

Land For Sale

ACREAGE:

120.00 Acres, m/l

LOCATION:

Iowa County, IA

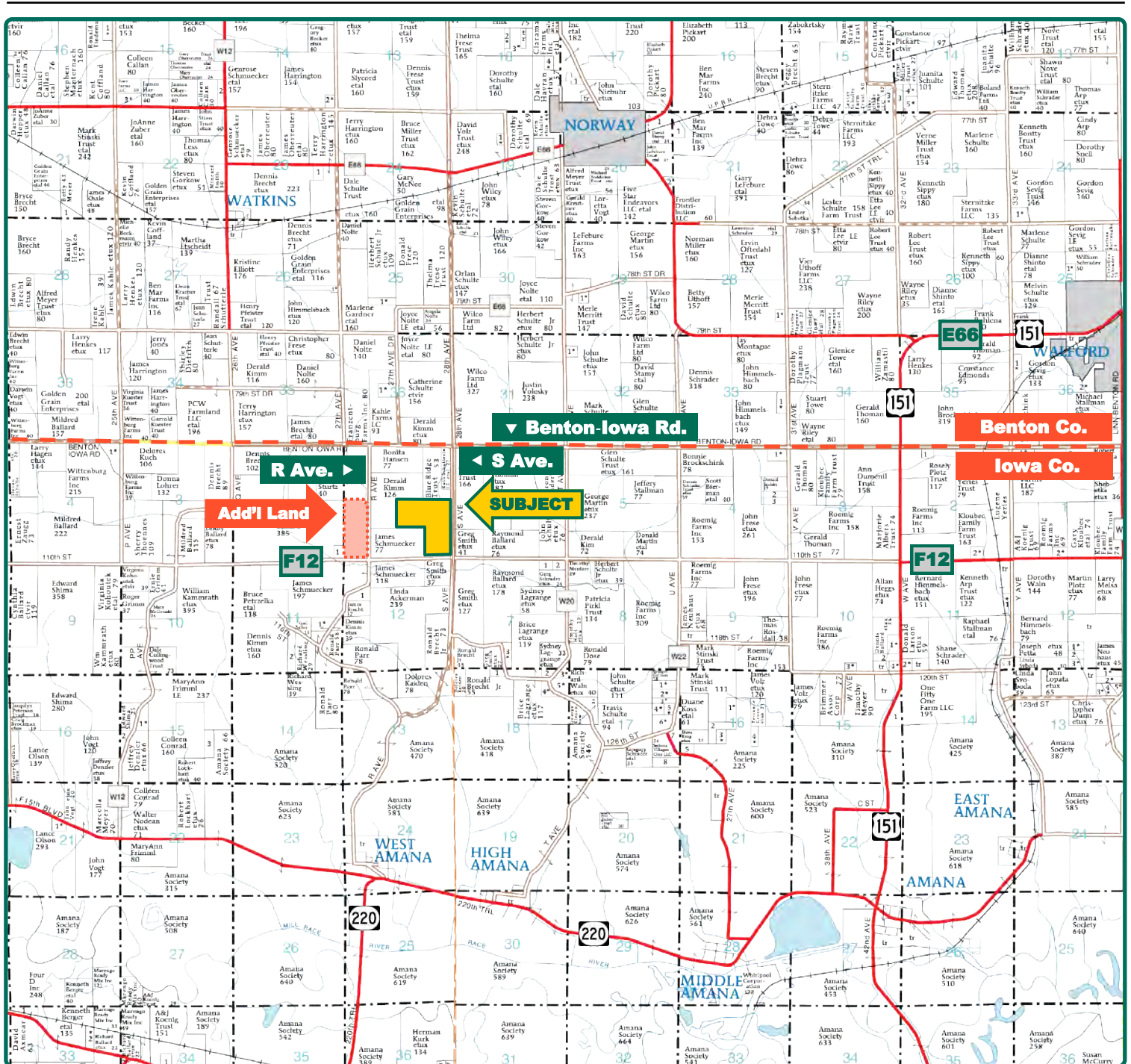


Property Key Features

- Located 5 Miles Southwest of Norway, Iowa
- 98.54 FSA/Eff. Crop Acres with a 52.10 CSR2
- Nice Iowa County Farm with Good Eye Appeal

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FSA/Eff. Crop Acres:	98.54
Cert. Grass Acres:	4.28
Corn Base Acres:	34.51*
Bean Base Acres:	11.10*
Oat Base Acres:	2.75*
Soil Productivity:	52.10 CSR2

**Base Acres are estimated.*

Property Information

120.00 Acres, m/l

Location

From Walford: Head west then south on Highway 151 for 3½ miles, then 4¼ miles west on F12. The property is located on the north side of the road.

