

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Muscatine County, IA



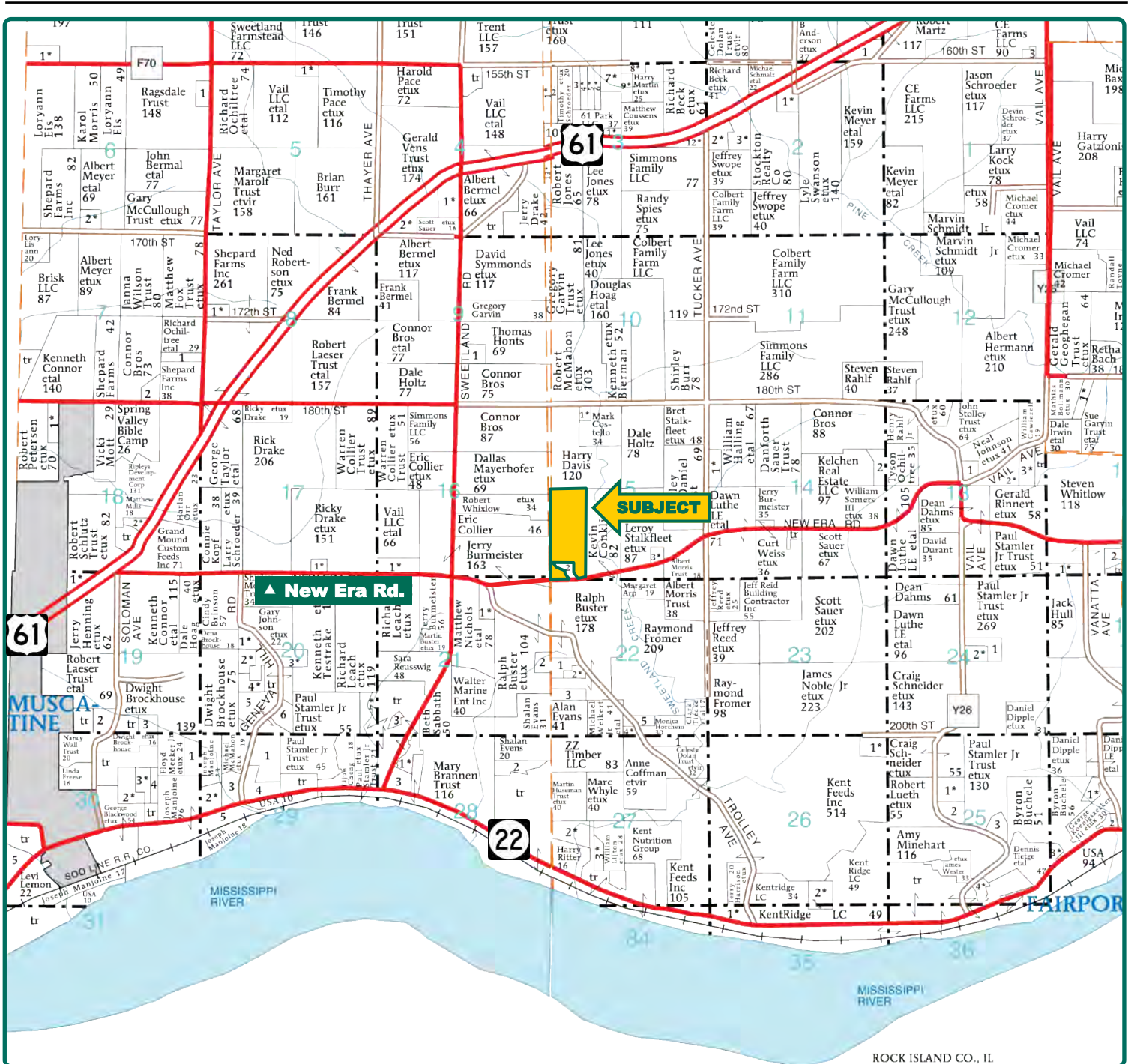
Property Key Features

- Located 3 Miles East of Muscatine Along a Hard-Surface Road
- 46.2 Estimated FSA/Eff. Crop Acres with a 64.10 CSR2
- Includes 28 Acres of Nice Timber/Pasture with Recreational Opportunities

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FSA/Eff. Crop Acres: 46.19*
Corn Base Acres: 28.45*
Bean Base Acres: 9.66*
Soil Productivity: 64.10 CSR2
**FSA/Eff. Crop Acres and Bases are estimated.*

Property Information

80.00 Acres, m/l

Location

From Muscatine: 1/3 mile northeast on Highway 61 North and head east for 2 1/2 miles on New Era Road. The farm is located on the north side of the road.

Legal Description

The W 1/2 of the SW 1/4 of Section 15, Township 77 North, Range 1 West of the 5th P.M., Muscatine County, Iowa, except the house, buildings and 9.1 acres.

Price & Terms

- \$524,000
- \$6,550/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,746.00
Net Taxable Acres: 80.19
Tax per Net Taxable Acre: \$21.77

FSA Data

Part of Farm Number 2806, Tract 1945
FSA/Eff. Crop Acres: 46.19*
Corn Base Acres: 28.45*
Corn PLC Yield: 121 Bu.
Bean Base Acres: 9.66*
Bean PLC Yield: 34 Bu.

