

Land For Sale

ACREAGE:

84.00 Acres, m/l

LOCATION:

Jefferson County, IA

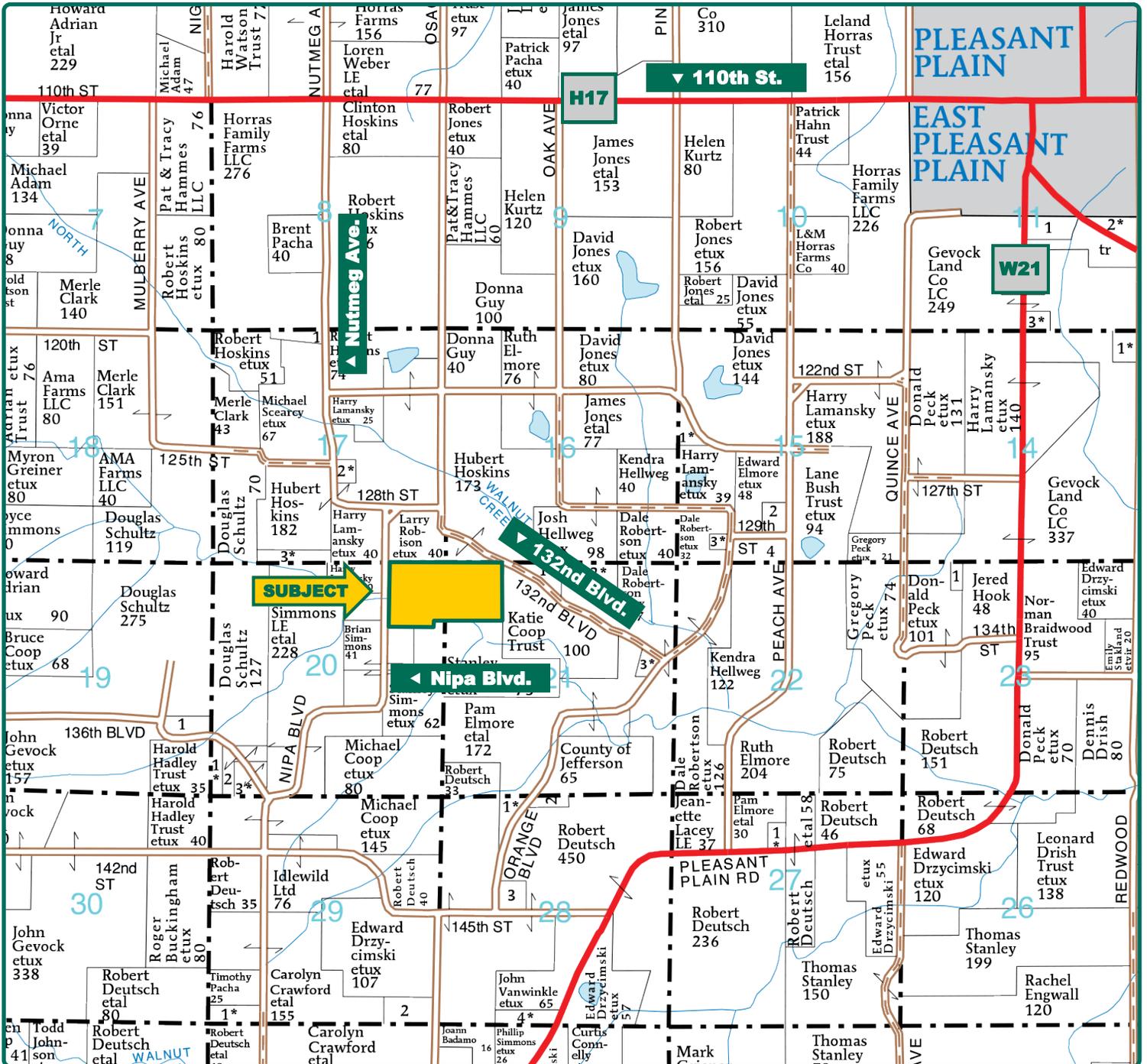


Property Key Features

- **Significant Income from Conservation Reserve Program Contracts**
- **Incredible Habitat for Deer and Waterfowl**
- **Potential Building Site with a Pond**

