

Land For Sale

ACREAGE:

86.00 Acres, m/l

LOCATION:

Iowa County, IA

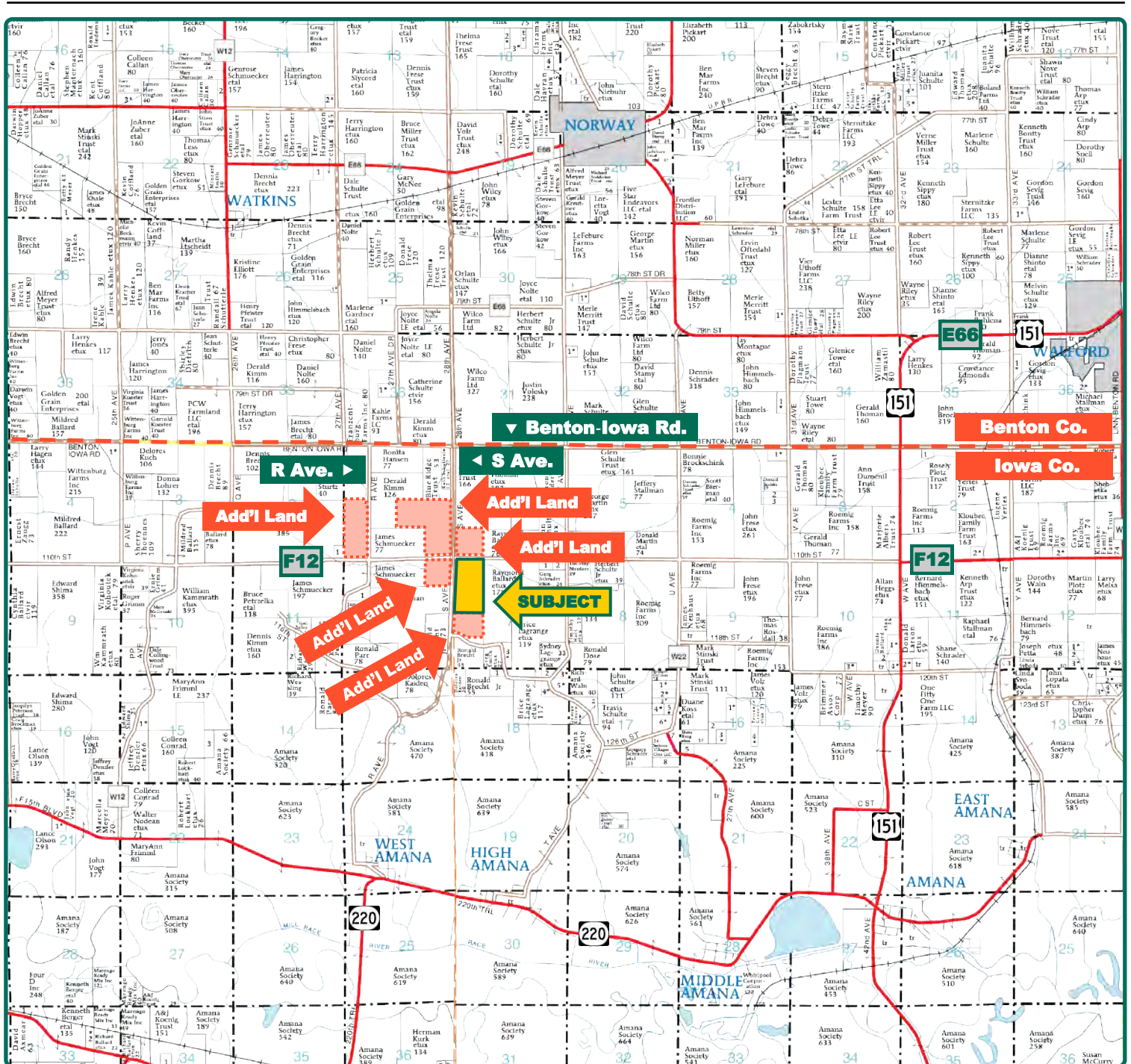


Property Key Features

- Located 5 Miles Southwest of Norway, Iowa
- 73.42 FSA/Eff. Crop Acres with a 68.80 CSR2
- Includes 2 Grain Bins and Outbuildings

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FSA/Eff. Crop Acres:	73.42
Corn Base Acres:	31.50*
Bean Base Acres:	7.38*
Oat Base Acres:	0.32*
Soil Productivity:	68.80 CSR2

**Base Acres are estimated.*

Property Information

86.00 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 south side of the road.

Legal Description

The W½ of the NW¼ of Section 7, Township 81 North, Range 9 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$571,900
- \$6,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,396.00
Net Taxable Acres: 84.08

FSA Data

Part of Farm Number 6738, Tract 347
FSA/Eff. Crop Acres: 73.42
Corn Base Acres: 31.50*
Corn PLC Yield: 135 Bu.
Bean Base Acres: 7.38*
Bean PLC Yield: 44 Bu.
Oat Base Acres: 0.32*
Oat PLC Yield: 50 Bu.

