

Land For Sale

ACREAGE:

55.0 Acres, m/l

LOCATION:

Muscatine County, IA



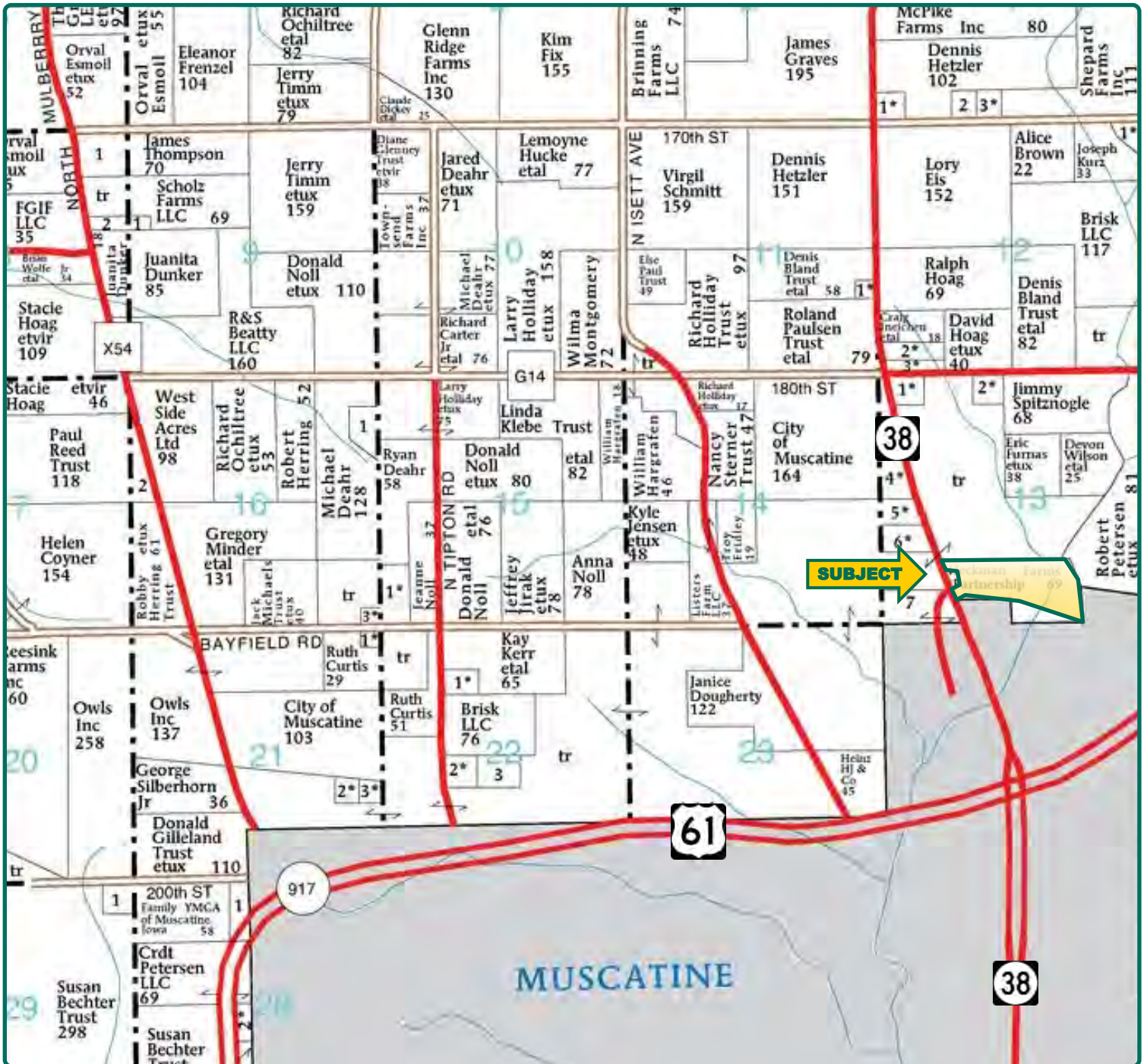
Property *Key Features*

- **Agricultural Land with Development Potential!**
- **Located within Muscatine City Limits**
- **Access from Highway 38**

