

Land For Sale

ACREAGE:

159.00 Acres, m/l

LOCATION:

Iowa County, IA

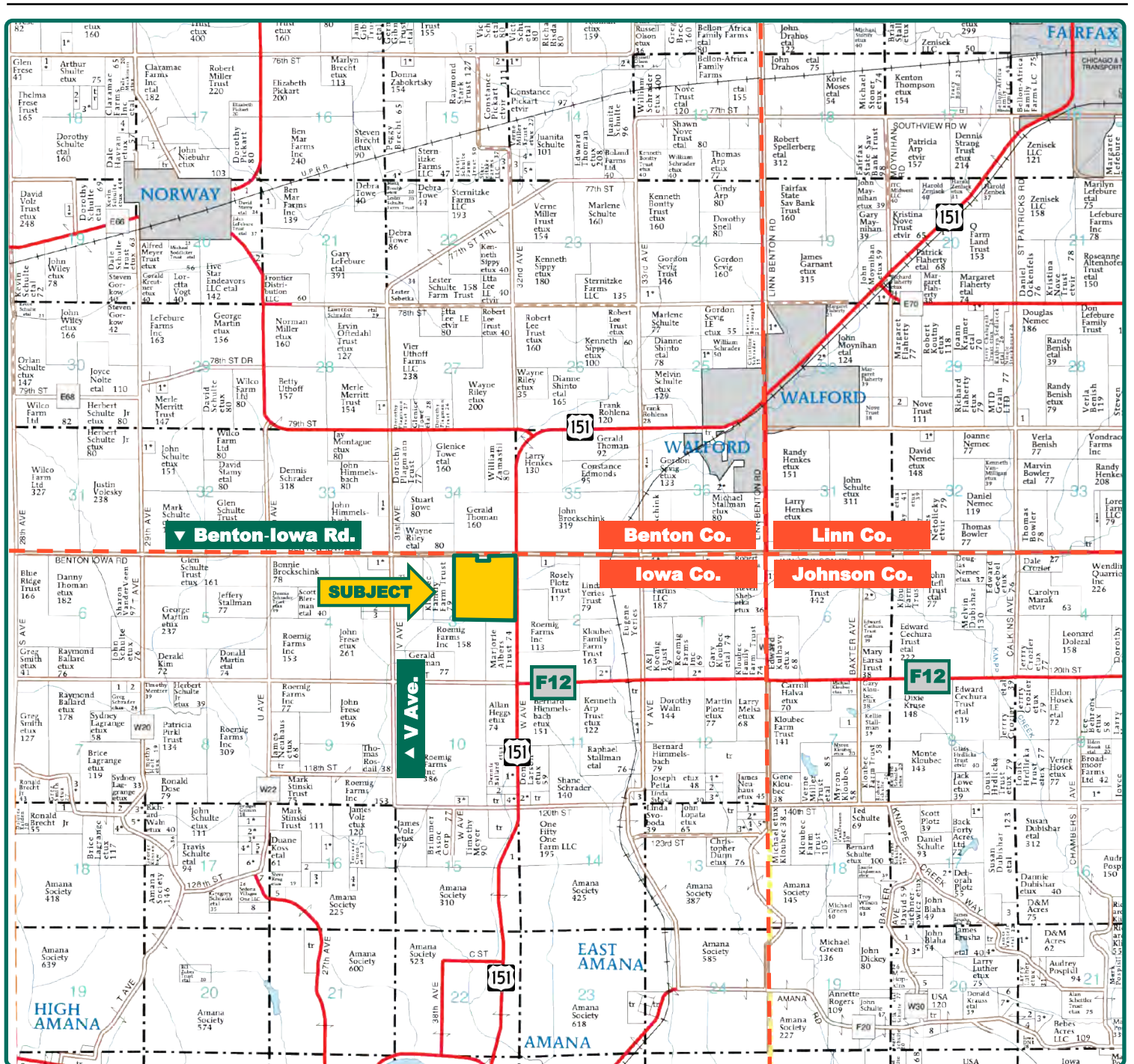


Property Key Features

- Nice Iowa County Farm Located Southwest of Walford, Iowa
- 87.90 CSR2
- Located Along a Hard-Surface Road

