

# Land For Sale

**ACREAGE:**

**153.00 Acres, m/l**

**LOCATION:**

**Buchanan County, IA**



## Property *Key Features*

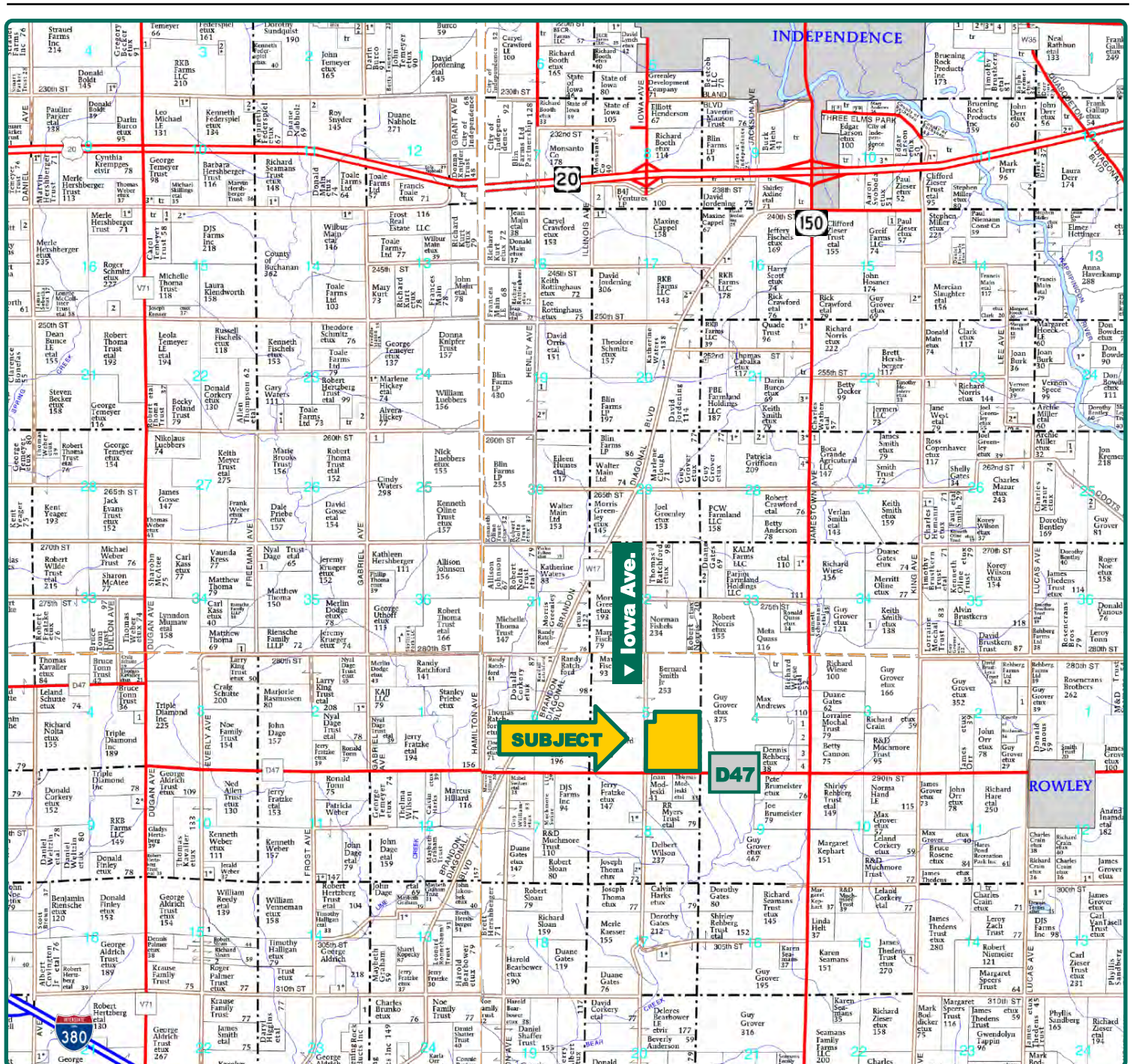
- Productive soils with a 78.70 CSR2
- Leaseback with a solid return
- Extensively pattern tiled

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**FSA/Eff. Crop Acres:** 143.12  
**Corn Base Acres:** 143.10  
**Soil Productivity:** 78.70 CSR2

## Property Information

**153.00 Acres, m/l**

### Location

**From Rowley:** 3 miles west on County Road D47. Farm is located on the north side of the road.

**From Independence - At the intersection of Highways 150 and 20:** 5½ miles south on Highway 150 and 1 mile west on County Road D47. Farm is located in the north side of the road.

### Legal Description

The SE¼ of Section 5, Township 87 North, Range 9 West of the 5th P.M. in Buchanan County, Iowa. Except the house and buildings in the northwest corner.

