

# Land For Sale

**ACREAGE:**

**73.00 Acres, m/l**

**LOCATION:**

**Iowa County, IA**



## **Property Key Features**

- **Located 5 Miles Southwest of Norway, Iowa**
- **64.96 FSA/Eff. Crop Acres with a 61.30 CSR2**
- **Nice Income-Producing Farm**

**Troy Louwagie, ALC**

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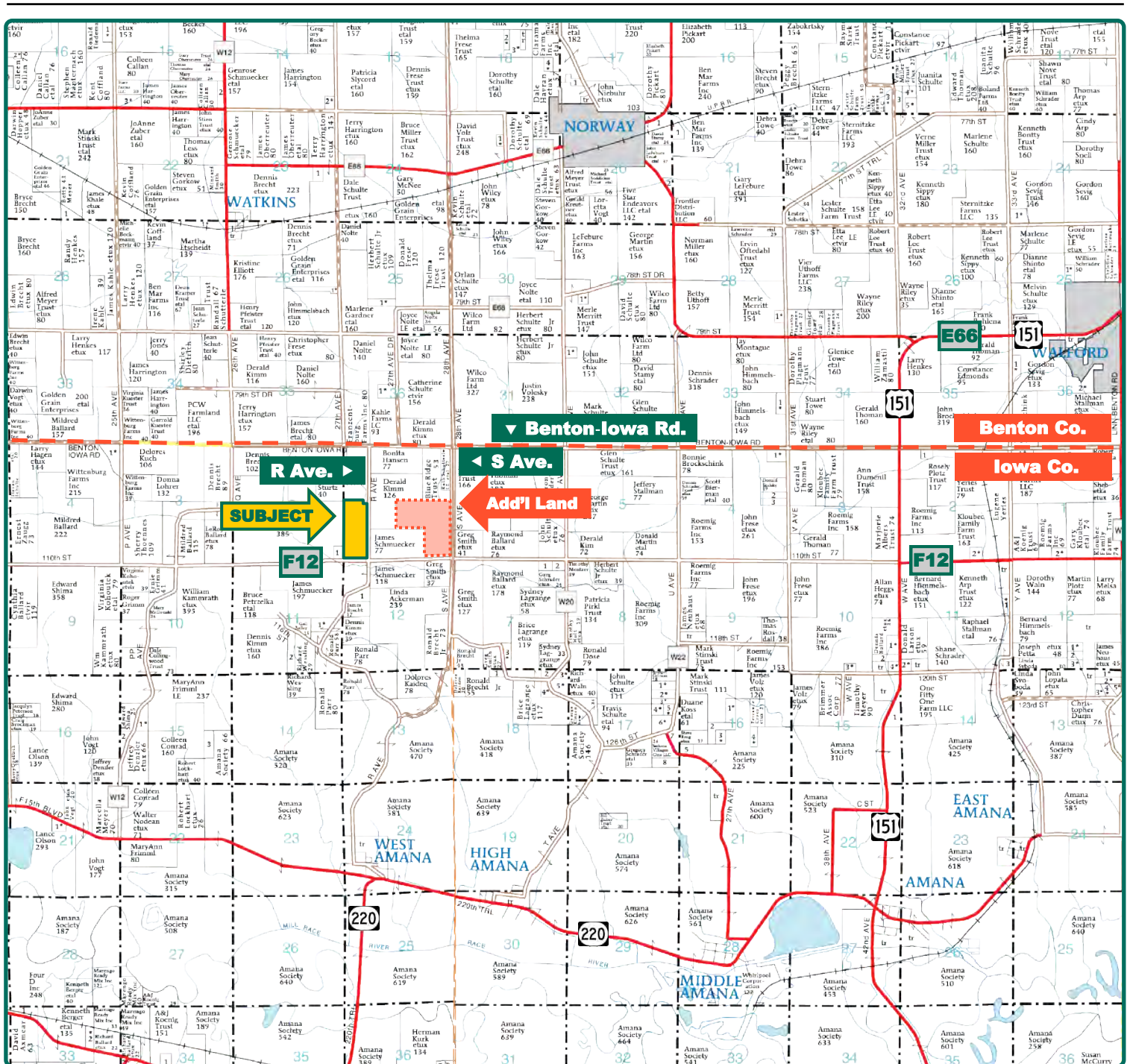
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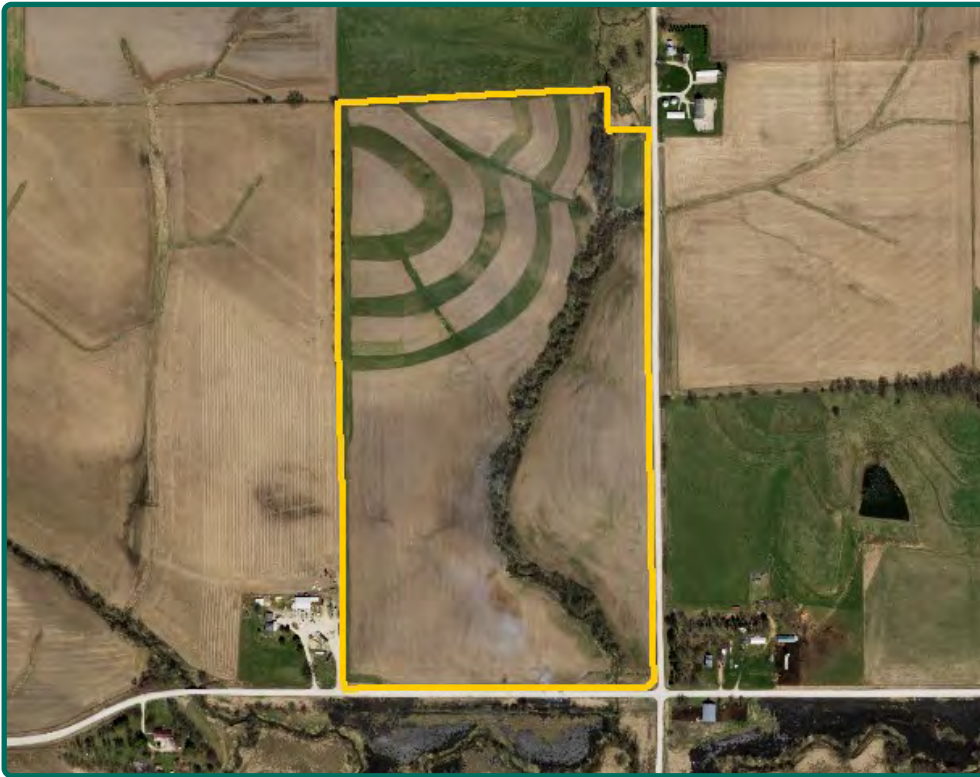