**Acres and bases are estimated pending reconstitution of farm by the Muscatine County FSA office.*

Soil Types/Productivity

Primary soils are Fayette, Orwood and Rozetta. CSR2 on the estimated FSA/Eff. crop acres is 64.10. See soil map for detail.

Land Description

Gently rolling.

Comments

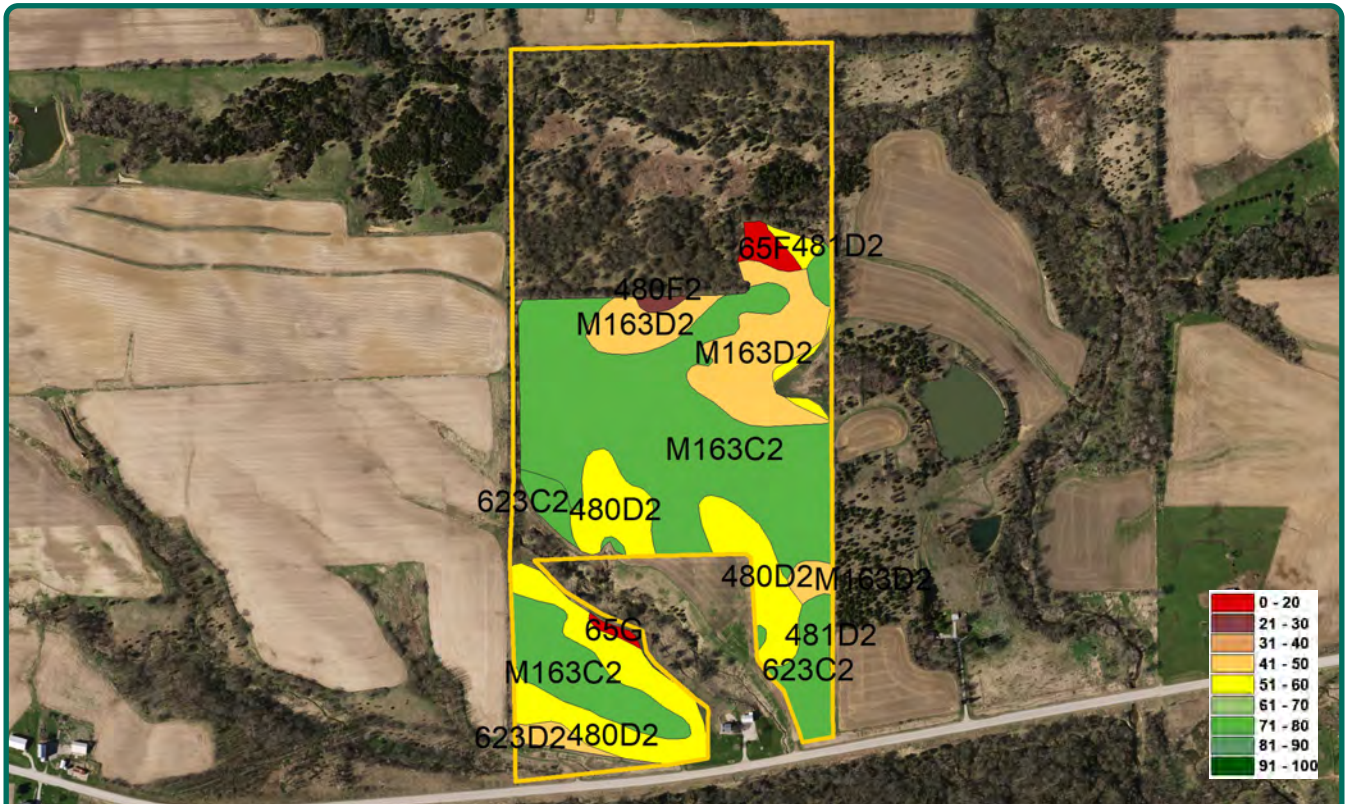
This is a nice Muscatine County farm with a mixture of productive farmland and timber/pasture. The cropland provides good income and the timber/pasture provides hunting opportunities.

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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Measured Tillable Acres		46.19		Avg. CSR2		64.10	
Soil Label	Soil Name	CSR2	Percent of Field	Class	Non_Irr	Acres	
M163C2	Fayette silt loam, till plain, 5 to 9	76	50.6%	IIIe		23.37	
480D2	Orwood silt loam, 9 to 14 percent	52	22.3%	IIIe		10.29	
M163D2	Fayette silt loam, till plain, 9 to 14	47	15.5%	IIIe		7.18	
623C2	Rozetta silt loam, 5 to 9 percent	76	7.0%	IIIe		3.22	
65F	Lindley loam, 18 to 25 percent	13	1.5%	VIIe		0.68	
623D2	Rozetta silt loam, 9 to 14 percent	50	1.3%	IIIe		0.58	
481D2	Russell silt loam, 9 to 14 percent	53	0.9%	IIIe		0.43	
480F2	Orwood silt loam, 14 to 25 percent	28	0.5%	VIe		0.2	
65G	Lindley loam, 25 to 50 percent	5	0.5%	VIIe		0.2	

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