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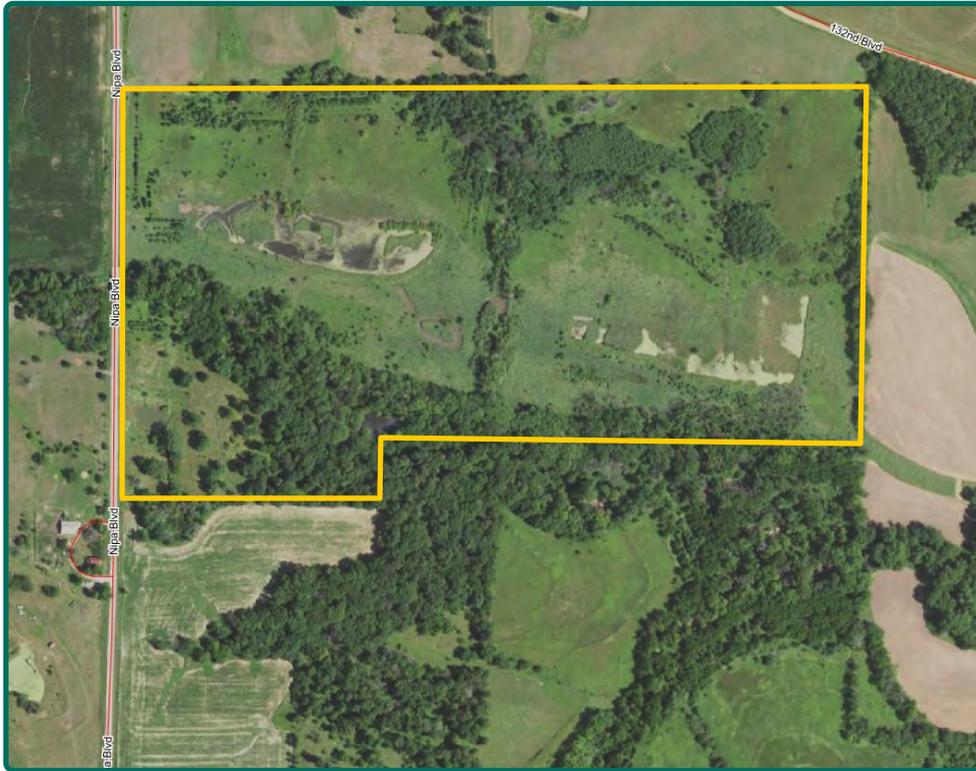
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1621 E. Washington St., Ste 5
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FSA/Eff. Crop Acres:	7.27
CRP Acres:	57.15
Corn Base Acres:	0.10
Soil Productivity:	62.60 CSR2

Property Information

84.00 Acres, m/l

Location

From Pleasant Plain: 3 miles west on 110th St., then 2 miles south on Nutmeg Ave., then ½ south on Nipa Blvd. The property is located on the east side of the road.

Legal Description

NE¼ NE¼ of Sec. 20 and all that part of the SE¼ NE¼ of Sec. 20 and NW¼ NW¼ of Sec. 21, all in Township 73 North, Range 9 West of the 5th P.M., Jefferson County, IA.

Price & Terms

- \$355,000
- \$4,226.19/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,438.00
Net Taxable Acres: 82.57
Tax per Net Taxable Acre: \$17.42

FSA Data

Farm Number 4192, Tract 3642
FSA/Eff. Crop Acres: 7.27
CRP Acres: 57.15
Corn Base Acres: 0.10
Corn PLC Yield: 106 Bu.

Land Description

Nearly level to rolling.

CRP Contracts

There are 8.0 acres enrolled in a CP-4D contract that pays \$760 annually and expires September 30, 2020.

