

# Land For Sale

**ACREAGE:**

**147.00 Acres, m/l**

**LOCATION:**

**Poweshiek County, IA**



## Property *Key Features*

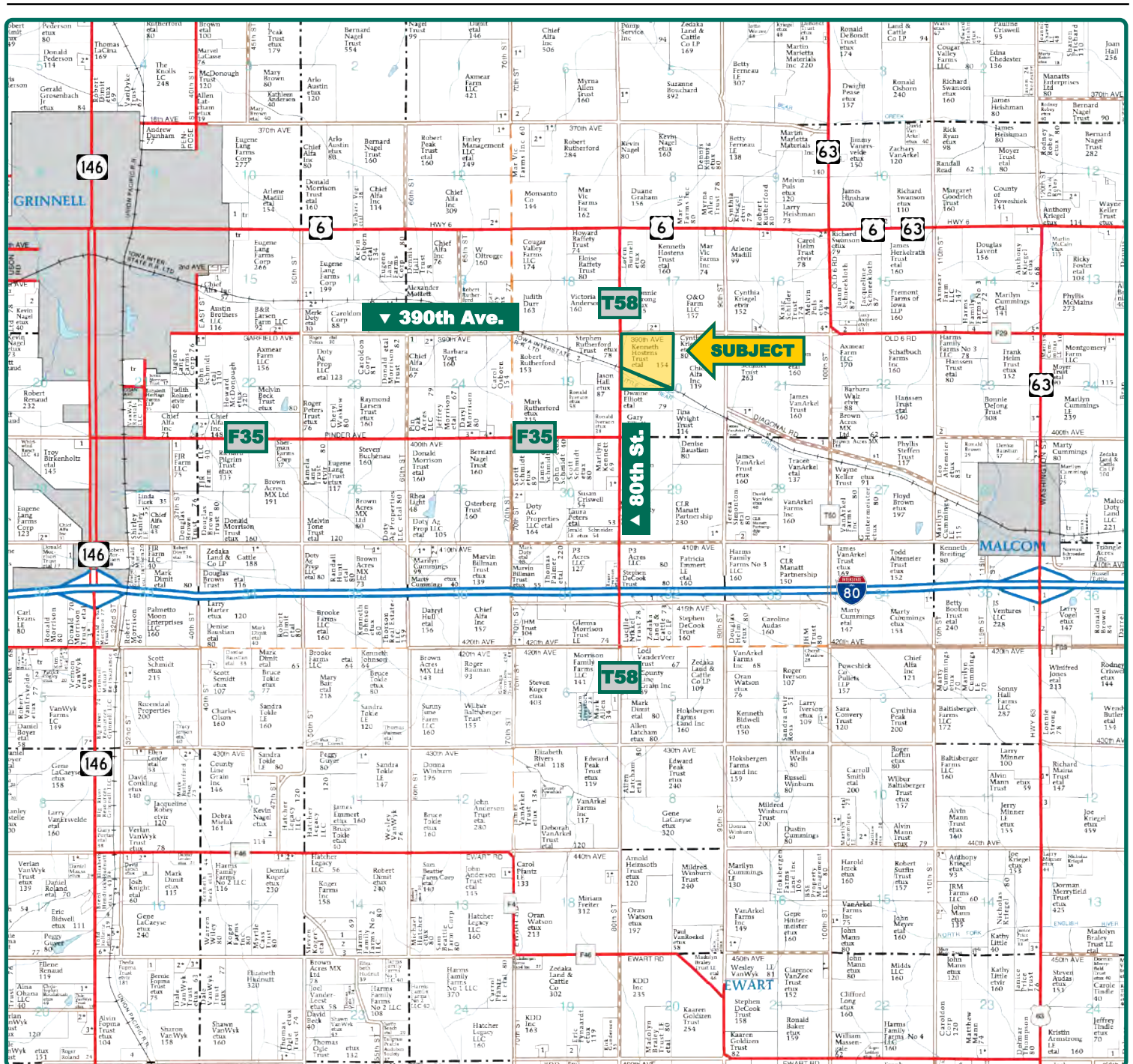
- Located 4 Miles East of Grinnell, Iowa
- 111.89 FSA/Eff. Crop Acres with a 70.8 CSR2
- Located on a Hard-Surface Road

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FSA/Eff. Crop Acres:	111.89
CRP Acres:	18.30
Corn Base Acres:	72.33
Bean Base Acres:	39.52
Soil Productivity:	70.80 CSR2

## Property Information

**147.00 Acres, m/l**

### Location

From Grinnell—Intersection of Highway 146 and Highway 6: 5 miles east on Highway 6 and 1 mile south on County Road T58. Farm is located on the east side of the road.

### Legal Description

The NW¼ of Section 20, Township 80 North, Range 15 West of the 5<sup>th</sup> P.M., Poweshiek County, Iowa, except the buildings in the north central portion of the farm and except the railroad right-of-way.

### Price & Terms

#### Price Reduced!

- ~~\$1,006,950~~ \$955,500
- ~~\$6,850/acre~~ \$6,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$3,668.00  
Net Taxable Acres: 146.87  
Tax per Net Taxable Acre: \$24.97

### FSA Data

Farm Number 3032, Tract 1328  
FSA/Eff. Crop Acres: 111.89  
CRP Acres: 18.30  
Corn Base Acres: 72.33  
Corn PLC Yield: 160 Bu.

Bean Base Acres: 39.52  
Bean PLC Yield: 51 Bu.

### CRP Contracts

There are 18.30 acres enrolled in a CP-10 and CP-2 contract that pays \$3,249.00 annually and expires September 30, 2020.