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

Soil Types/Productivity

Primary soils are Nodaway, Bassett and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 68.80. See soil map for detail.

Land Description

Level to gently rolling

Buildings/Improvements

Improvements include a barn and chicken house and two grain bins:

- West Bin: 36' diameter bin built in 2017 with aeration floor and fan. 22,000 bushel capacity.
- East Bin: 7,000 bushel capacity with aeration floor and fan.

Pipeline

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

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Measured Tillable Acres		73.42	Avg. CSR2		68.80
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
220	Nodaway silt loam, shallow loess, 0	77	23.9%	IIw	17.58
171D2	Bassett loam, 9 to 14 percent	54	18.3%	IIIe	13.41
911B	Colo-Ely complex, 0 to 5 percent	86	17.5%	IIw	12.82
M163D2	Fayette silt loam, till plain, 9 to 14	47	16.3%	IIIe	11.98
M163B	Fayette silt loam, till plain, 2 to 5	84	11.1%	Ile	8.14
178C	Waukee loam, 5 to 9 percent slopes	60	3.4%	IIIe	2.52
771C2	Waubek silt loam, 5 to 9 percent	82	3.4%	IIIe	2.50
8B	Judson silty clay loam, 2 to 5	94	2.6%	Ile	1.9
178B	Waukee loam, 2 to 5 percent slopes	64	1.1%	IIs	0.8
M163G	Fayette silt loam, till plain, 25 to 40	5	1.0%	VIIe	0.7
M163F2	Fayette silt loam, till plain, 18 to 25	18	0.8%	VIe	0.6
M163D	Fayette silt loam, till plain, 9 to 14	50	0.6%	IIIe	0.5

Comments

This is a nice Iowa County farm with a 68.80 CSR2 and includes two grain bins and outbuildings.