Legal Description

The N½ of the SE¼ and the SE¼ of the SE¼ located in Section 1, Township 81 North, Range 10 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$660,000~~ \$570,000
- ~~\$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: \$2,238.00
Net Taxable Acres: 117.00
Tax per Net Taxable Acre: \$19.13

FSA Data

Part of Farm Number 6738, Tract 346
FSA/Eff. Crop Acres: 98.54
Cert. Grass Acres: 4.28
Corn Base Acres: 34.51*
Corn PLC Yield: 135 Bu.
Bean Base Acres: 11.10*
Bean PLC Yield: 44 Bu.
Oat Base Acres: 2.75*
Oat PLC Yield: 50 Bu.

**Bases are estimated pending reconstitution of farm by the Iowa County FSA office.*

Soil Types/Productivity

Primary soils are Bassett, Colo-Ely and Fayette-Chelsea-Tell. CSR2 on the FSA/Eff. crop acres is 52.10. See soil map for detail.

Land Description

Gently rolling to rolling.

Buildings/Improvements

There are a couple older buildings on this farm.

Solid Waste

There is some old junk in the ravine.

Comments

This is a nice Iowa County farm that lays nice with a 52.10 CSR2.

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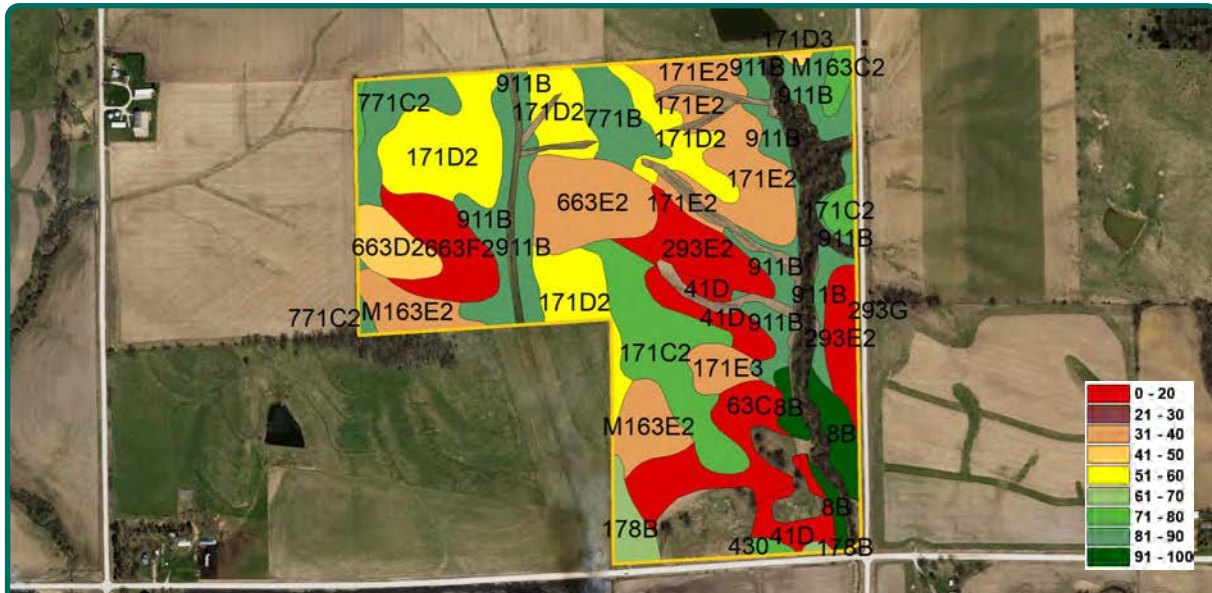
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Measured Tillable Acres		98.54	Avg. CSR2		52.10
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
171D2	Basset loam, 9 to 14 percent slopes,	54	17.1%	IIIe	16.81
911B	Colo-Ely complex, 0 to 5 percent slopes	86	13.8%	IIw	13.58
171C2	Basset loam, 5 to 9 percent slopes,	77	9.1%	IIIe	8.98
171E2	Basset loam, 14 to 18 percent slopes,	39	8.2%	IVe	8.09
293E2	Fayette-Chelsea-Tell complex, 14 to 18	18	6.8%	IVe	6.69
663E2	Seaton silt loam, 14 to 18 percent	35	6.3%	IVe	6.20
63C	Chelsea loamy fine sand, 2 to 9	14	5.8%	IVs	5.69
M163E2	Fayette silt loam, till plain, 14 to 18	36	5.6%	IVe	5.48
663F2	Seaton silt loam, 18 to 25 percent	19	4.6%	VIe	4.56
41D	Sparta loamy fine sand, 9 to 14 percent	8	4.5%	VI s	4.40
771C2	Waubeek silt loam, 5 to 9 percent	82	3.8%	IIIe	3.76
8B	Judson silty clay loam, 2 to 5 percent	94	3.4%	IIe	3.34
771B	Waubeek silt loam, 2 to 5 percent	90	3.2%	IIe	3.19
663D2	Seaton silt loam, 9 to 14 percent	48	2.7%	IIIe	2.62
178B	Waukee loam, 2 to 5 percent slopes	64	2.0%	II s	1.93
171E3	Basset loam, 14 to 18 percent slopes,	31	1.7%	VIe	1.63
M163C2	Fayette silt loam, till plain, 5 to 9	76	0.9%	IIIe	0.93
430	Ackmore silt loam, 0 to 2 percent	77	0.4%	IIw	0.40
171D3	Basset loam, 9 to 14 percent slopes,	48	0.2%	IIIe	0.20
293G	Fayette-Chelsea-Tell complex, 18 to 40	5	0.1%	VIIe	0.08

