

Land For Sale

ACREAGE:

42.00 Acres, m/l

LOCATION:

Iowa County, IA



Property Key Features

- Located 5 Mile Southwest of Norway, Iowa
- 40.73 FSA/Eff. Crop Acres with a 36.30 CSR2
- Nice 42-Acre Iowa County Farm

Troy Louwagie, ALC

Licensed in IA & IL

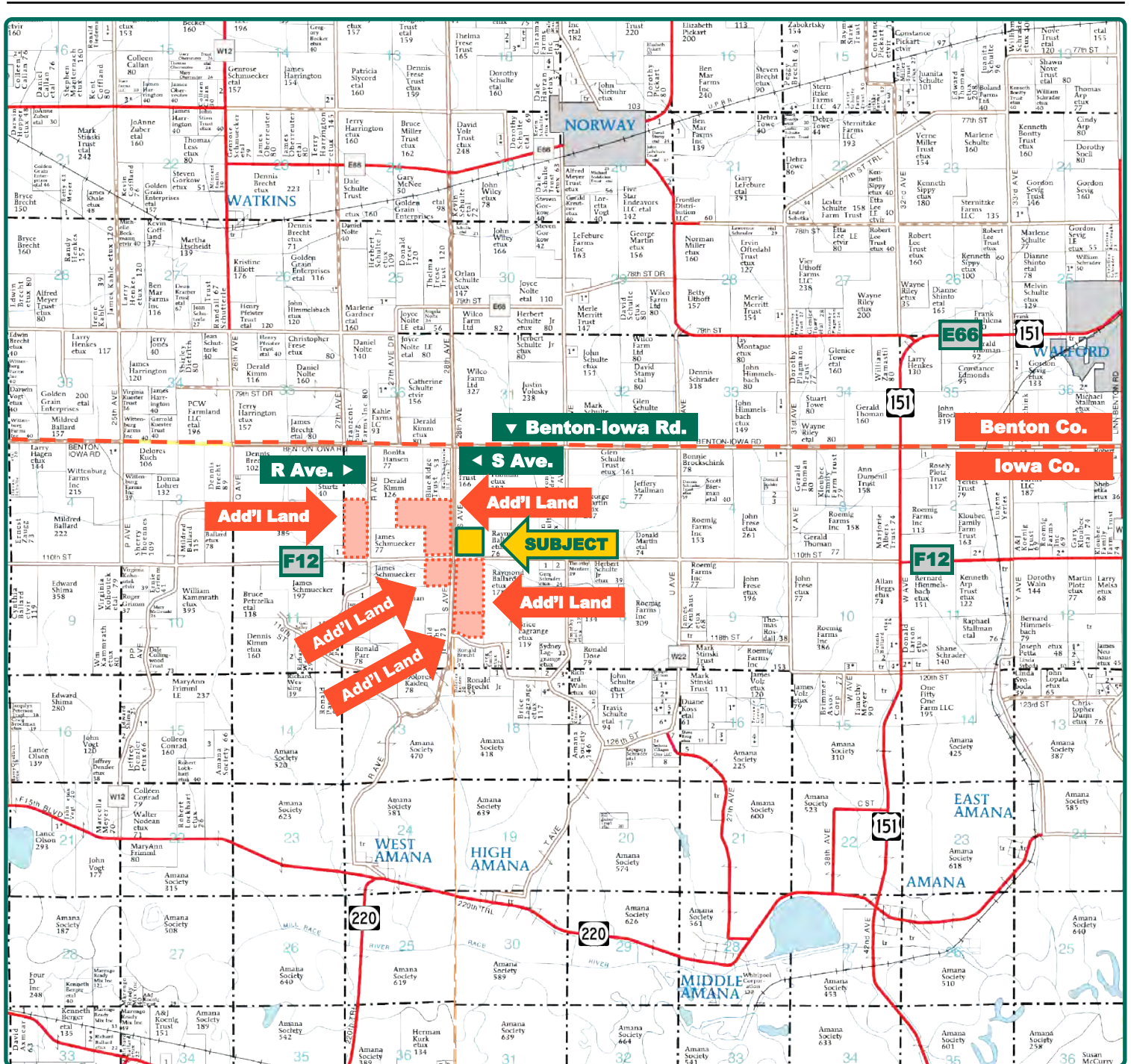
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FSA/Eff. Crop Acres:	40.73
Cert. Grass Acres:	11.40
Corn Base Acres:	17.52*
Bean Base Acres:	4.10*
Oat Base Acres:	0.18*
Soil Productivity:	36.30 CSR2

**Base Acres are estimated.*

Property Information

42.00 Acres, m/l

Location

From Walford: Head west then south on Highway 151 for 3½ miles, then 4 miles west on F12. The property is located on the north side of the road.

