

Land For Sale

ACREAGE:

54.00 Acres, m/l

LOCATION:

Iowa County, IA

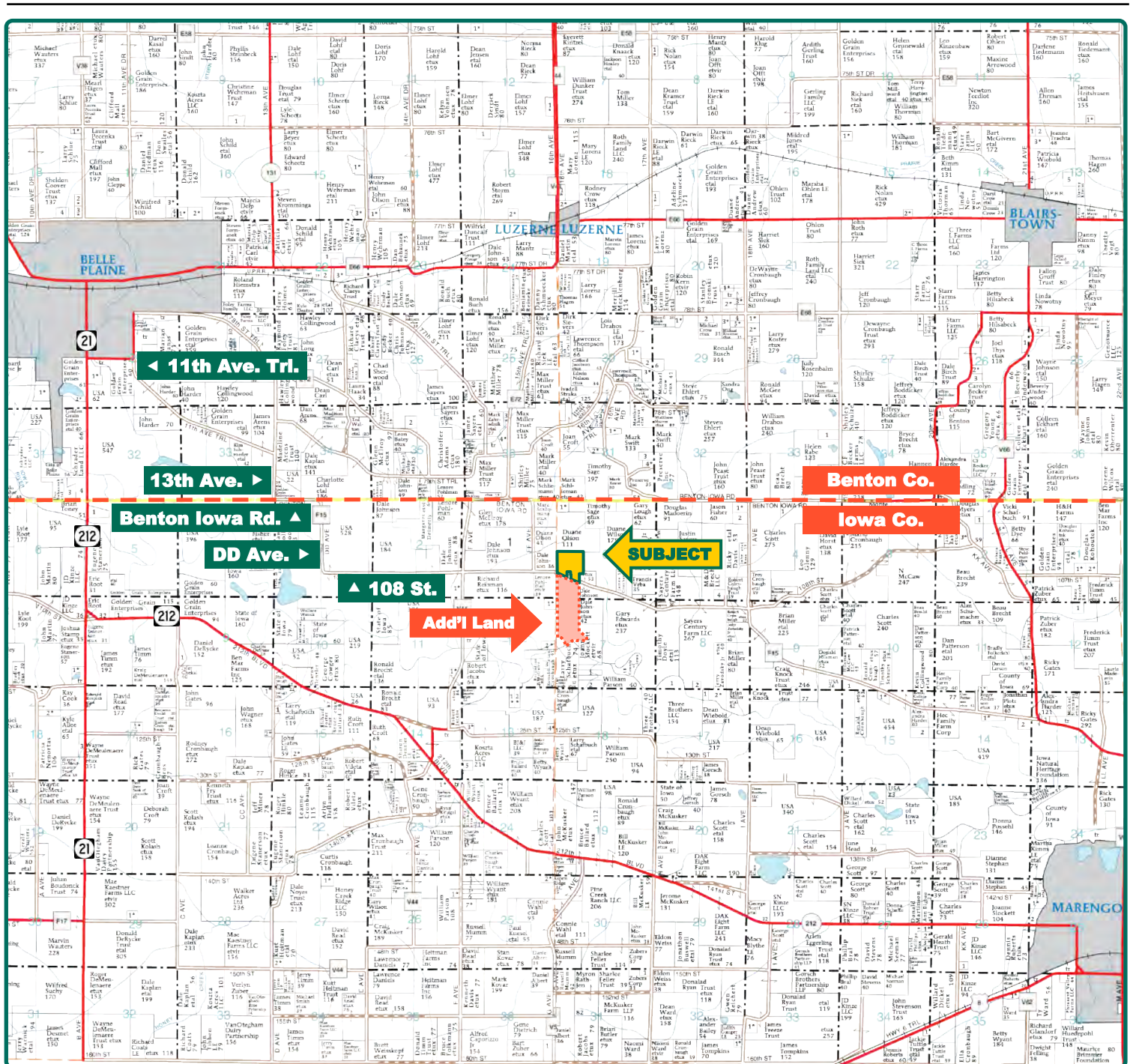


Property *Key Features*

- **54 Acres Located Northwest of Marengo**
- **45.81 Cropland Acres with a 53.90 CSR2**
- **Includes Cattle Barn and Machine Shed**

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FSA/Eff. Crop Acres: 45.81
Cert. Grass Acres: 7.50
Corn Base Acres: 24.71*
Bean Base Acres: 21.10*
Soil Productivity: 53.90 CSR2

**Base Acres are estimated.*

Property Information

54.00 Acres, m/l

Location

From Belle Plaine: 2 miles southeast on 11th Ave. Trail, ½ mile south on 13th Ave., ½ mile east on Benton Iowa Road, ¾ mile south on DD Ave. and 2½ miles east on 108th St. The farm is located on the north side of the road.