### Soil Types/Productivity

Primary soils are Shelby, Tama and Lamoni. CSR2 on the FSA/Eff. crop acres is 70.80. See soil map for detail.

### Land Description

Gently rolling to rolling.

### Comments

This is a good income-producing Poweshiek County farm with a mixture of cropland and CRP.

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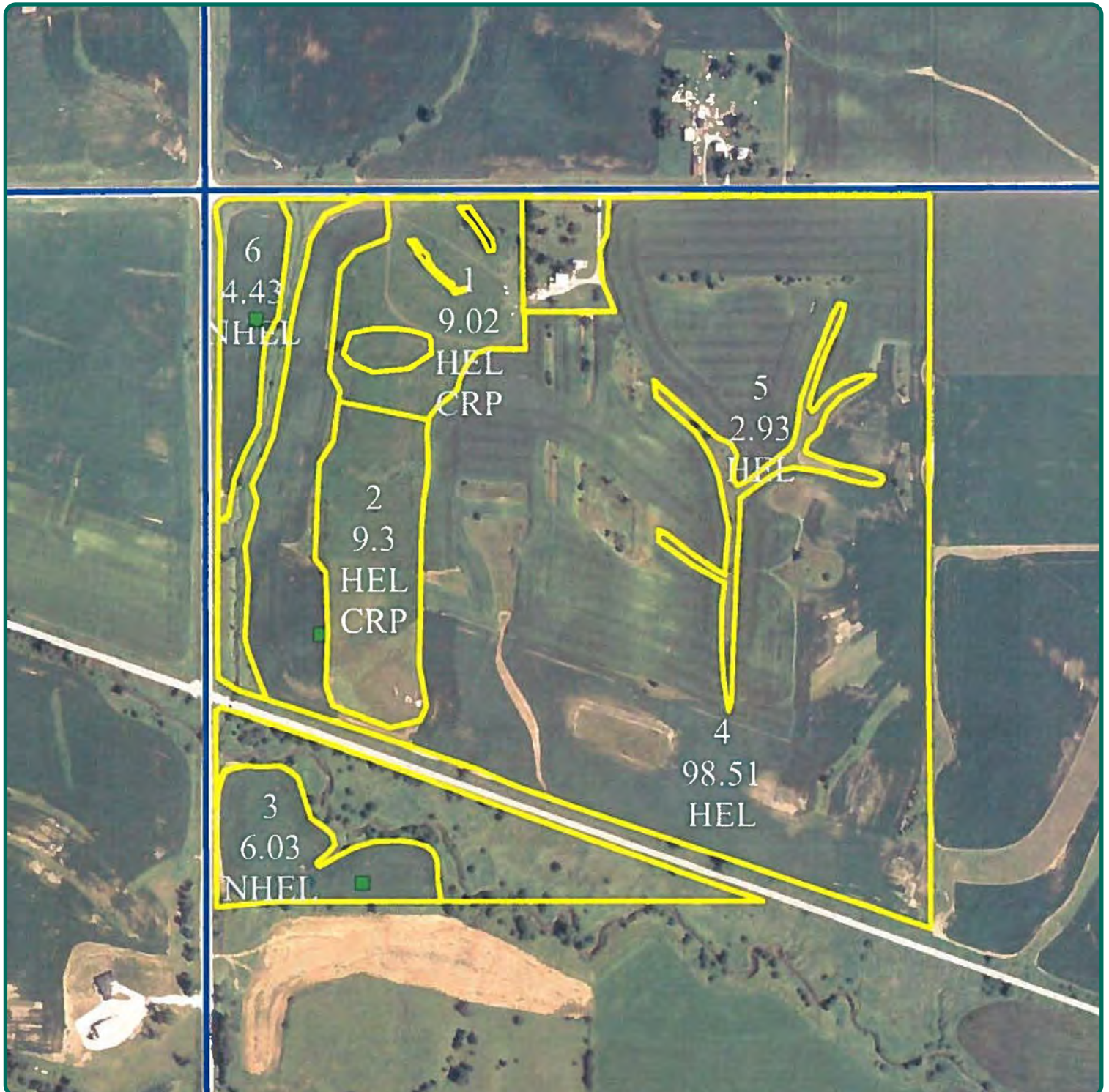
Measured Tillable Acres		111.89	Avg. CSR2		70.80
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
24D2	Shelby loam, 9 to 14 percent slopes,	51	27.1%	> 6.5ft.	30.37
120C2	Tama silty clay loam, 5 to 9 percent	87	24.9%	> 6.5ft.	27.91
120B	Tama silty clay loam, 2 to 5 percent	95	9.7%	> 6.5ft.	10.81
822D2	Lamoni silty clay loam, 9 to 14	22	8.7%	rupt textura	9.79
20C2	Killduff silty clay loam, 5 to 9 percent	81	7.5%	> 6.5ft.	8.37
133+	Colo silt loam, 0 to 2 percent slopes,	78	6.6%	> 6.5ft.	7.39
133	Colo silty clay loam, 0 to 2 percent	78	5.9%	> 6.5ft.	6.58
24E2	Shelby loam, 14 to 18 percent	36	0.8%	> 6.5ft.	0.88
11B	Colo-Ely complex, 0 to 5 percent	86	0.6%	> 6.5ft.	0.65
192D2	Adair clay loam, 9 to 14 percent	16	0.0%	rupt textura	0.04
8B	Judson silty clay loam, 2 to 5	93	8.2%	> 6.5ft.	9.12

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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