

# Land For Sale

**ACREAGE:**

**96.42 Acres, m/l**

**LOCATION:**

**Fayette County, IA**

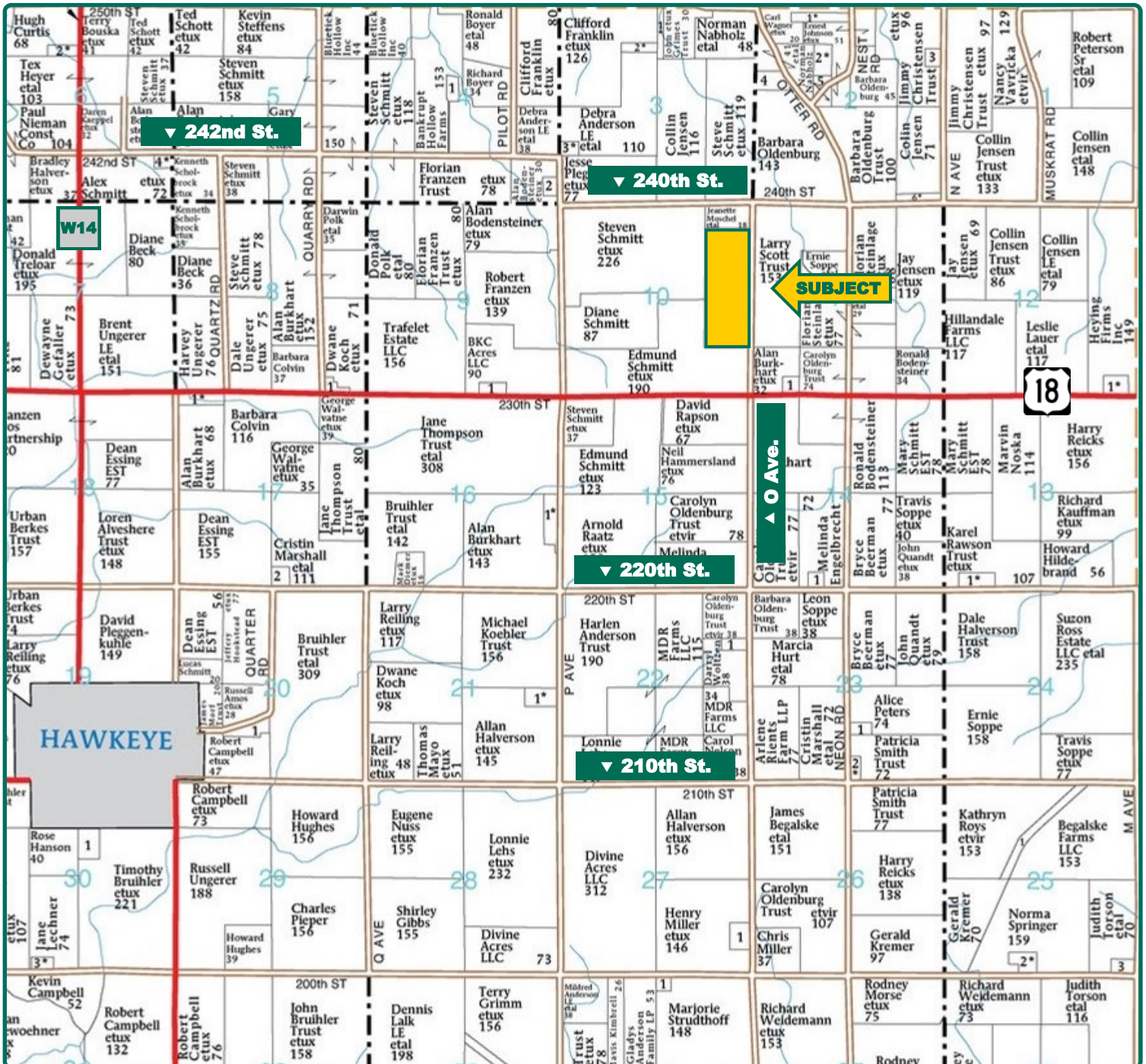


## Property Key Features

- Good-Quality Soils
- Located Near Hard-Surface Road
- Well-Maintained Waterways To Mitigate Erosion

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<b>FSA/Eff. Crop Acres:</b>	<b>72.14</b>
<b>CRP Acres:</b>	<b>16.04</b>
<b>Corn Base Acres:</b>	<b>72.10</b>
<b>Soil Productivity:</b>	<b>87.40 CSR2</b>

## Property Information

**96.42 Acres, m/l**

### Location

Approximately 2 miles northeast of Hawkeye. East boundary is O Ave.

### Legal Description

S 1/2 NE NE, SE NE, NE SE Section 10, Township 94 North, Range 9 West of the 5th P.M., Fayette County, IA. Windsor Township.

### Price & Terms

- \$770,000
- \$7,985.90/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2019 - 2020: \$3,168.00  
Net Taxable Acres: 96.42  
Tax per Net Taxable Acre: \$32.86

### FSA Data

Farm Number 6217, Tract 7492  
FSA/Eff. Crop Acres: 72.14  
CRP Acres: 16.04  
Corn Base Acres: 72.10  
Corn PLC Yield: 144 Bu.