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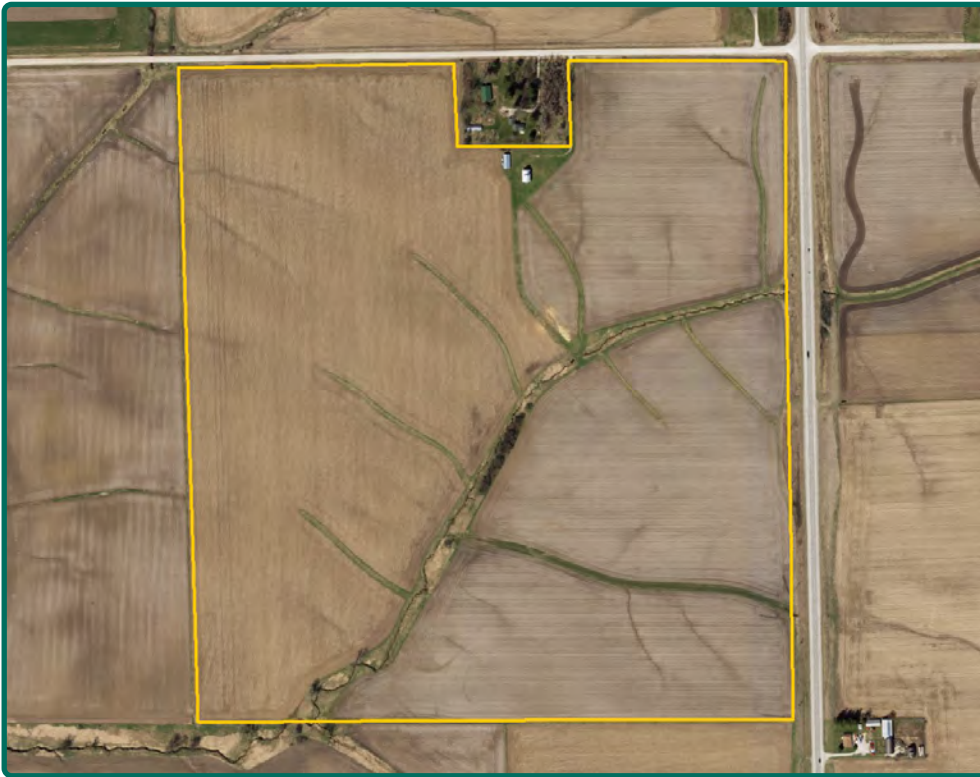
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FSA/Eff. Crop Acres:	149.31
Cert. Grass Acres:	0.95
Corn Base Acres:	98.00
Bean Base Acres:	51.31
Soil Productivity:	87.90 CSR2

Property Information

159.00 Acres, m/l

Location

From Walford: Head west and then south on Highway 151 for 2½ miles. Farm is located on the west side of the road.

Legal Description

The NE 1/4 of Section 3, Township 81 North, Range 9 West of the 5th P.M., Iowa County, Iowa, except parcel described as follows: Commencing at the NE Corner of said Section 3; Thence West along the North line of said section 990.0 feet to the point of beginning; Thence South 387.3 feet; Thence West 435.90 feet; Thence North 0 degrees 30 minutes West 387.3 feet to a point on the North line of said section; Thence East along the North line

of said section 439.25 feet to the Point of Beginning, containing 3.9 acres.

Price & Terms

- \$1,669,500
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable, subject to the 2020 cash rent lease.

Real Estate Tax

Taxes Payable 2019 - 2020: \$5,210.00
Net Taxable Acres: 157.71
Tax per Net Taxable Acre: \$33.04

FSA Data

Farm Number 873, Tract 2120
FSA/Eff. Crop Acres: 149.31
Cert. Grass Acres: 0.95
Corn Base Acres: 98.00
Corn PLC Yield: 151 Bu.
Bean Base Acres: 51.31
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Kenyon, Dinsdale and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 87.90. See soil map for detail.