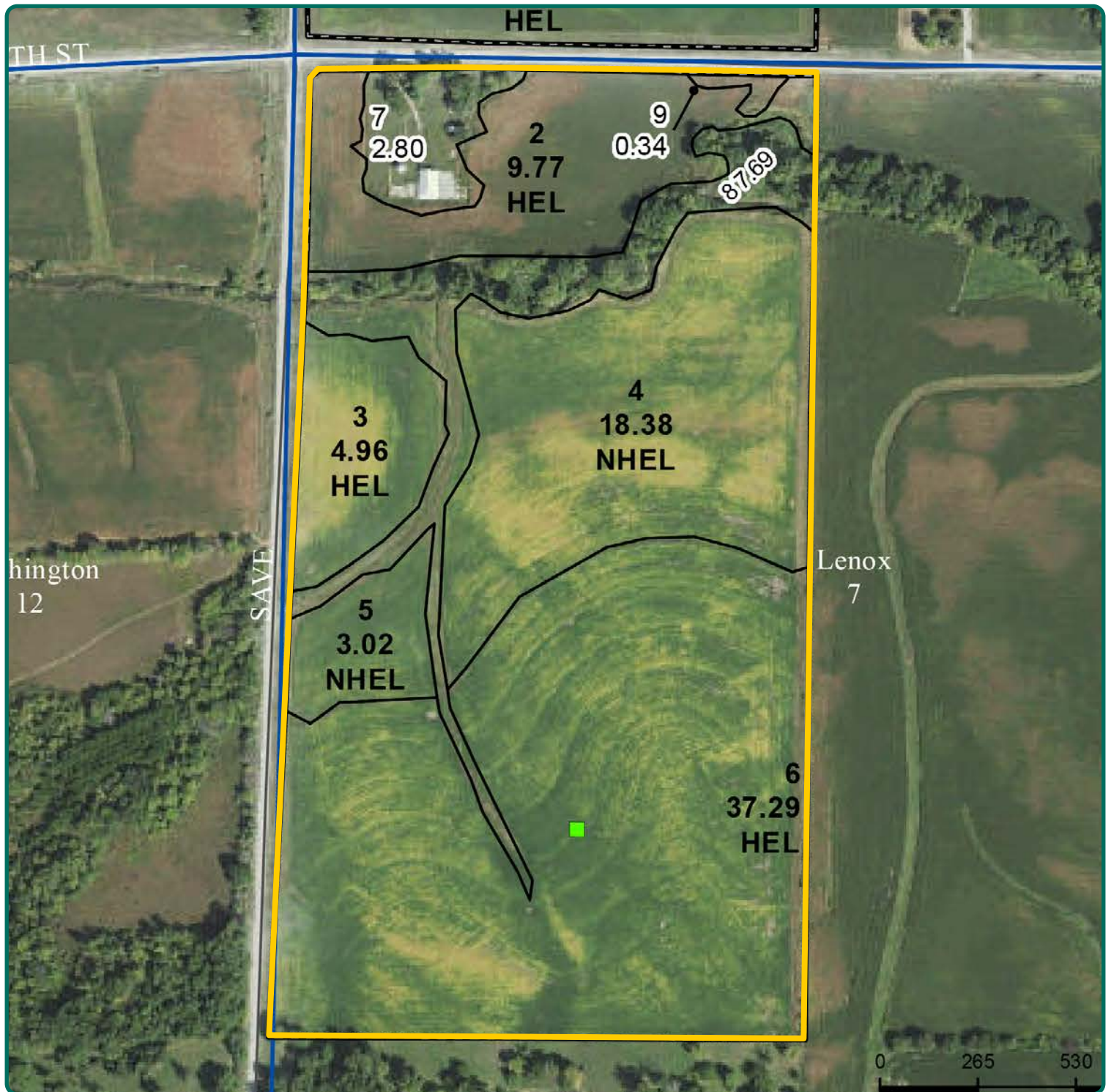
Additional Land For Sale

Seller has 5 additional tracts of land for sale located north, south and 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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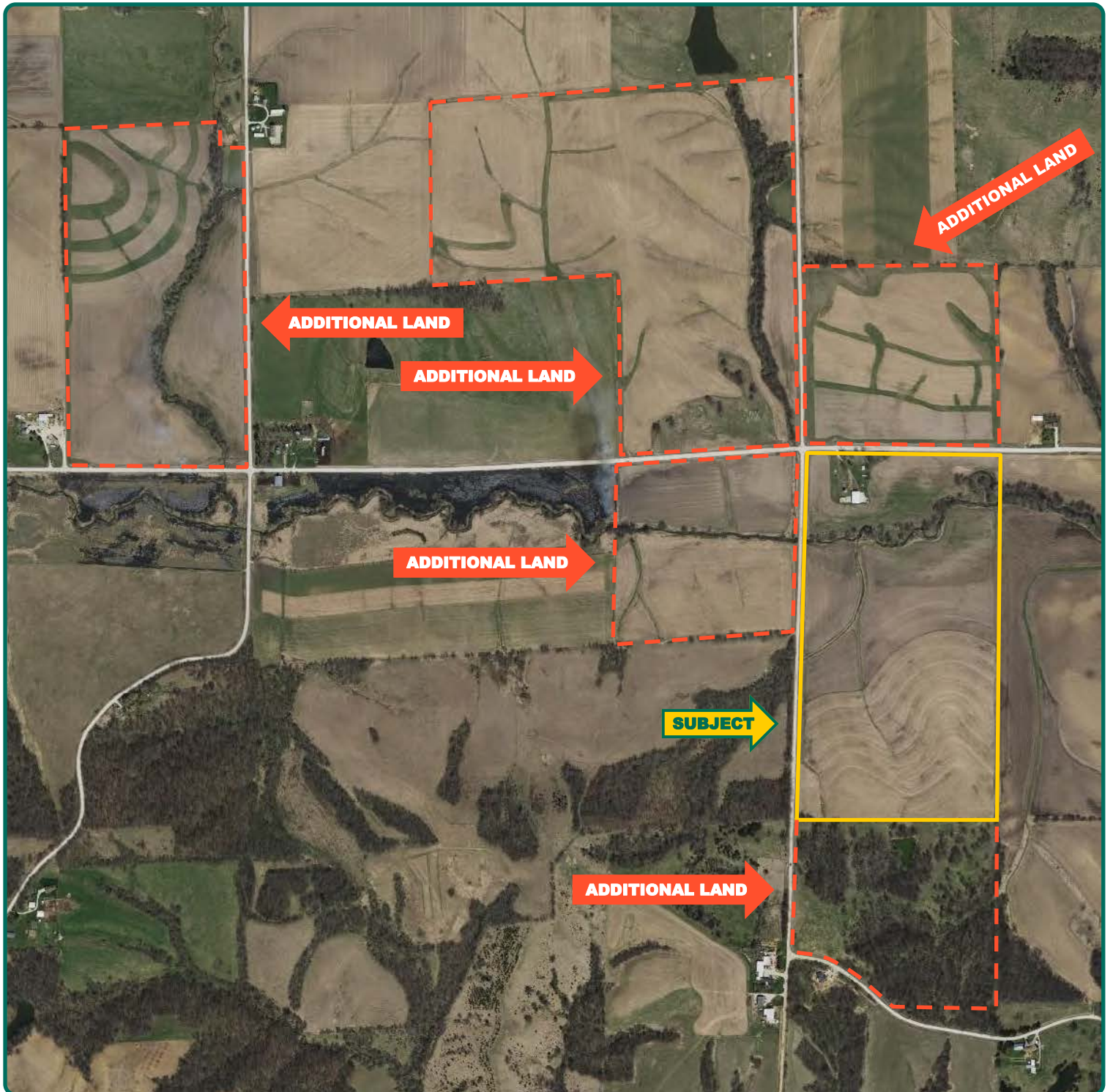
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