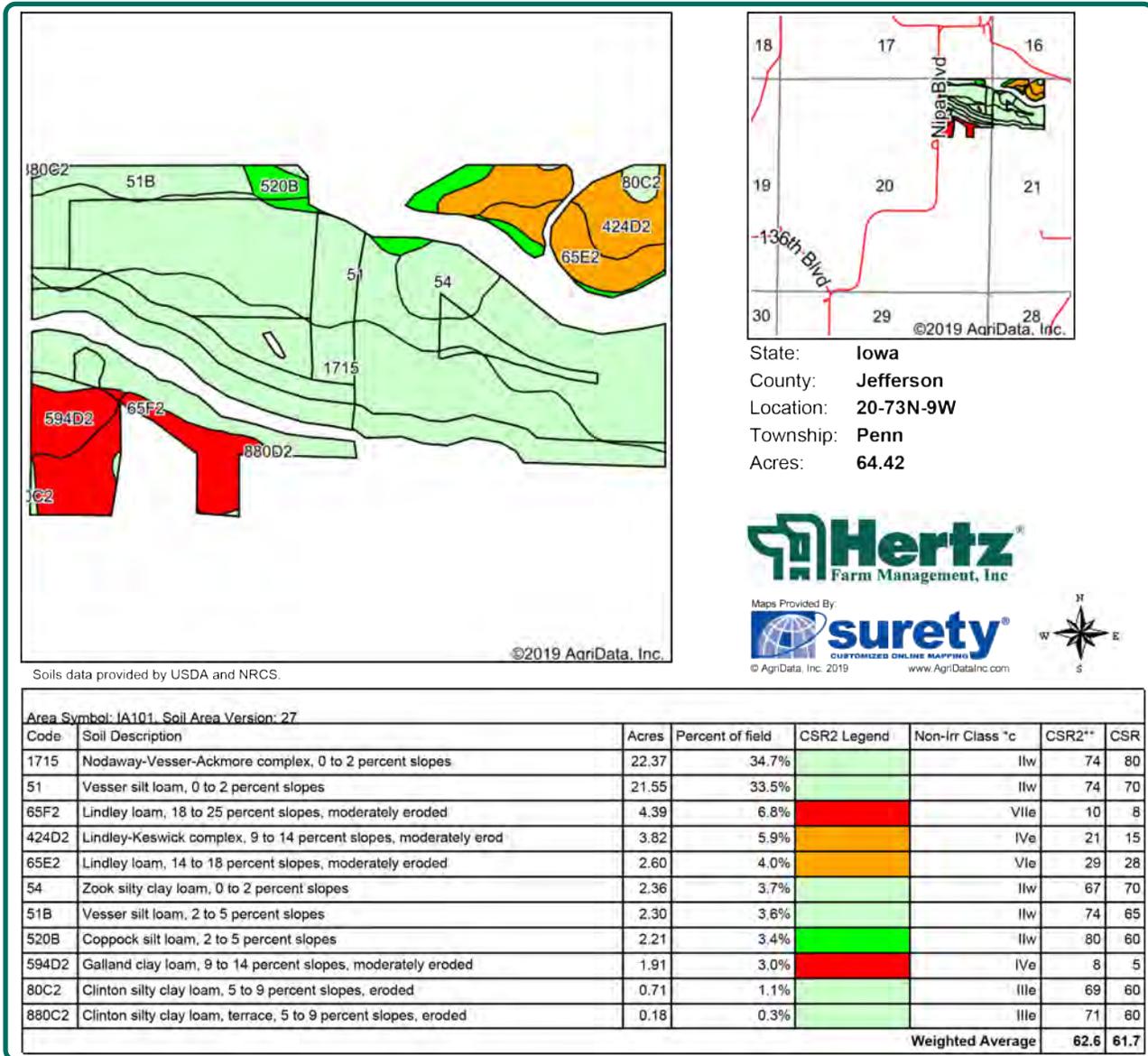
There are 10.01 acres enrolled in a CP-9 contract that pays \$1,932 annually and expires September 30, 2020.

There are 5.28 acres enrolled in a CP-21 contract that pays \$1,496 annually and expires September 30, 2029.

There are 33.86 acres enrolled in a CP-22, CP-5A, CP-21, CP-27 and CP-28 contract that pays \$9,728 annually and expires September 30, 2030.

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Soil Types/Productivity

Primary soils are Nodaway-Vesser-Ackmore complex, Vesser and Lindley. CSR2 on the FSA/Eff. crop acres and CRP acres is 62.60. See soil map for detail.

