

# Land For Sale

**ACREAGE:**

**78.00 Acres, m/l**

**LOCATION:**

**Muscatine County, IA**

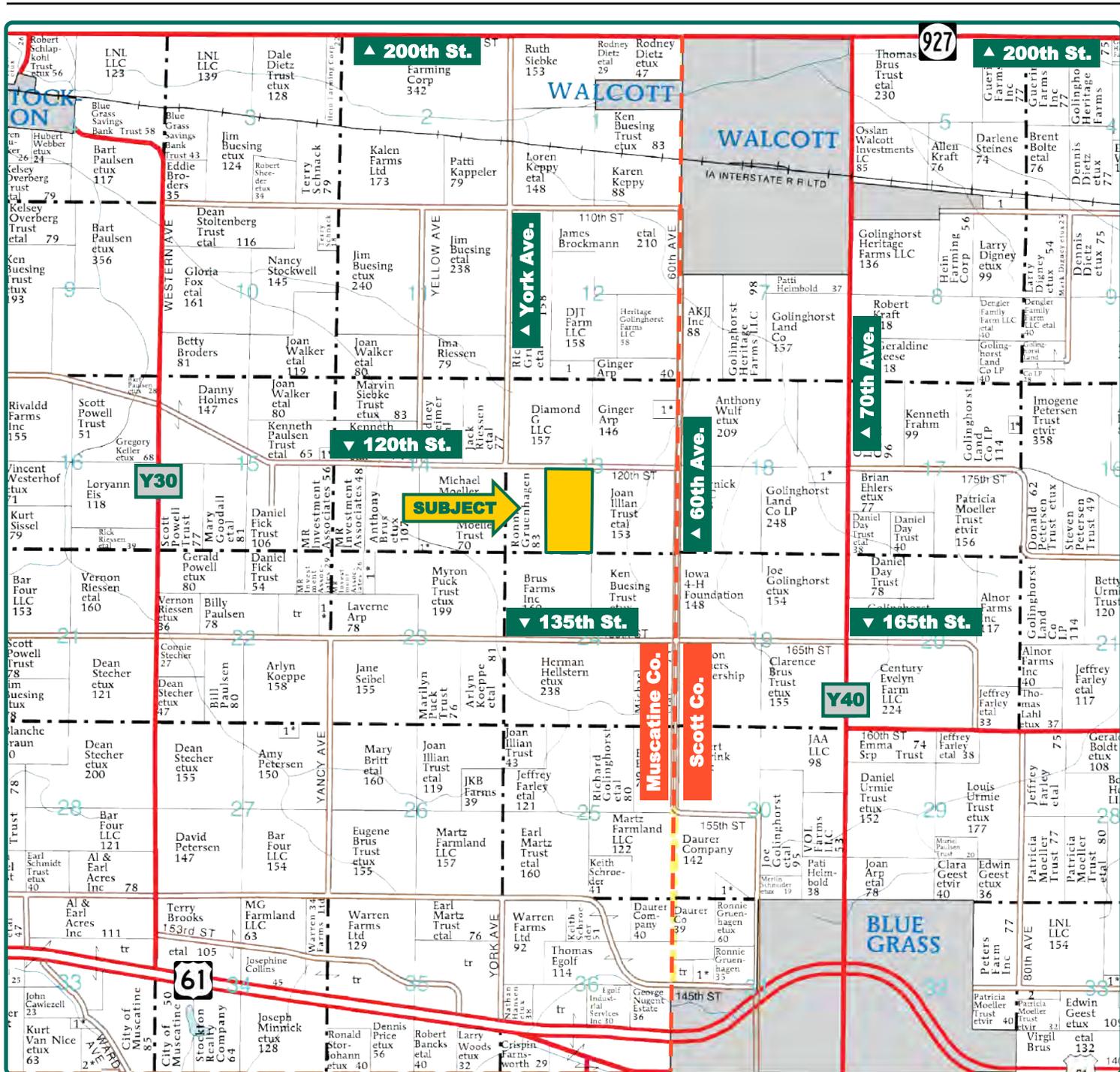


## Property Key Features

- High-Quality Muscatine County Farm with a 92.30 CSR2
- Includes 3-Bedroom Home that was Built in 1990
- Located 3 Miles Southwest of Walcott