Land Description

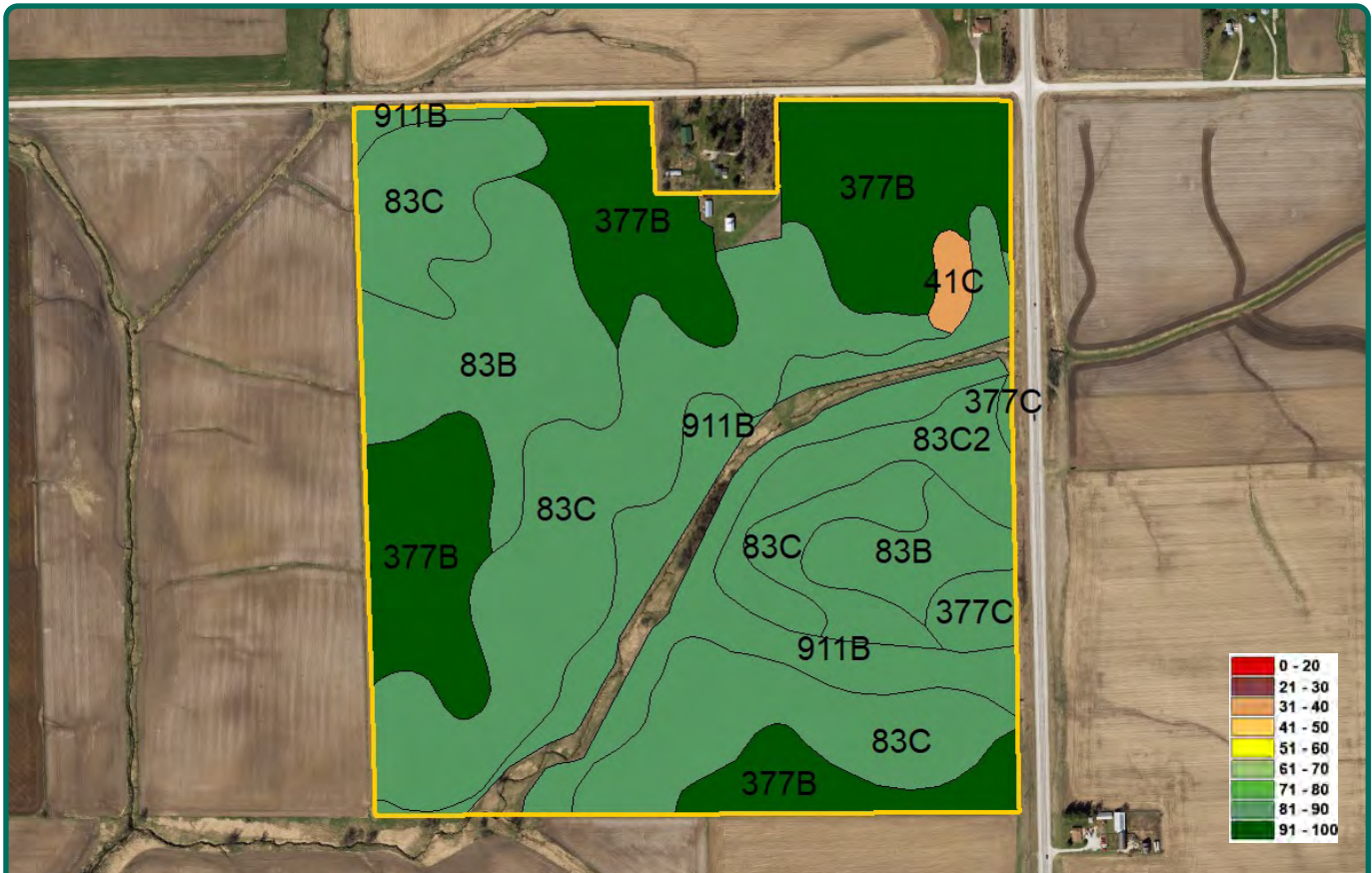
Level to gently rolling.

Buildings/Improvements

Improvements include an old corncrib and machine shed.