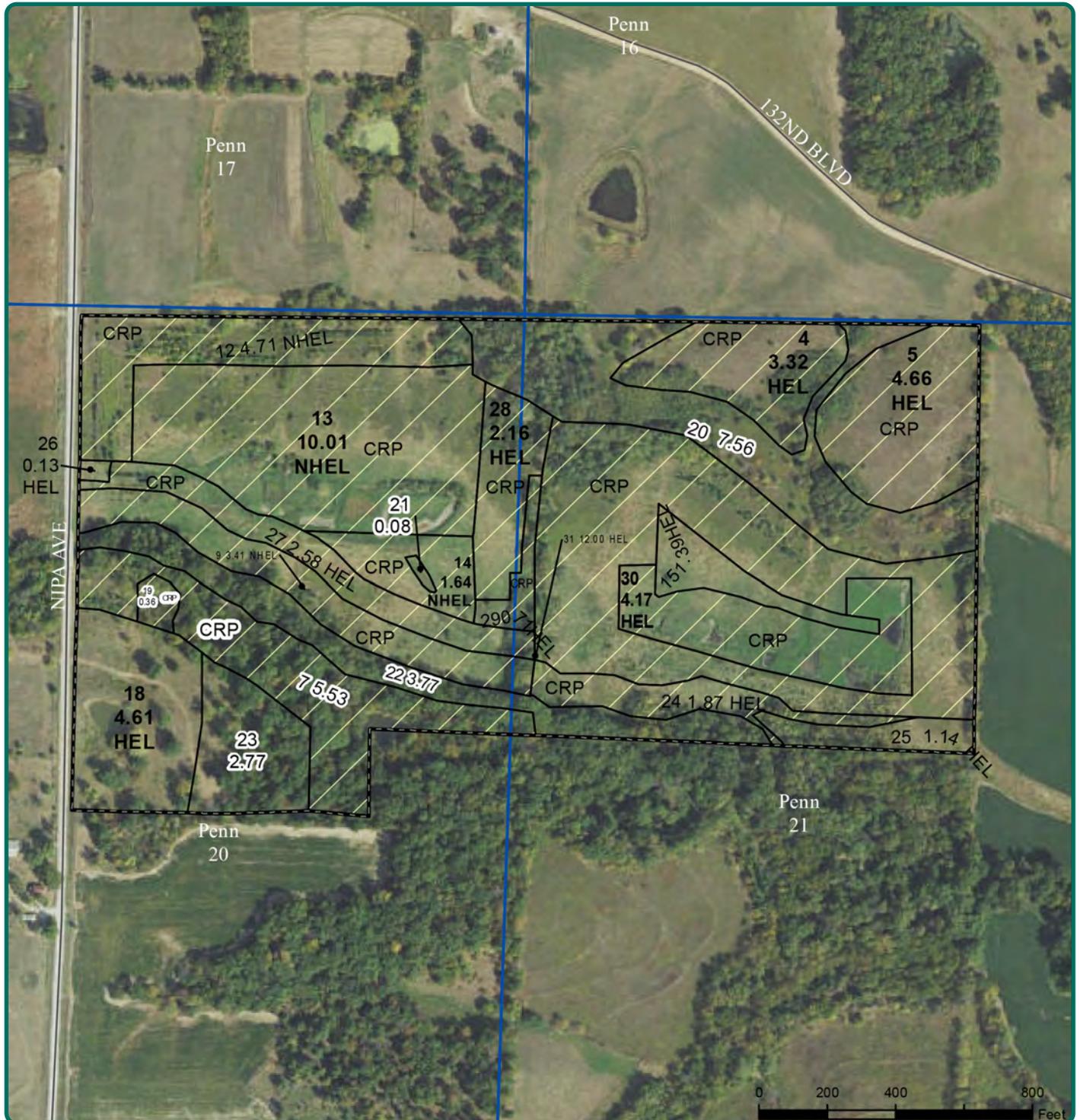
Drainage

Natural.

Comments

It's rare to find a recreational property with this kind of return. The annual income from the CRP contracts is \$13,916! There is a potential building site and two ponds on the south side of the farm.

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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View looking Southeast



View looking Southeast



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View looking West



View looking Northeast



Building Site and Pond



CRP



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