

Land For Sale

ACREAGE:

38.00 Acres, m/l

LOCATION:

Iowa County, IA

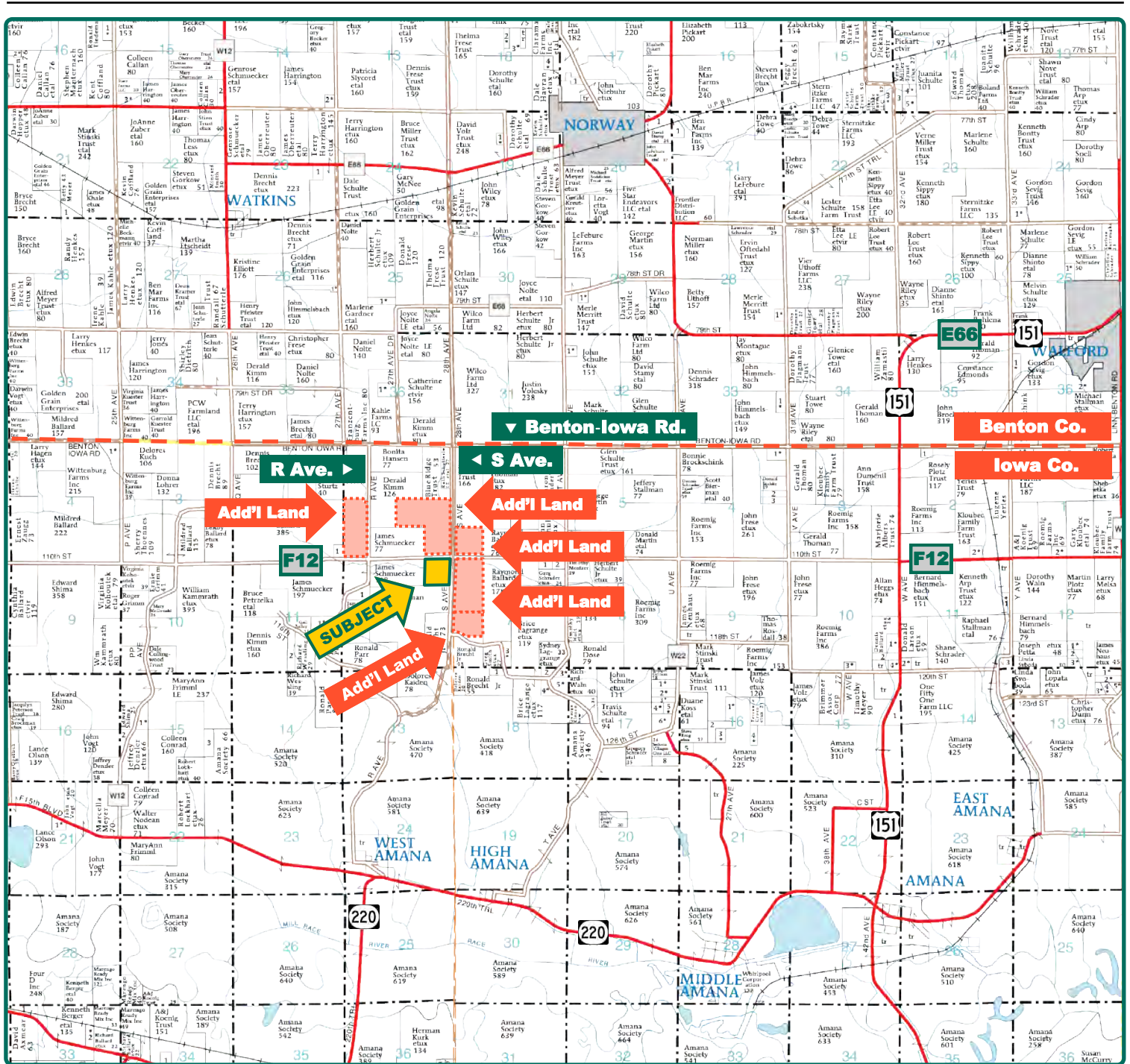


Property Key Features

- Located 5 Miles Southwest of Norway, Iowa
- 34.23 FSA/Eff. Crop Acres with a 77.50 CSR2
- Lays Nice with Good Eye Appeal

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FSA/Eff. Crop Acres:	34.23
Cert. Grass Acres:	1.49
Corn Base Acres:	11.99*
Bean Base Acres:	3.89*
Oat Base Acres:	0.95*
Soil Productivity:	77.50 CSR2

**Base Acres are estimated.*

Property Information

38.00 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 south side of the road.