### CRP Contracts

There are 2.4 acres enrolled in a CP8A contract that pays \$608 annually and expires September 30, 2022.

There are also 13.7 acres enrolled in a CP33 contract that pays \$2,909 annually and expires September 30, 2022.

### Soil Types/Productivity

Primary soils are Kenyon loam and Clyde clay loam. CSR2 on the FSA/Eff. crop acres is 87.40. See soil map for detail.

### Land Description

Level to gently sloping.

### Buildings/Improvements

None.

### Drainage

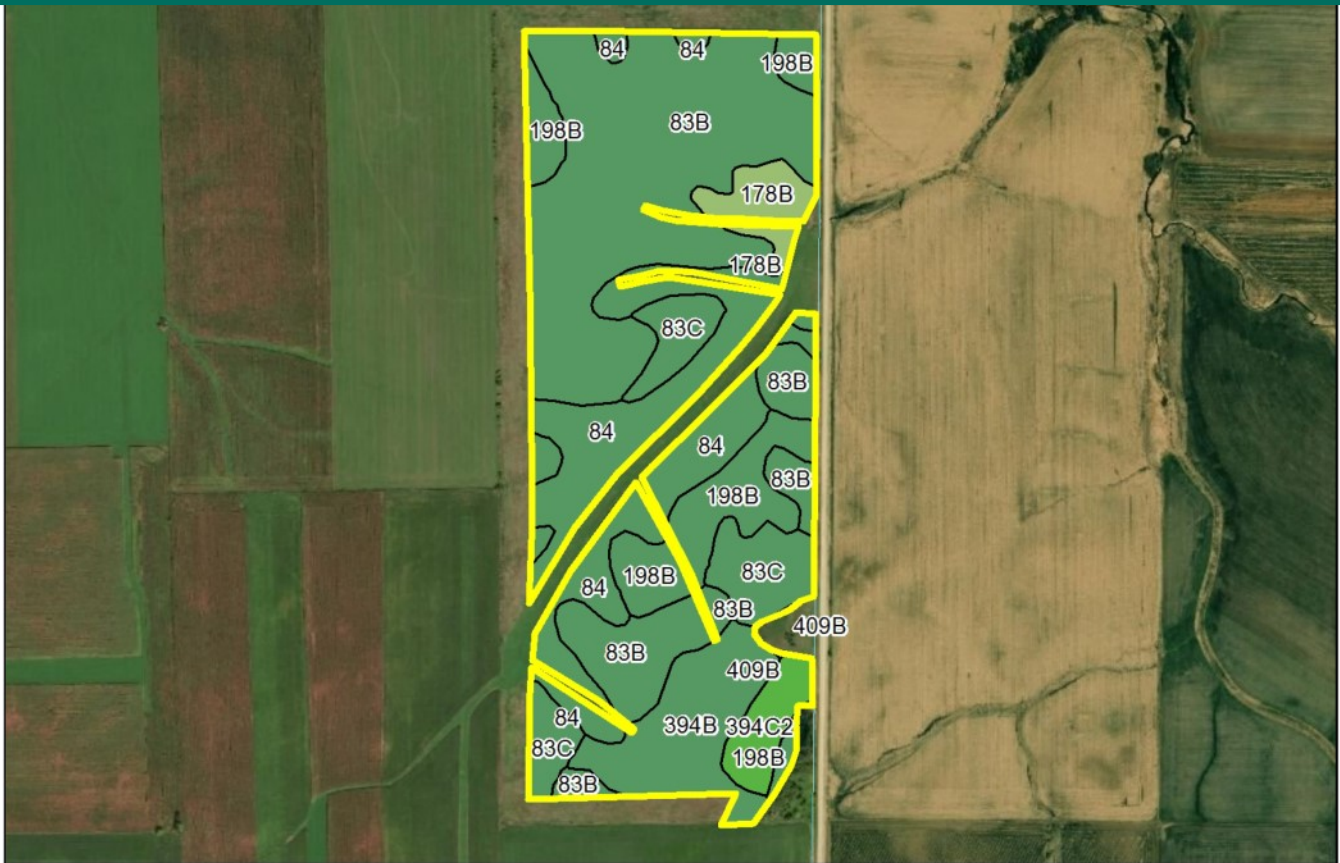
Some tile and natural drainage.

### Comments

CRP acres available to farm in 2023 include high-quality tillable acres currently in the CP33 contract; bringing total to approximately 88.18 tillable acres an 87.47 CSR2. Contact agent for detail.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	31.10	43.10	2	90	
84	Clyde clay loam, 0 to 3 percent slopes	14.66	20.33	2	88	
198B	Floyd loam, 1 to 4 percent slopes	8.10	11.23	2	89	
394B	Ostrander loam, 2 to 5 percent slopes	6.86	9.51	2	88	
83C	Kenyon loam, 5 to 9 percent slopes	6.63	9.19	3	85	
178B	Waukee loam, 2 to 5 percent slopes	2.42	3.35	2	64	
394C2	Ostrander loam, 5 to 9 percent slopes, eroded	2.32	3.22	3	73	
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	0.06	0.08	3	74	

Measured Tillable Acres: 72.14

Average CSR2: 87.40

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



Looking North



Northeast Corner Looking South



Southeast Looking Northwest



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