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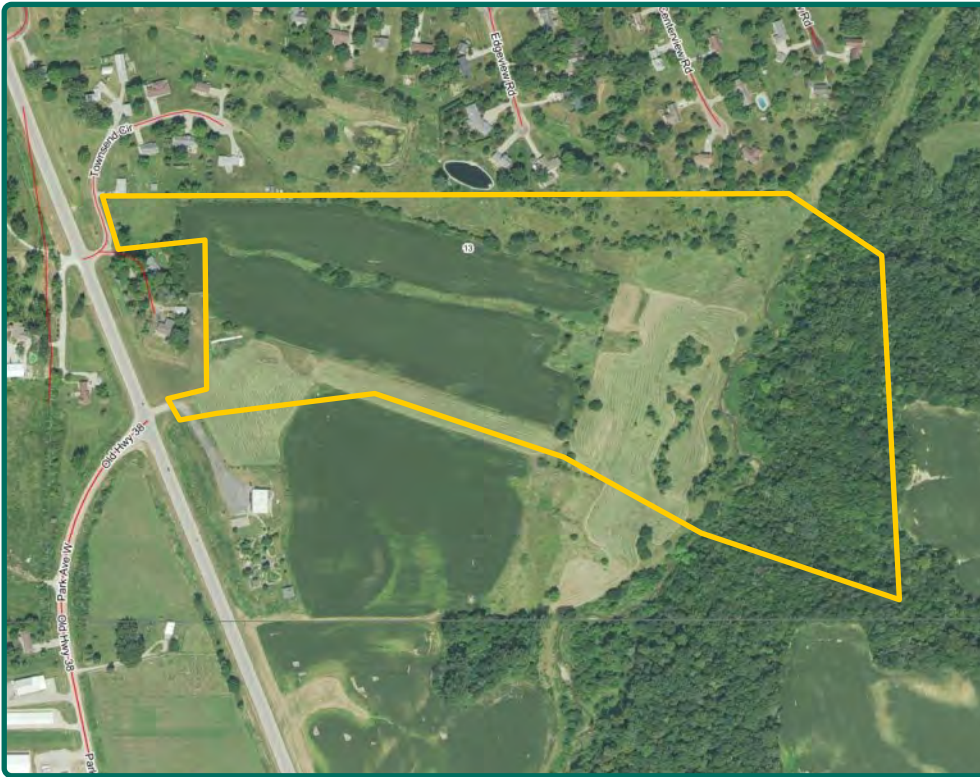
55.0 Acres, m/l, Muscatine County, IA



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Total Acres:	55.00
Crop Acres:	21.91
Corn Base Acres:	13.39
Oats Base Acres:	6.34
Soil Productivity:	63.4 CSR2

Property Information

55.0 Acres, m/l

Location

From Muscatine: 2 miles north on Highway 38. The property is located on the east side of the road.

Legal Description

A part of the South 1/2 of Section 13, Township 77 North, Range 2 West of the 5th Principal Meridian, Muscatine County, Iowa. Exact legal to come from abstract.

Price & Terms

Price Reduced!

- ~~\$1,100,000~~ \$823,000.00
- ~~\$20,000/acre~~ \$14,963.63/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2018 - 2019: \$872.00
Net Taxable Acres: 54.66
Tax per Net Taxable Acre: \$15.95

FSA Data

Farm Number #5593, Tract #5001
Crop Acres: 21.91
Corn Base Acres: 13.39
Corn PLC Yield: 117 Bu.
Oats Base Acres: 6.34
Oats PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Fayette and Thebes. CSR2 on the FSA crop acres is 63.4 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Nearly level to rolling.

Buildings/Improvements

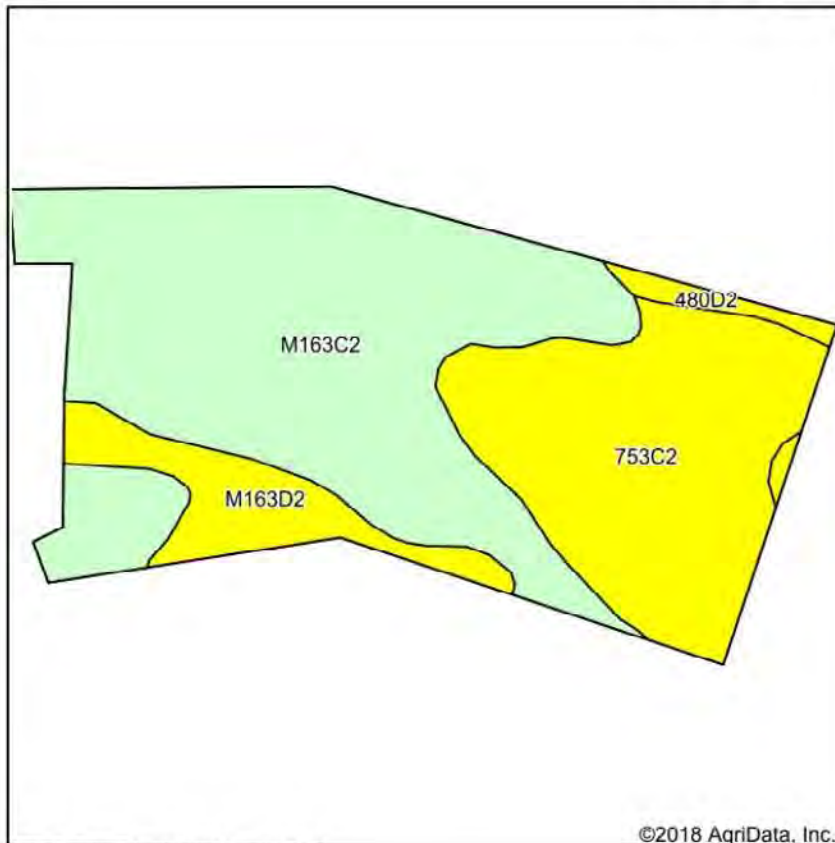
None.