Legal Description

The NE¼ of the NE¼ of Section 12, Township 81 North, Range 10 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$243,200
- \$6,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,060.00
Net Taxable Acres: 36.88
Tax per Net Taxable Acre: \$28.74

FSA Data

Part of Farm Number 6738, Tract 346
FSA/Eff. Crop Acres: 34.23
Cert. Grass Acres: 1.49
Corn Base Acres: 11.99*
Corn PLC Yield: 135 Bu.
Bean Base Acres: 3.89*
Bean PLC Yield: 44 Bu.
Oat Base Acres: 0.95*
Oat PLC Yield: 50 Bu.
**Bases are estimated pending reconstitution of farm by the Iowa County FSA office.*

Soil Types/Productivity

Primary soils are Ackmore, Waubeek and Nodaway. CSR2 on the FSA/Eff. crop acres is 77.50. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

There is some drainage tile on this farm.

Comments

This is a clean 38 acres with a 77.50 CSR2.

Additional Land For Sale

Seller has 5 additional tracts of land for sale located to the west, north and east of this property. See Additional Land Aerial Map.

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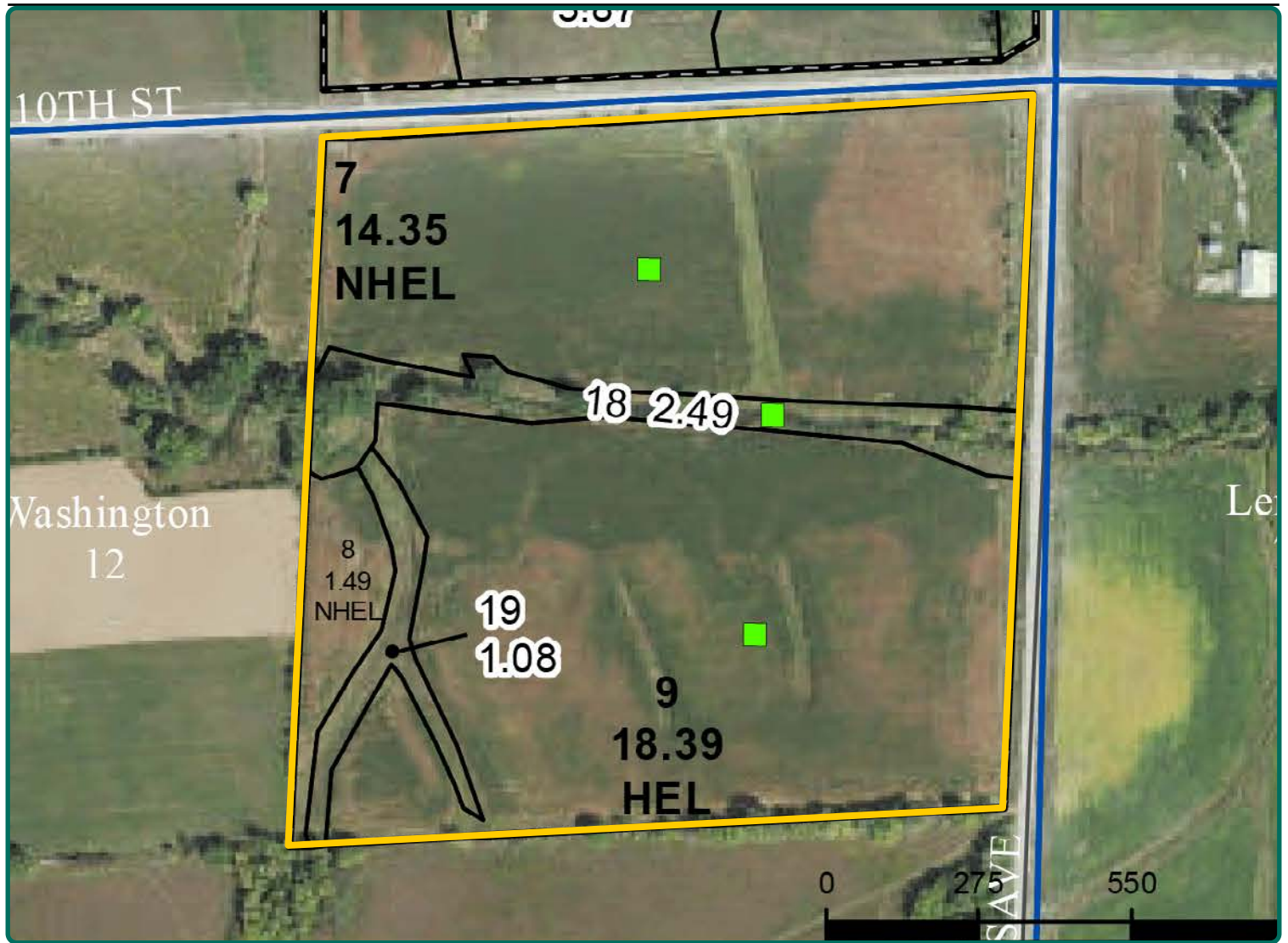