Legal Description

The SW¼ of the SW¼ of Section 6, Township 81 North, Range 9 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$199,500
- \$4,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$580.00
Net Taxable Acres: 40.94
Tax per Net Taxable Acre: \$14.17

FSA Data

Part of Farm Number 6738, Tract 347
FSA/Eff. Crop Acres: 40.73
Cert. Grass Acres: 11.40
Corn Base Acres: 17.52*
Corn PLC Yield: 135 Bu.
Bean Base Acres: 4.10*
Bean PLC Yield: 44 Bu.
Oat Base Acres: 0.18*
Oat PLC Yield: 50 Bu.

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

Soil Types/Productivity

Primary soils are Fayette-Chelsea-Tell, Judson and Fayette. CSR2 on the FSA/Eff. crop acres is 36.30. See soil map for detail.

Land Description

Rolling

Pipeline

There is buried pipeline along the west boundary of this farm.

Comments

This is a clean 42-acre Iowa County farm.

Additional Land For Sale

Seller has 5 additional tracts of land for sale located west and south of this property. See Additional Land Aerial Map.

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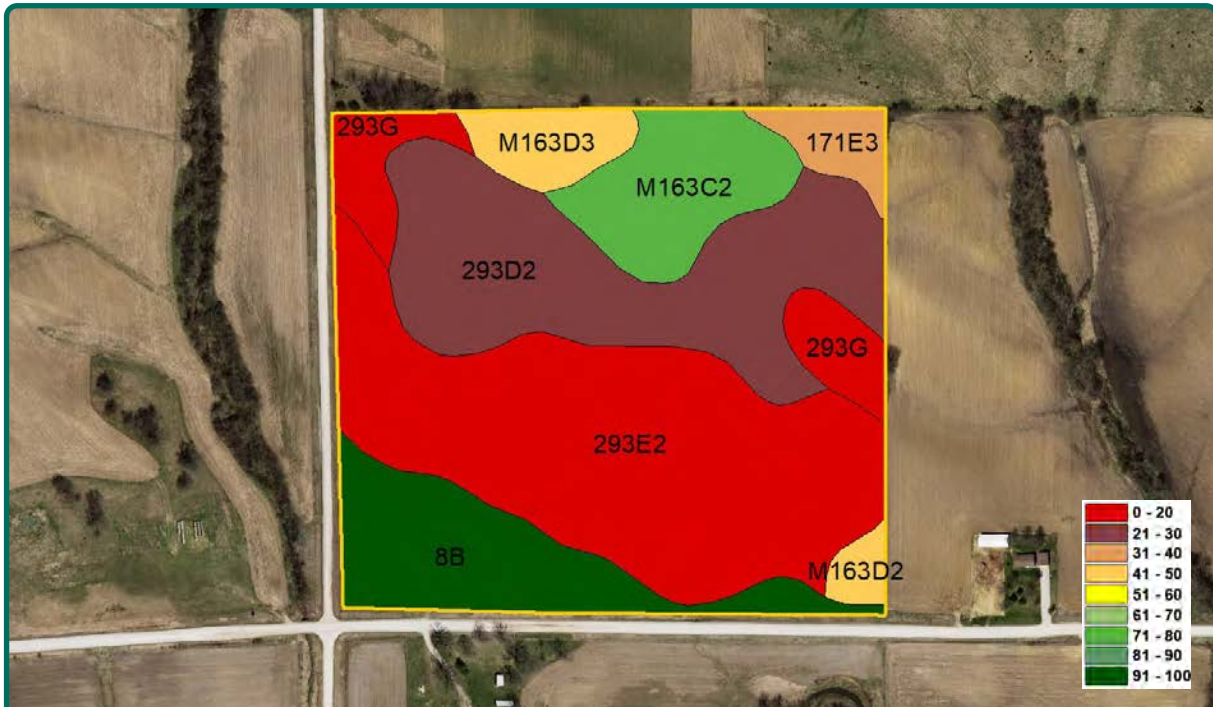
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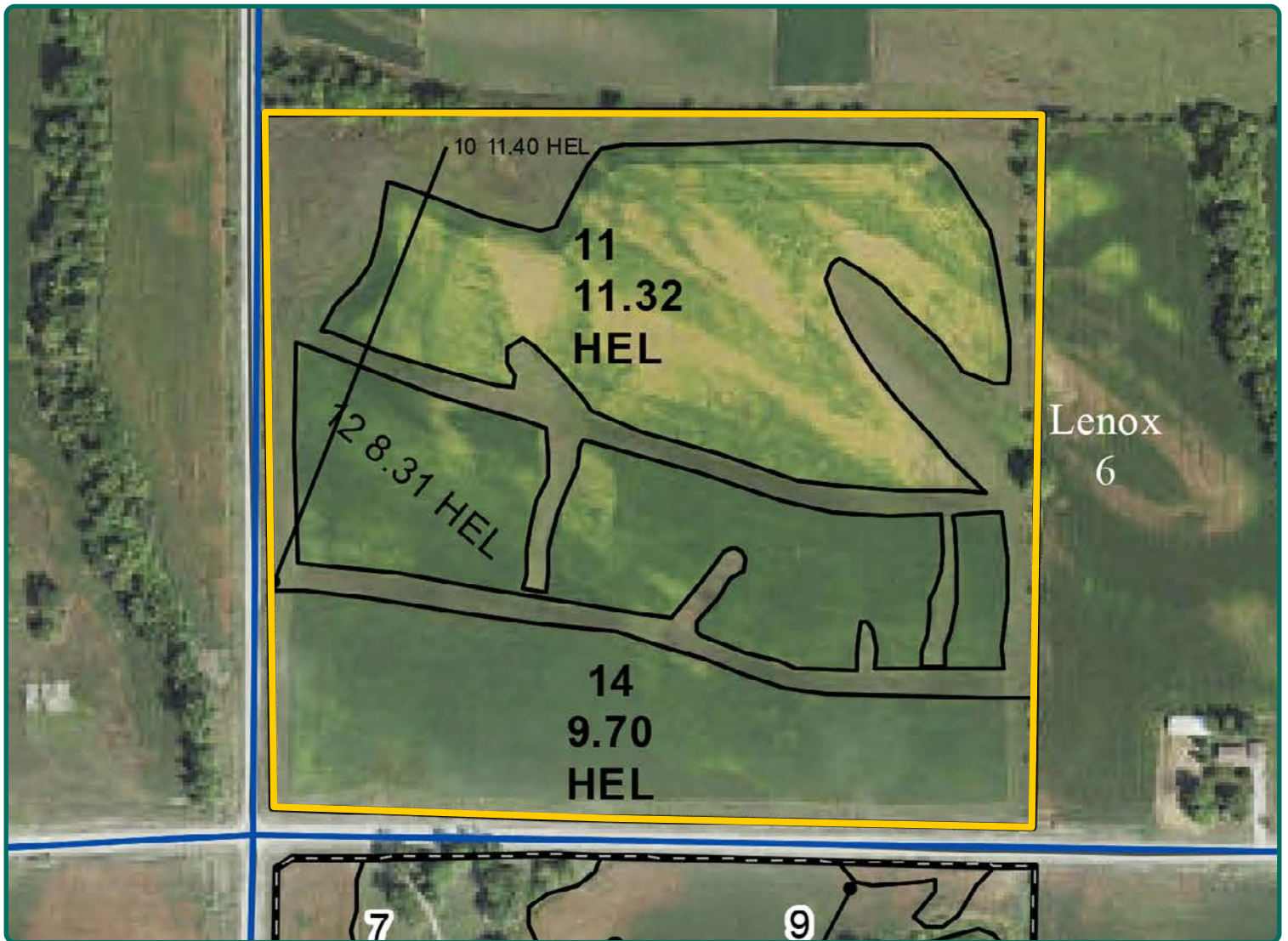


Measured Tillable Acres		40.73	Avg. CSR2		36.30
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
293E2	Fayette-Chelsea-Tell complex, 14 to	18	37.8%	IVe	15.40
293D2	Fayette-Chelsea-Tell complex, 9 to	26	25.1%	IIIe	10.22
8B	Judson silty clay loam, 2 to 5	94	13.1%	Ile	5.33
M163C2	Fayette silt loam, till plain, 5 to 9	76	9.5%	IIIe	3.86
293G	Fayette-Chelsea-Tell complex, 18 to	5	6.5%	VIIe	2.65
M163D3	Fayette silty clay loam, till plain, 9 to	41	4.0%	IVe	1.62
171E3	Bassett loam, 14 to 18 percent	31	2.8%	VIe	1.13
M163D2	Fayette silt loam, till plain, 9 to 14	47	1.3%	IIIe	0.5

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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