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<b>FSA/Eff. Crop Acres:</b>	<b>75.69</b>
<b>Corn Base Acres:</b>	<b>62.20</b>
<b>Bean Base Acres:</b>	<b>7.90</b>
<b>Soil Productivity:</b>	<b>92.30 CSR2</b>

<b>Total Living SF:</b>	<b>2,541</b>
<b>No. of Bedrooms:</b>	<b>4</b>
<b>No. of Bathrooms:</b>	<b>2-Full 2-Half</b>
<b>Year Built:</b>	<b>1990</b>

**ADDRESS:**  
3928 120th Street  
Stockton, IA 52769

## Property Information

**78.00 Acres, m/l**

### Location

**From Walcott:** 1 mile west on 200th Street, 2½ miles south on York Avenue and ¼ mile east on 120th Street. The farm is located south of the road.

**From Blue Grass:** 1½ miles north on County Road Y40, 1 mile west on 165th Street, 1 mile north on 60th Avenue and ½ mile west on 120th Street.

### Legal Description

The E½ of the SW¼ of Section 13, Township 78 North, Range 1 East of the 5th P.M., Muscatine County, Iowa.

### Price & Terms

- \$1,248,000
- \$16,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$7,288.00  
Net Taxable Acres: 77.13

### School District

Davenport Community School District.

### House

The property includes a nice two-story home that was built around 1990. It consists of 2,541 finished square feet. There is one bedroom on the main level and two bedrooms on the second. The home has a beautiful open floor plan with a rock fireplace and beautiful woodwork. The home does need some updating and some repairs.

### Outbuildings

- Barn: 34' x 70', built in 1920.
- Hog House: 20' x 110', built in 1940.
- Corn Crib: 29' x 40', built in 1950.
- Machine Shed: 24' x 75', built in 1950.
- Machine Shed: 54' x 90', built in 1978.
- Grain Bin: 21' diameter, built in 1970.
- Steel Utility Building: 36' x 75', built in 1983.

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Measured Tillable Acres		75.69		Avg. CSR2		92.30	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
118	Garwin silty clay loam, 0 to 2 percent	90	44.2%	llw	33.42		
119	Muscatine silty clay loam, 0 to 2	100	31.8%	lw	24.06		
120B2	Tama silt loam, 2 to 5 percent	92	10.6%	lle	8.03		
121B	Tama silt loam, 2 to 5 percent slopes	95	7.3%	lle	5.50		
121C2	Tama silt loam, 5 to 9 percent	87	3.1%	llle	2.36		
122	Sperry silt loam, depressional, 0 to 1	36	2.4%	lllw	1.78		
488C2	Newienna silt loam, 5 to 9 percent	77	0.7%	llle	0.53		

### Water & Well Information

There is a drilled well that provides water to the house and outbuildings.

### Septic System

The septic system is located south of the house. The seller is exempt from the time of transfer inspection because the seller is an estate.

### FSA Data

Farm Number 3999, Tract 3756  
FSA/Eff. Crop Acres: 75.69  
Corn Base Acres: 62.20  
Corn PLC Yield: 178 Bu.  
Bean Base Acres: 7.90  
Bean PLC Yield: 54 Bu.

### Soil Types/Productivity

Primary soils are Garwin, Muscatine and Tama. CSR2 on the FSA/Eff. crop acres is 92.30. See soil map for detail.

### Land Description

Level to gently rolling.

### Comments

This is one of the nicest farms in Muscatine County. The farm lays nice with excellent eye appeal and has a 92.30 CSR2. It includes a nice home and outbuildings.

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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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