Legal Description

That part of the W½ of the SW¼ lying North of the Road, all located in Section 6, Township 81 North, Range 11 West of the 5th P.M., Iowa County, Iowa, except the house and 2 acres.

Price & Terms

- \$351,000
- \$6,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax—Estimated

Taxes Payable 2019 - 2020: \$1,242.00*

Net Taxable Acres: 53.00*

**Taxes and net taxable acres are estimated pending survey of property. Iowa County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 5122, Tract 4219

FSA/Eff. Crop Acres: 45.81

Cert. Grass Acres: 7.50

Corn Base Acres: 24.71*

Corn PLC Yield: 157 Bu.

Bean Base Acres: 21.10*

Bean PLC Yield: 42 Bu.

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

Soil Types/Productivity

Primary soils are Fayette-Chelsea-Tell, Fayette and Ackmore-Colo. CSR2 on the FSA/Eff. crop acres is 53.90. See soil map for detail.

Land Description

Gently rolling to rolling.

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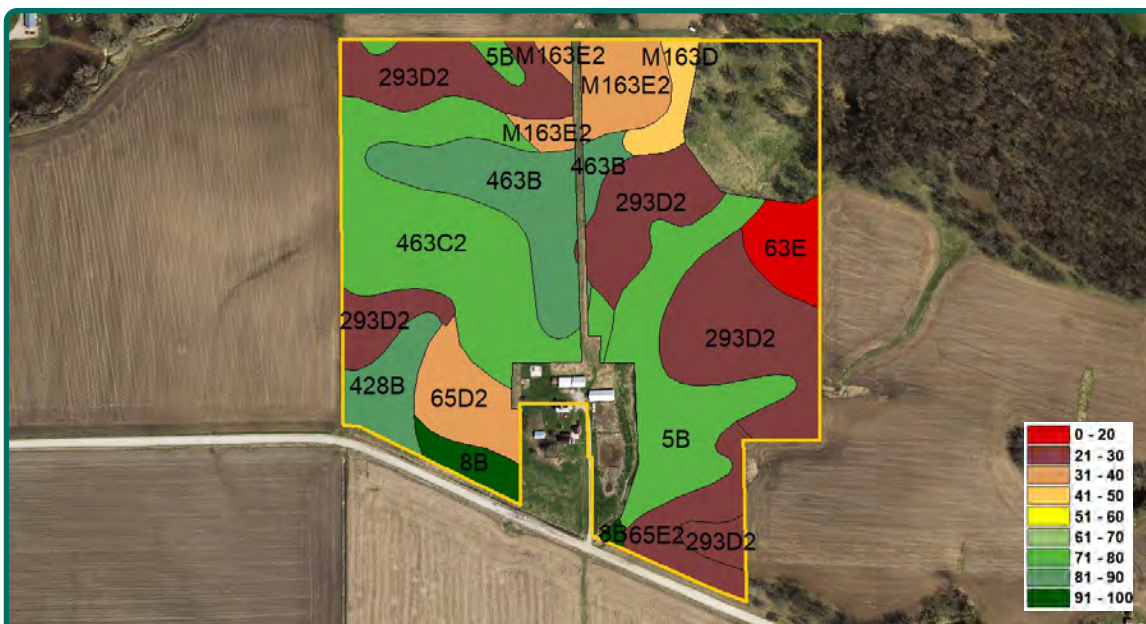
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Measured Tillable Acres		45.81	Avg. CSR2		53.90
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
293D2	Fayette-Chelsea-Tell complex, 9 to	26	29.2%	Ille	13.37
463C2	Fayette silt loam, terrace, 5 to 9	76	19.6%	Ille	8.96
5B	Ackmore-Colo complex, 2 to 5	77	13.4%	Ilw	6.14
463B	Fayette silt loam, terrace, 2 to 5	84	10.6%	Ile	4.86
M163E2	Fayette silt loam, till plain, 14 to 18	36	5.8%	IVe	2.66
65D2	Lindley loam, 9 to 14 percent slopes,	39	4.9%	IVe	2.24
65E2	Lindley loam, 14 to 18 percent	30	4.6%	Vle	2.12
428B	Ely silty clay loam, 2 to 5 percent	88	4.0%	Ile	1.8
63E	Chelsea loamy fine sand, 9 to 18	5	3.5%	Vlls	1.6
8B	Judson silty clay loam, 2 to 5	94	2.3%	Ile	1.0
M163D	Fayette silt loam, till plain, 9 to 14	50	2.1%	Ille	1.0

Buildings/Improvements

There are two machine sheds and one open-front cattle shed located on this farm.

