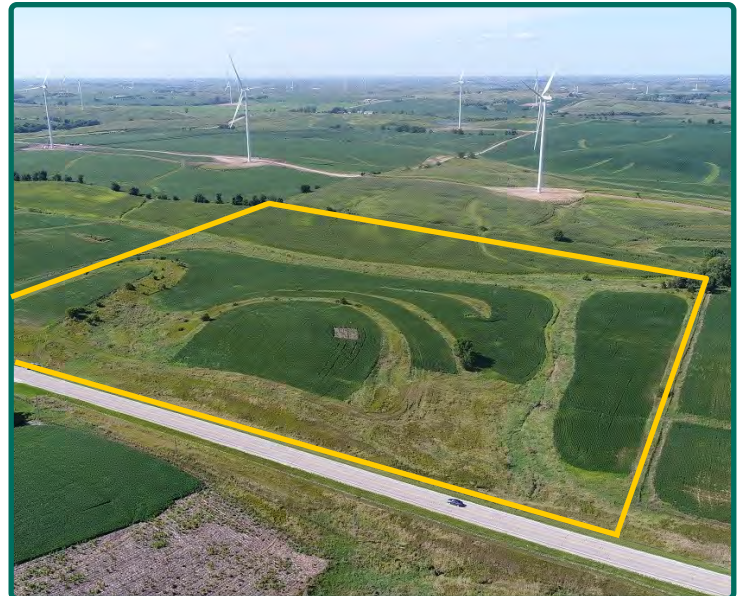
Northwest Looking Southeast



Northeast Looking Southwest



Southeast Looking Northwest



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