### Price & Terms

- \$1,254,600
- \$8,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$4,614.00  
Net Taxable Acres: 151.19  
Tax per Net Taxable Acre: \$30.52

### FSA Data

Farm Number 3763, Tract 21822  
FSA/Eff. Crop Acres: 143.12  
Corn Base Acres: 143.10  
Corn PLC Yield: 157 Bu.

### Soil Types/Productivity

Primary soils are Kenyon, Olin and Clyde. CSR2 on the FSA/Eff. crop acres is 78.70. See soil map for detail.

### Yield History (Bu./Ac.)

Year	Corn	Beans
2019	205	--
2018	207	--
2017	223	--
2016	--	70

### Land Description

Gently rolling.

### Drainage

Over \$70,000 in drainage tile has been installed in the past five years. See Tile Maps.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	44.78	31.29	2	90	
408B	Olin fine sandy loam, 2 to 5 percent slopes	44.20	30.88	2	74	
84	Clyde clay loam, 0 to 3 percent slopes	25.26	17.65	2	88	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	10.49	7.33	4	39	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	8.01	5.60	2	87	
221	Klossner muck, 1 to 4 percent slopes	5.24	3.66	3	48	
471	Oran loam, 1 to 3 percent slopes	4.87	3.40	1	74	
407B	Schley loam, 1 to 4 percent slopes	0.28	0.19	2	81	

Measured Tillable Acres: 143.12

Average CSR2: 78.70

## Leaseback

Seller will provide a competitive rent to the new owner. Contact listing agents for more details.

## Comments

This is a nice Buchanan County farm with productive soils, located along a hard-surface road