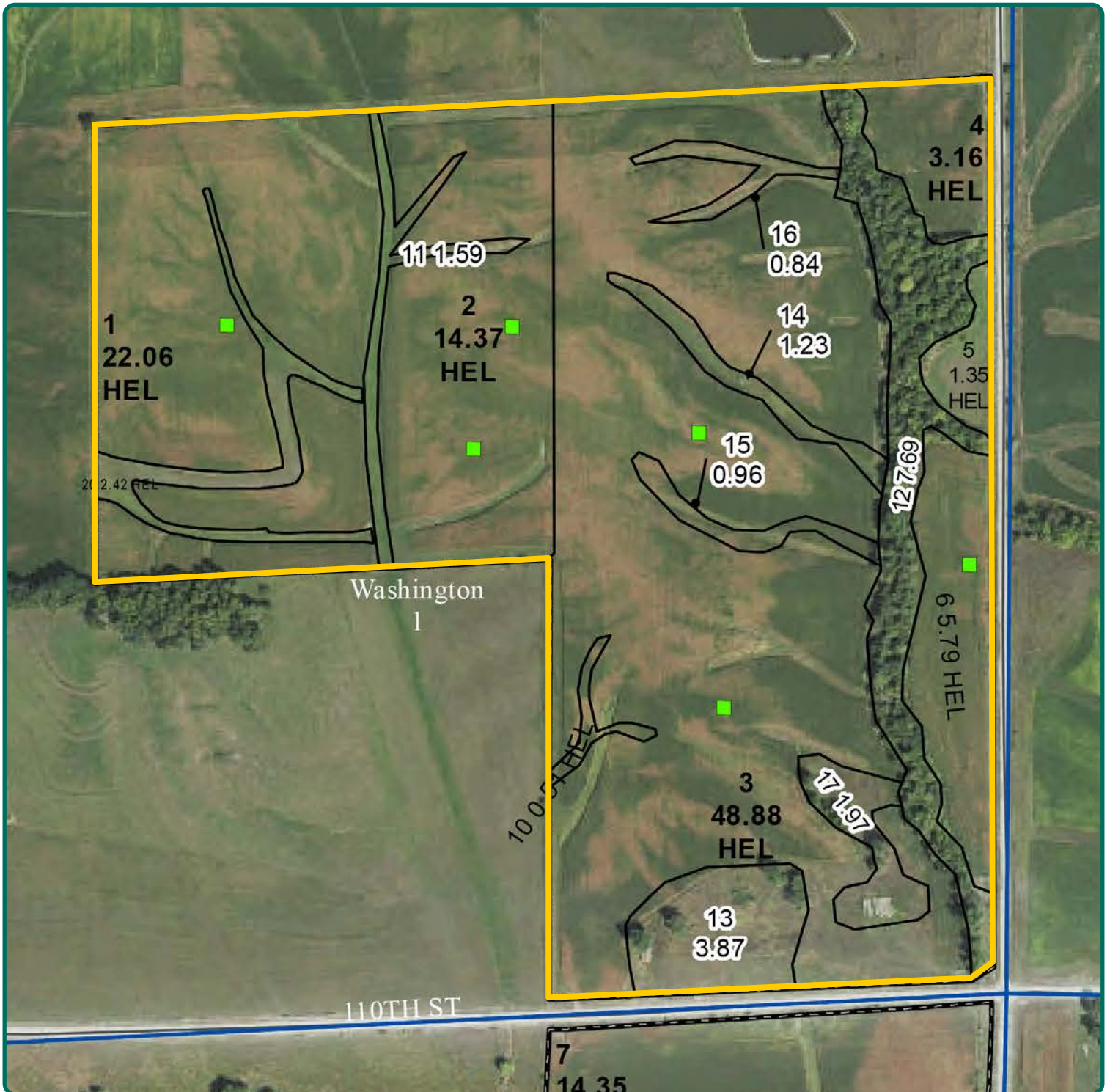
Additional Land For Sale

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

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