Water & Well Information

Water is provided by the Poweshiek Rural Water Association.

Easement

There is an easement running north through the property providing access to a pioneer cemetery. The pioneer cemetery is located north of this farm. There is no recorded easement for this lane, it has been there many years and will need to stay.

Comments

This is a nice Iowa County farm with a mixture of high-producing cropland and pasture. This would be an ideal starter farm or add-on.

Additional Land For Sale

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

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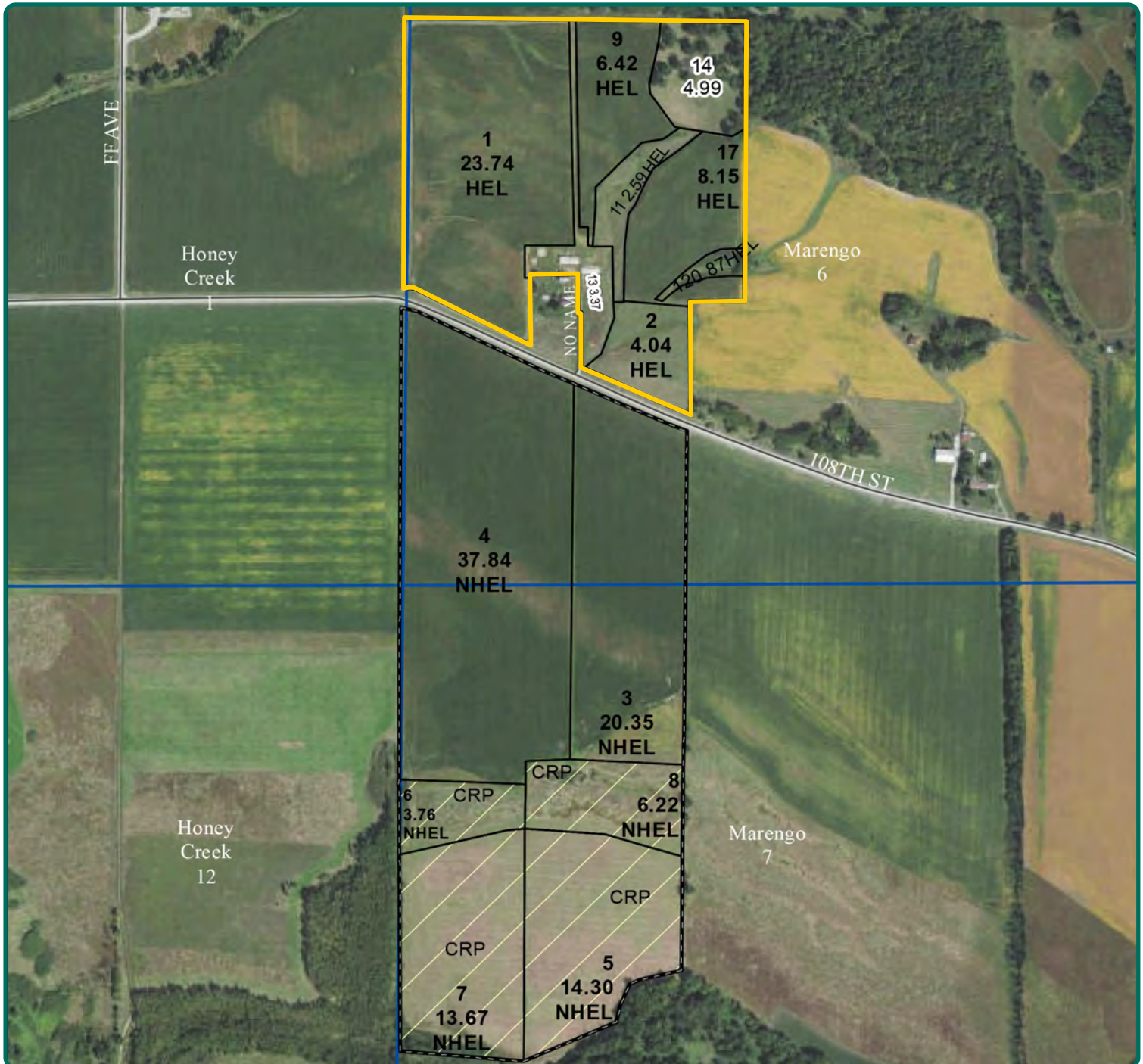
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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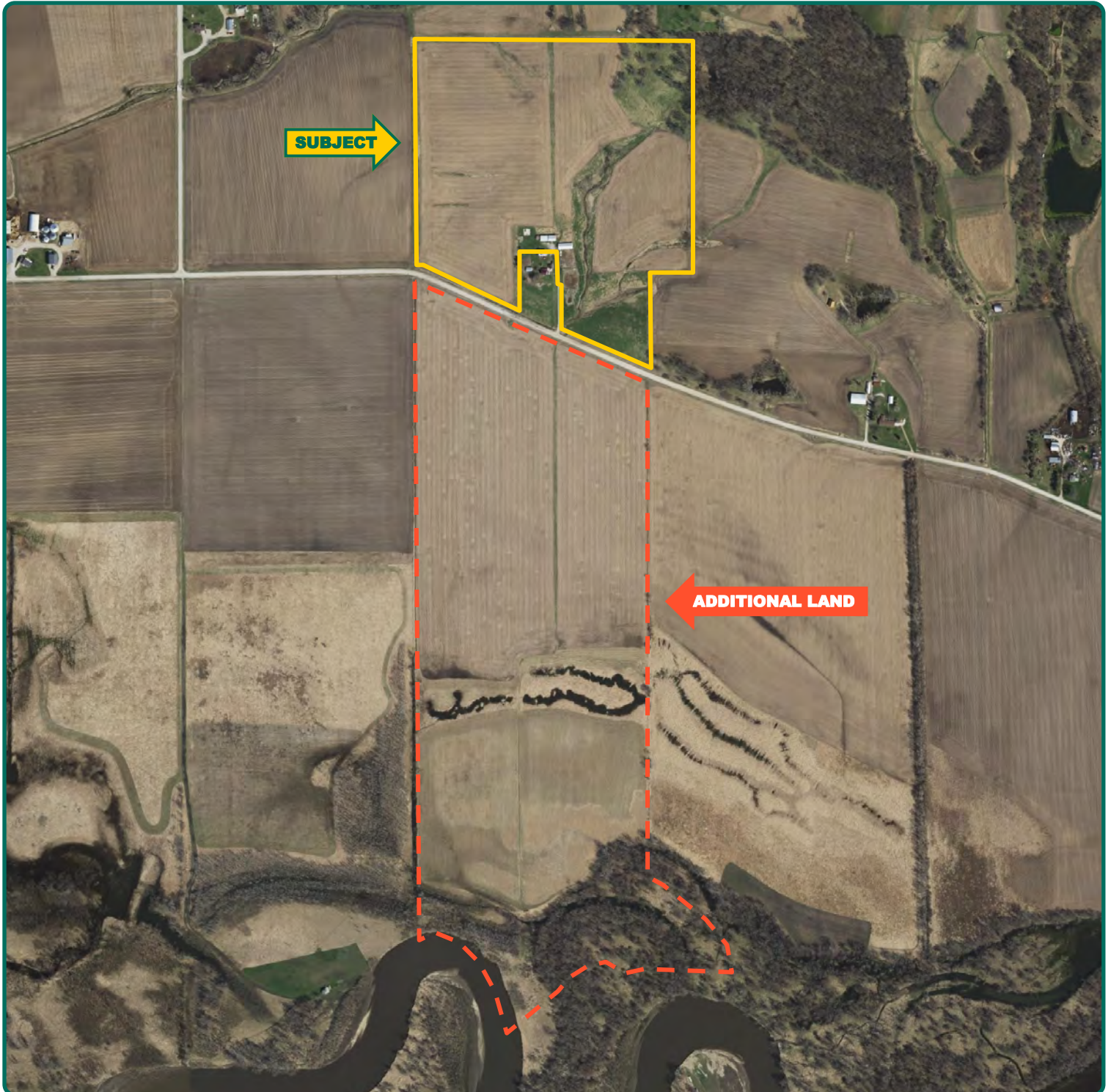
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Additional Land Aerial Photo



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