Drainage

Natural.

Future Land Use

Located within the Muscatine City Limits, this property has incredible development potential! The City's Comprehensive Plan identifies the Future Land Use as Residential. The City Plan also recommends a new road that would run along the south boundary of this property. Contact agent for details.



State: **Iowa**
 County: **Muscataine**
 Location: **13-77N-2W**
 Township: **Bloomington**
 Acres: **21.91**
 Date: **9/25/2018**



Area Symbol: IA139, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	12.56	57.3%		IIIe	76	
753C2	Thebes silt loam, 5 to 9 percent slopes, moderately eroded	6.89	31.4%		IIIe	46	33
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	2.01	9.2%		IIIe	47	
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	0.45	2.1%		IIIe	52	53
Weighted Average						63.4	*-

Water & Well Information

Public water is available at the west boundary of the property.

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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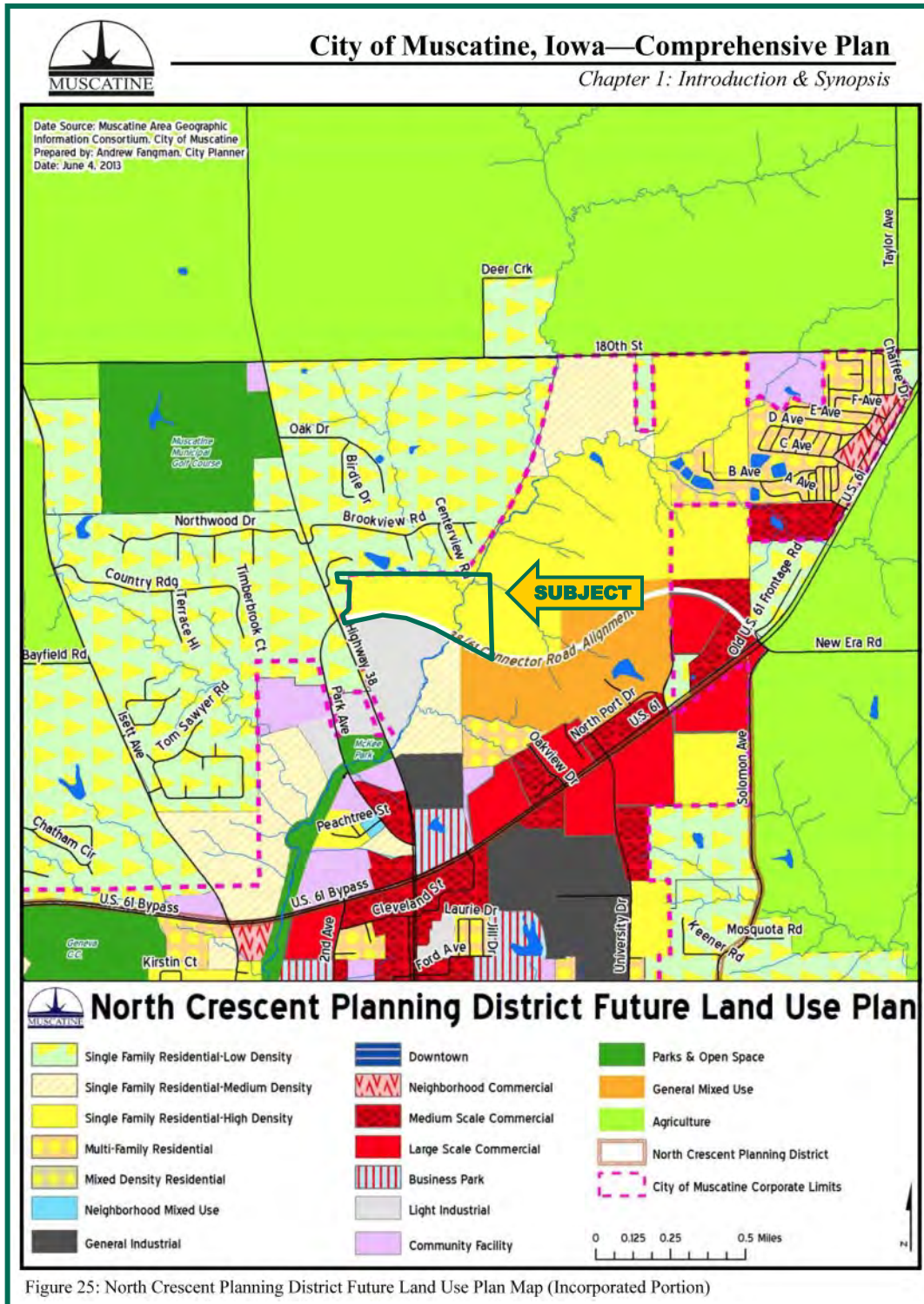
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City of Muscatine, Iowa—Comprehensive Plan