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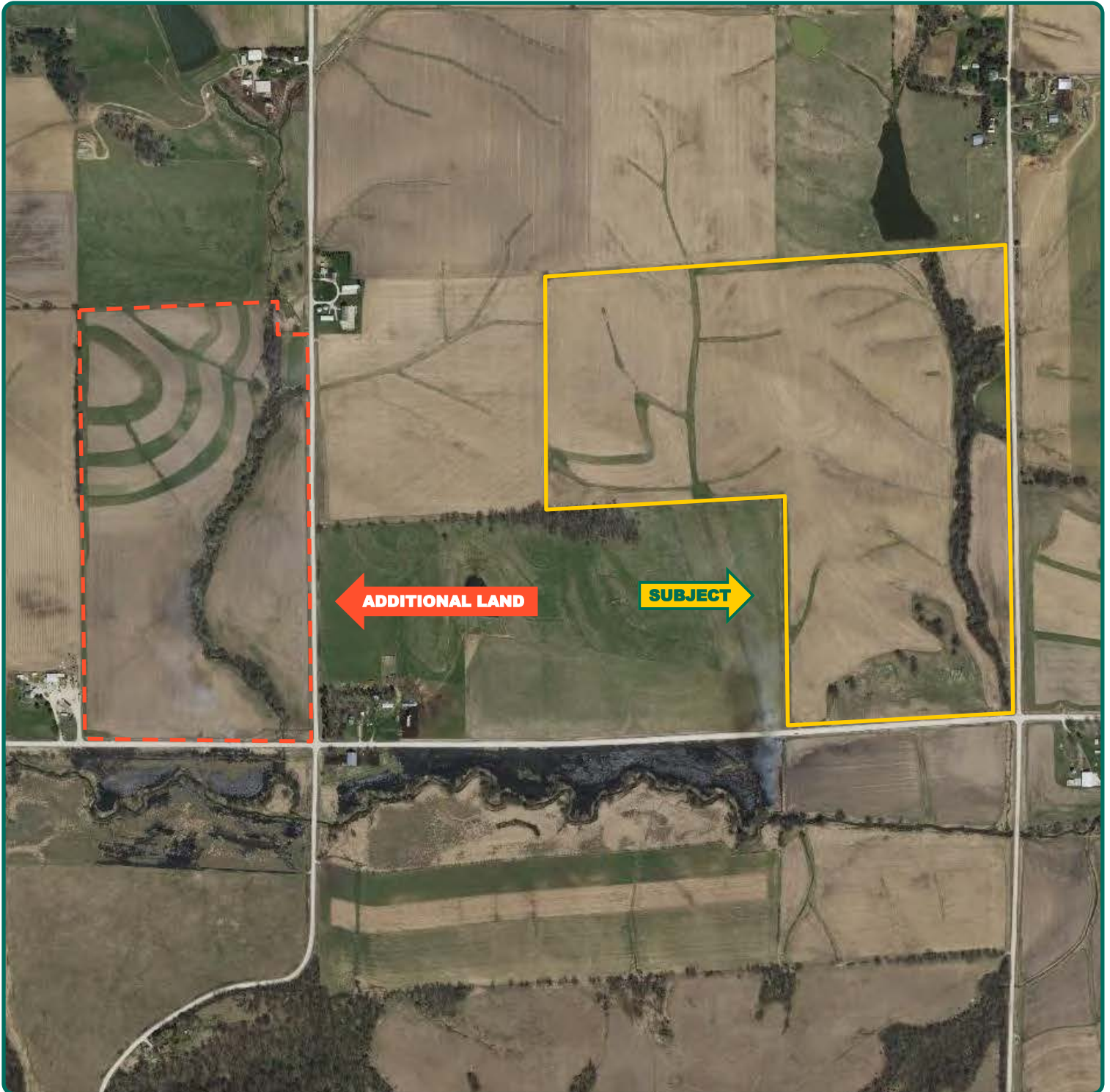
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