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<b>FSA/Eff. Crop Acres:</b>	<b>64.96</b>
<b>Cert. Grass Acres:</b>	<b>11.37</b>
<b>Corn Base Acres:</b>	<b>46.50</b>
<b>Bean Base Acres:</b>	<b>15.10</b>
<b>Oat Base Acres:</b>	<b>3.70</b>
<b>Soil Productivity:</b>	<b>61.30 CSR2</b>

## Property Information

**73.00 Acres, m/l**

### Location

**From Walford:** Head west then south on Highway 151 for 3½ miles, then 4¾ miles west on F12. The property is located on the north side of the road.

### Legal Description

That part of the W½ of the W¼ of Section 1, Township 81 North, Range 10 West of the 5th P.M., Iowa County, Iowa.

### Price & Terms

#### PRICE REDUCED!

- ~~\$401,500~~ \$346,750
- ~~\$5,500/acre~~ \$4,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,620.00  
Net Taxable Acres: 71.48  
Tax per Net Taxable Acre: \$22.66

### FSA Data

Farm Number 6738, Tract 345  
FSA/Eff. Crop Acres: 64.96  
Cert. Grass Acres: 11.37  
Corn Base Acres: 46.50  
Corn PLC Yield: 135 Bu.  
Bean Base Acres: 15.10  
Bean PLC Yield: 44 Bu.  
Oat Base Acres: 3.70  
Oat PLC Yield: 50 Bu.

### Soil Types/Productivity

Primary soils are Seaton, Colo-Ely and Bassett. CSR2 on the FSA/Eff. crop acres is 61.30. See soil map for detail.

### Land Description

Gently rolling to rolling.

### Comments

This is a productive Iowa County farm with a 61.30 CSR2.