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Measured Tillable Acres		149.31	Avg. CSR2		87.90
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
83C	Kenyon loam, 5 to 9 percent slopes	85	36.0%	IIIe	53.71
377B	Dinsdale silty clay loam, 2 to 5	94	26.9%	Ile	40.10
911B	Colo-Ely complex, 0 to 5 percent	86	14.9%	IIw	22.29
83B	Kenyon loam, 2 to 5 percent slopes	90	14.5%	Ile	21.68
83C2	Kenyon loam, 5 to 9 percent slopes,	84	5.3%	IIIe	7.85
377C	Dinsdale silty clay loam, 5 to 9	90	1.6%	IIIe	2.46
41C	Sparta loamy fine sand, 5 to 9	34	0.8%	IVs	1.21

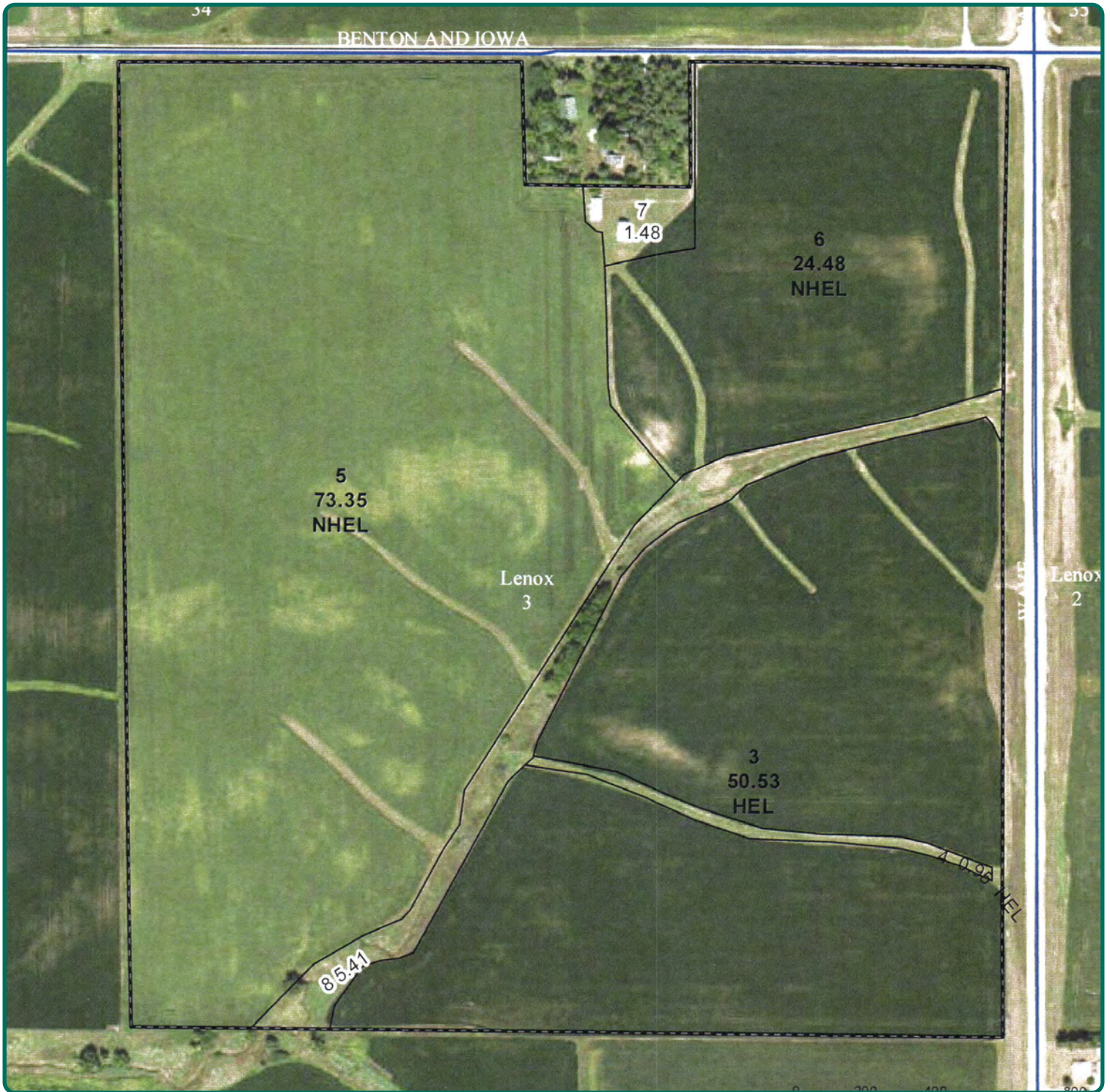
Comments

This is a nice Iowa County farm located just southwest of Walford along Highway 151. The farm has productive soils with an 87.90 CSR2!

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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