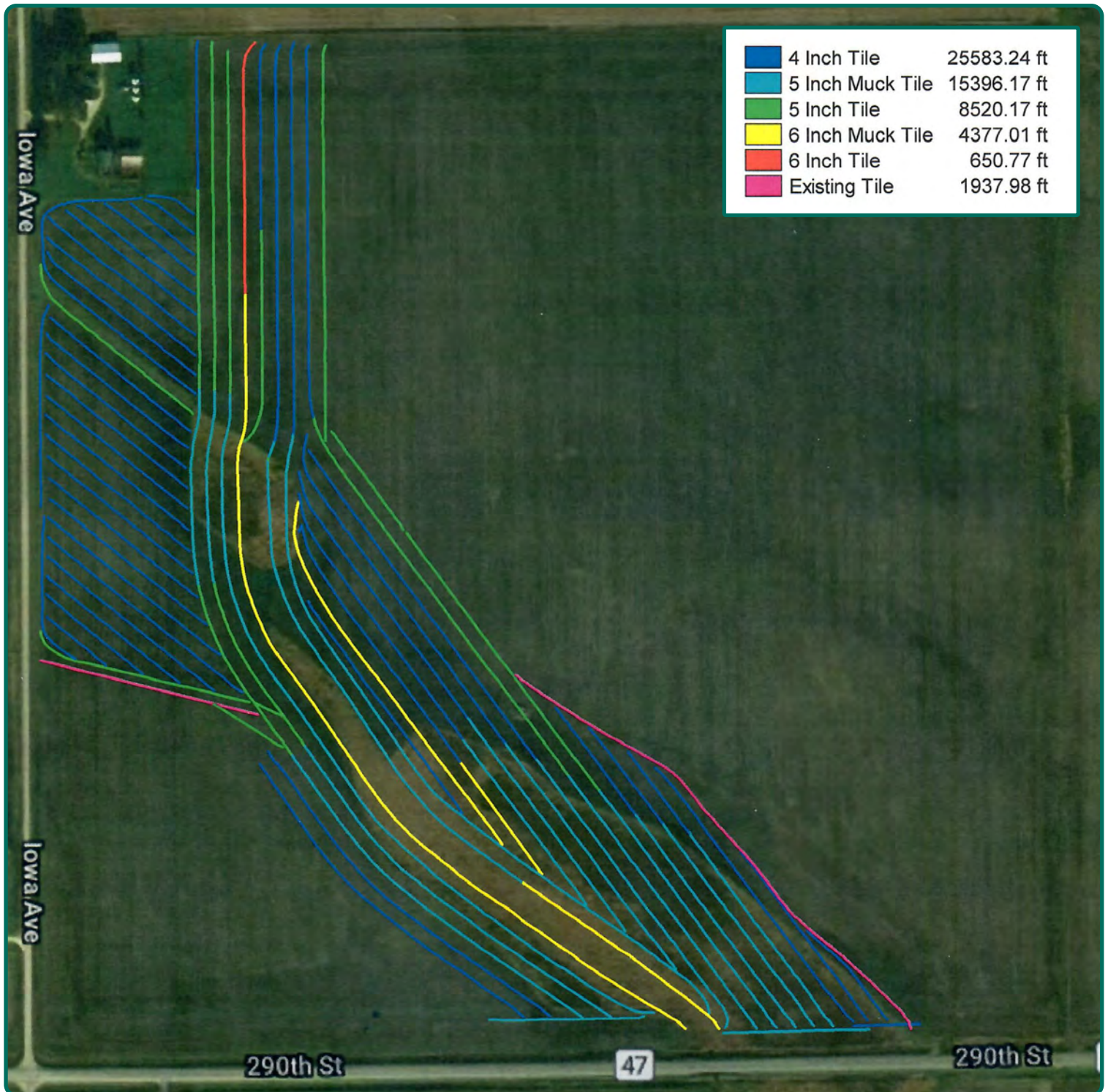
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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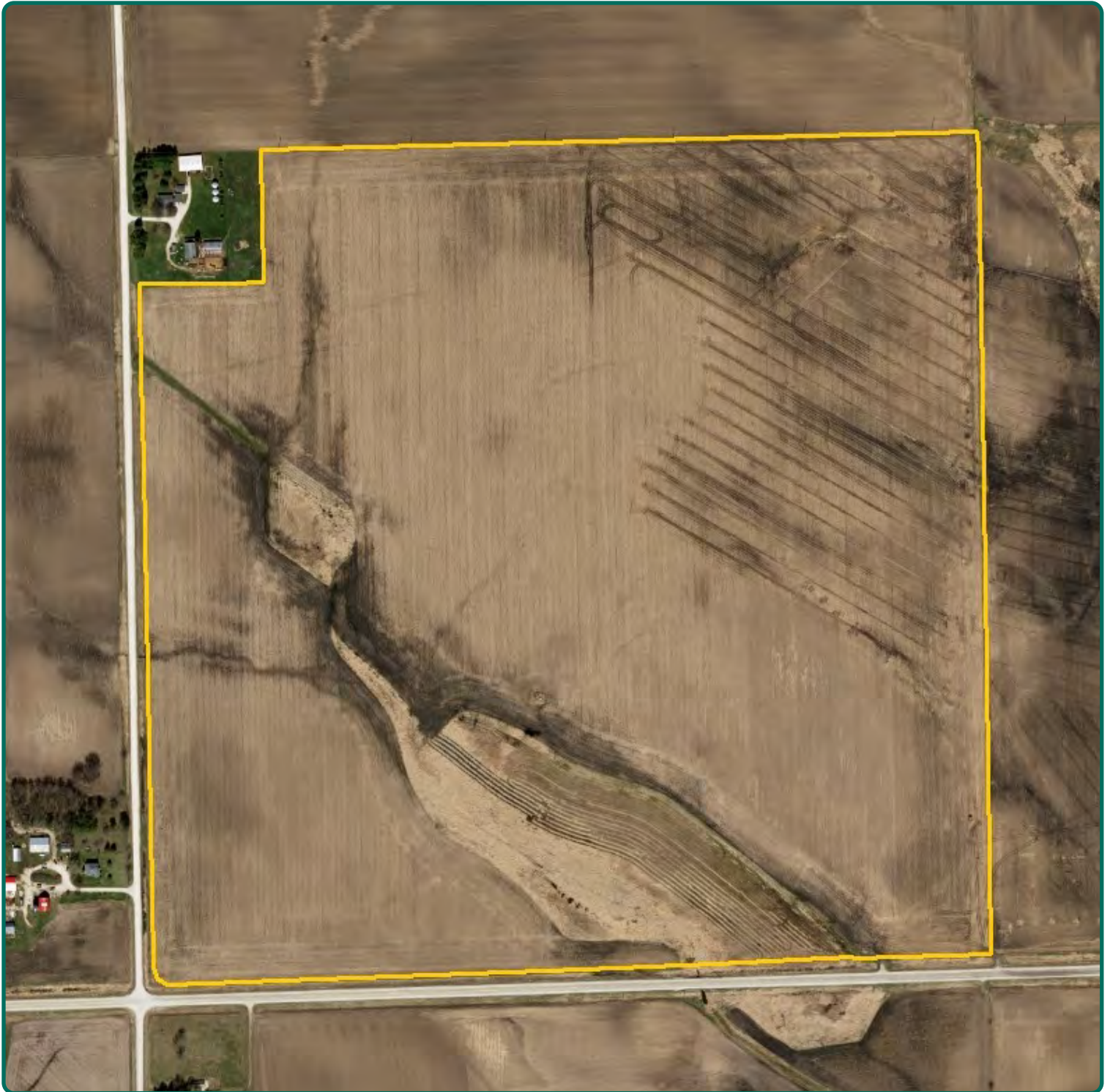




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