### Additional Land For Sale

Seller has an additional tract of land for sale located east of this property. See Additional Land Aerial Map.

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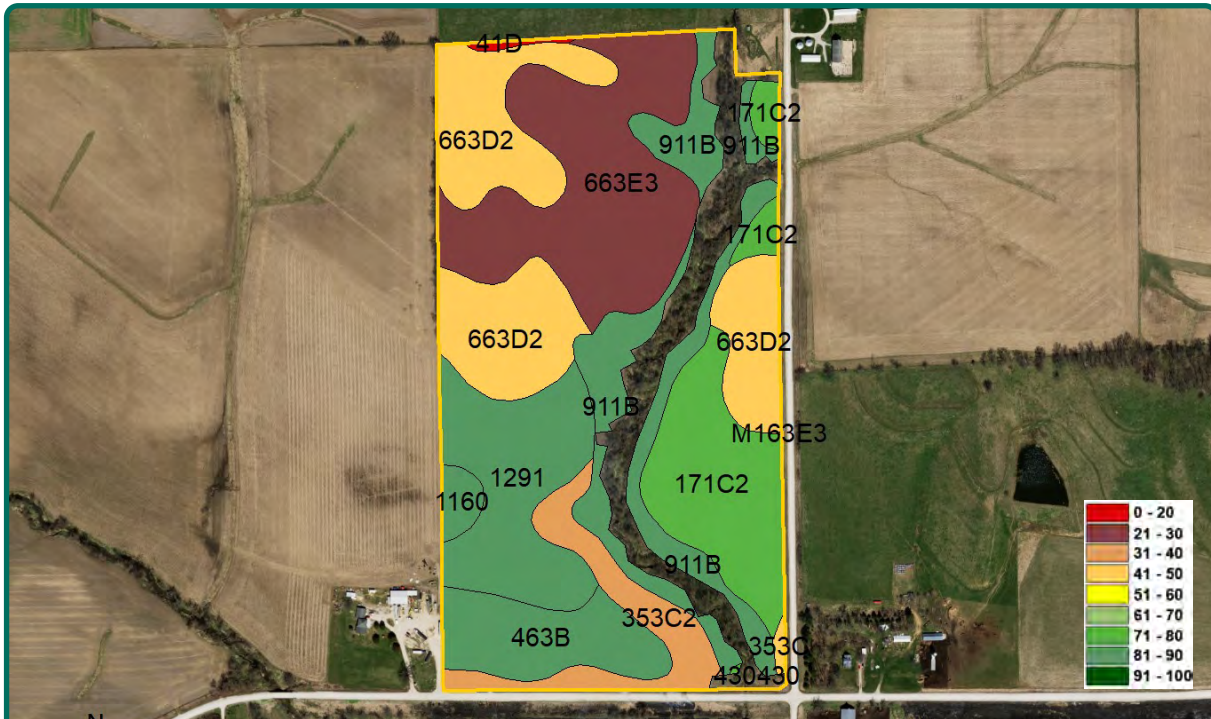
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Measured Tillable Acres		64.96	Avg. CSR2		61.30
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
663E3	Seaton silt loam, 14 to 18 percent	29	21.8%	Vle	14.15
663D2	Seaton silt loam, 9 to 14 percent	48	21.1%	IIle	13.72
911B	Colo-Ely complex, 0 to 5 percent	86	13.9%	IIw	9.01
171C2	Bassett loam, 5 to 9 percent slopes,	77	13.9%	IIle	9.00
1291	Atterberry silt loam, terrace, 0 to 2	90	13.2%	Ie	8.55
463B	Fayette silt loam, terrace, 2 to 5	84	7.8%	Ile	5.08
353C2	Tell silt loam, 5 to 9 percent slopes,	40	6.5%	IIle	4.21
1160	Walford silt loam, terrace, 0 to 2	85	1.3%	IIw	0.8
41D	Sparta loamy fine sand, 9 to 14	8	0.3%	VI s	0.2
353C	Tell silt loam, 5 to 9 percent slopes	43	0.3%	IIle	0.2
430	Ackmore silt loam, 0 to 2 percent	77	0.0%	IIw	0.0
M163E3	Fayette silty clay loam, till plain, 14 to	29	0.0%	Vle	0.0

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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