Measured Tillable Acres		34.23		Avg. CSR2		77.50	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
430	Ackmore silt loam, 0 to 2 percent	77	53.1%	llw	18.17		
771C2	Waubeek silt loam, 5 to 9 percent	82	27.8%	llle	9.50		
220	Nodaway silt loam, shallow loess, 0	77	9.8%	llw	3.35		
178B	Waukee loam, 2 to 5 percent slopes	64	8.2%	lls	2.80		
M162B	Downs silt loam, till plain, 2 to 5	90	1.0%	lle	0.33		
8B	Judson silty clay loam, 2 to 5	94	0.3%	lle	0.09		

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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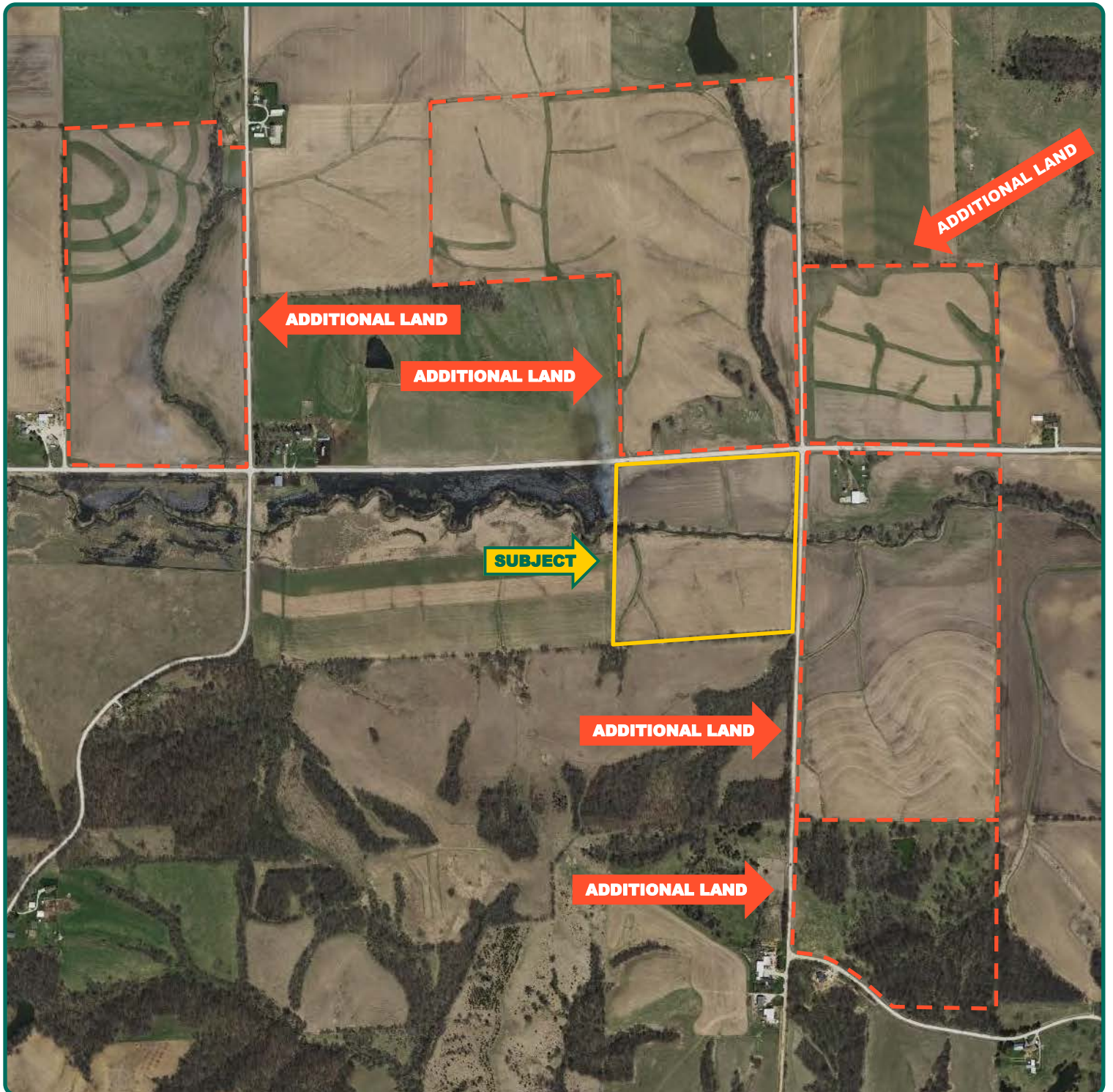
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