

Land For Sale

ACREAGE:

40.00 Acres, m/l

LOCATION:

Iowa County, IA



Property Key Features

- Located 8 Miles Southwest of Walford, Iowa
- Includes a Mixture of Mature Oak and Hickory Trees
- Attractive Rural Homesite with Mature Trees and Small Pond

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FSA/Eff. Crop Acres:	3.26
Cert. Grass Acres:	3.26
Corn Base Acres:	1.00
Bean Base Acres:	0.30
Oat Base Acres:	0.10
Soil Productivity:	64.90 CSR2

Property Information

40.00 Acres, m/l

Location

From Walford: Head west then south on Highway 151 for 3½ miles; 4¼ miles west on F12; then ½ mile south on S Avenue. The property is located on the east side of the road.

Legal Description

That part of the NW¼ of the SW¼ of Section 7, Township 81 North, Range 9 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$240,000
- \$6,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$296.00
Net Taxable Acres: 39.23
Tax per Net Taxable Acre: \$7.55

FSA Data

Farm Number 6738, Tract 5631
FSA/Eff. Crop Acres: 3.26
Cert. Grass Acres: 3.26
Corn Base Acres: 1.00
Corn PLC Yield: 135 Bu.
Bean Base Acres: 0.30
Bean PLC Yield: 44 Bu.
Oat Base Acres: 0.10
Oat PLC Yield: 50 Bu.

Soil Types/Productivity

The soil type is Fayette. CSR2 on the FSA/Eff. crop acres is 64.90. See soil map for detail.

Land Description

Gently rolling

Pipeline

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

Comments

This is an absolutely beautiful rural homesite which includes a mixture of mature trees and a small pond. Build your dream home on this beautiful setting.

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Measured Tillable Acres		3.26	Avg. CSR2		64.90
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163C2	Fayette silt loam, till plain, 5 to 9	76	84.4%	IIIe	2.75
M163G	Fayette silt loam, till plain, 25 to 40	5	15.6%	VIIe	0.51

Additional Land For Sale

Seller has 5 additional tracts of land for sale located to the north and northwest 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.

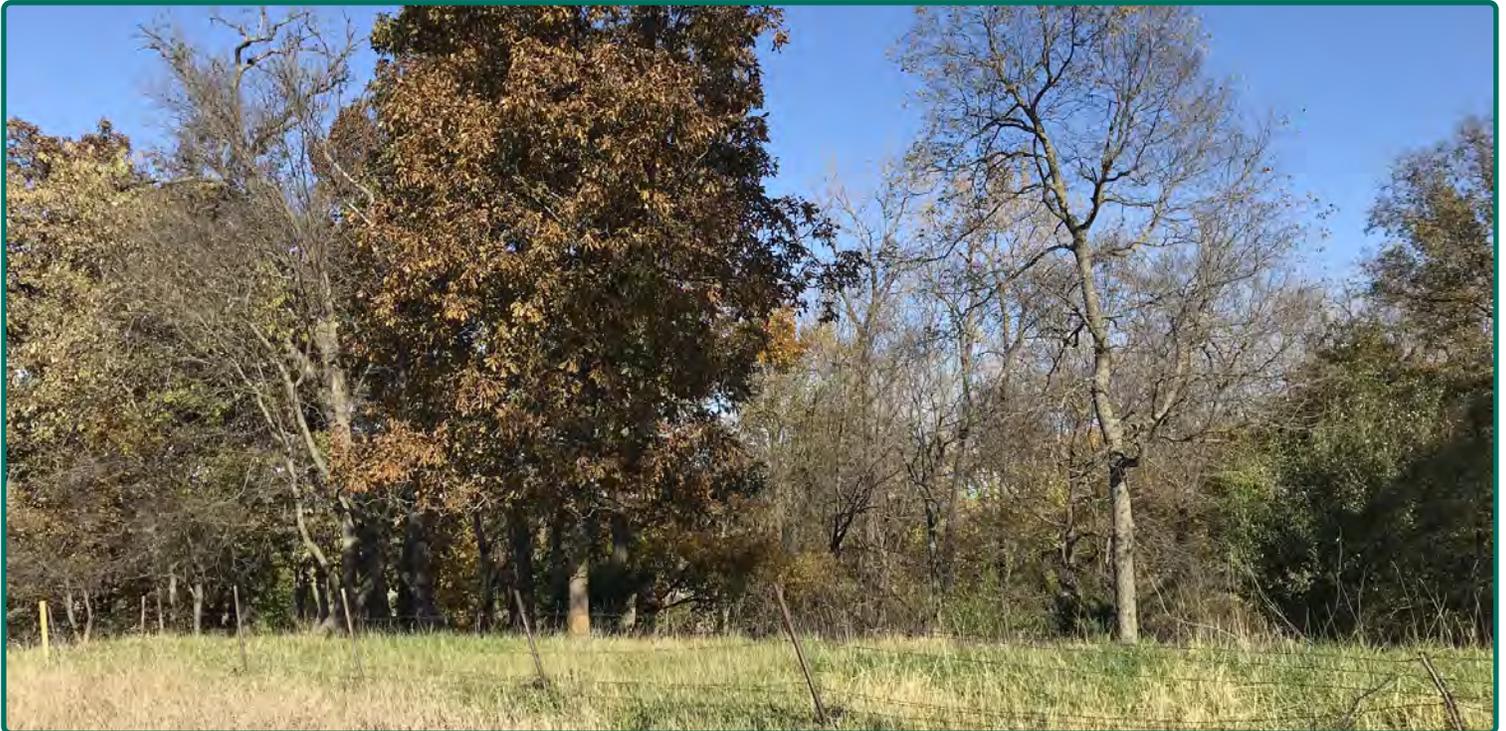
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