Chapter 3: Transportation

Goal T.10: 38/61 Connector Road

A new connector road should be constructed between a Highway 38 and U.S. 61 as recommended by the 38/61 Connector Road Study.

Policy T.10.A: The construction of a 38/61 Connector Road should be paid for by development that will be accessed by it.

Policy T.10.B: The 38/61 Connector Road should be constructed to the design standards and route recommended by the 38/61 Connector Road Study.

Policy T.10.C: Development within this corridor should only be permitted to occur in a manner that leaves a viable corridor for the construction of the 38/61 Connector Road. Development should also leave open a viable route for the extension of University Drive to 180th Street.

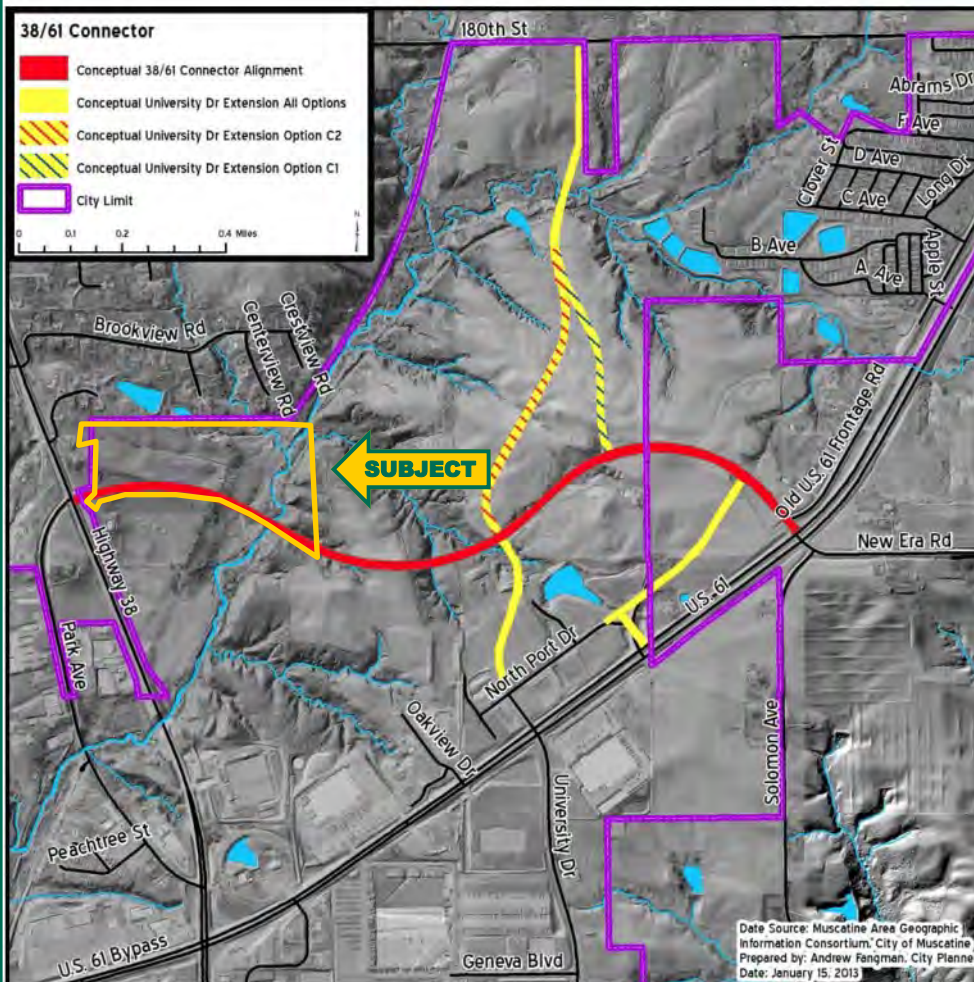


Figure 46: Conceptual 38/61 Alignment