

Land For Sale

ACREAGE:

78.00 Acres, m/l

LOCATION:

Muscatine County, IA

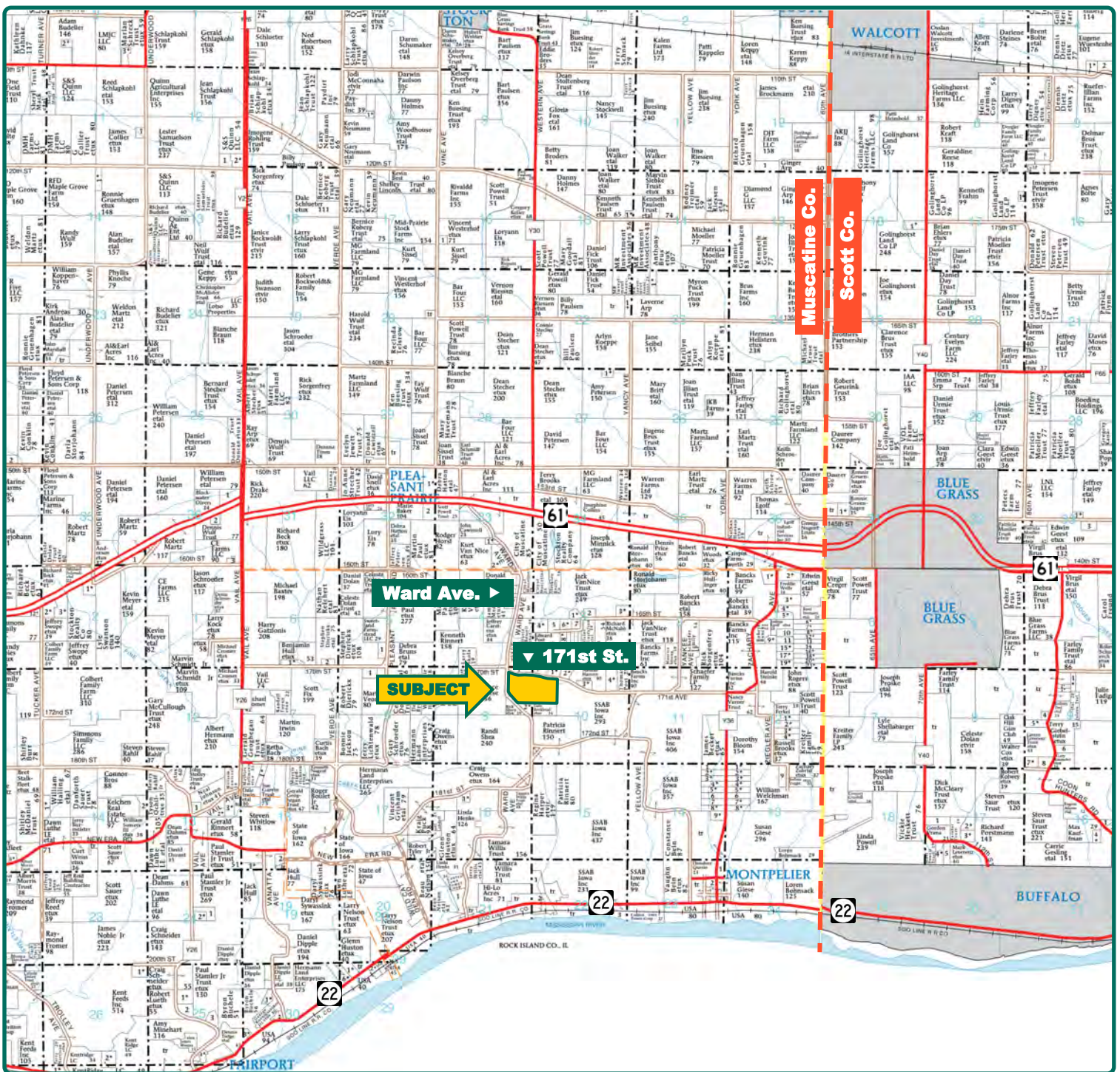


Property *Key Features*

- **Attractive Building Site**
- **Mixture of Timber, Pasture, Cropland and Creek**
- **Located Southwest of Bluegrass**

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FSA/Eff. Crop Acres: 28.57
Cert. Grass Acres: 14.71
Corn Base Acres: 14.20
Soil Productivity: 50.90 CSR2

Property Information

78.00 Acres, m/l

Location

From Blue Grass: 3½ miles west on US-61 S and 2 miles south on Ward Avenue. Farm is located on the east side of the road.

Legal Description

That Part of the NE¼ of the NE¼ of Section 9, and that Part of the NW¼ of the NW¼ of Section 10; all located in Township 77 North, Range 1 East of the 5th P.M., Muscatine County, Iowa.

Price & Terms

Price Reduced!

- \$448,500 \$429,000
- \$5,750/acre \$5,500/acre

- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$996.00
 Net Taxable Acres: 77.69
 Tax per Net Taxable Acre: \$12.82

FSA Data

Farm Number 614, Tract 1736
 FSA/Eff. Crop Acres: 28.57
 Cert. Grass Acres: 14.71
 Corn Base Acres: 14.20
 Corn PLC Yield: 136 Bu.

Soil Types/Productivity

Primary soils are Fayette, Lindley and Exette. CSR2 on the FSA/Eff. crop acres is 50.90. See soil map for detail.

Land Description

Gently rolling to rolling.

Buildings/Improvements

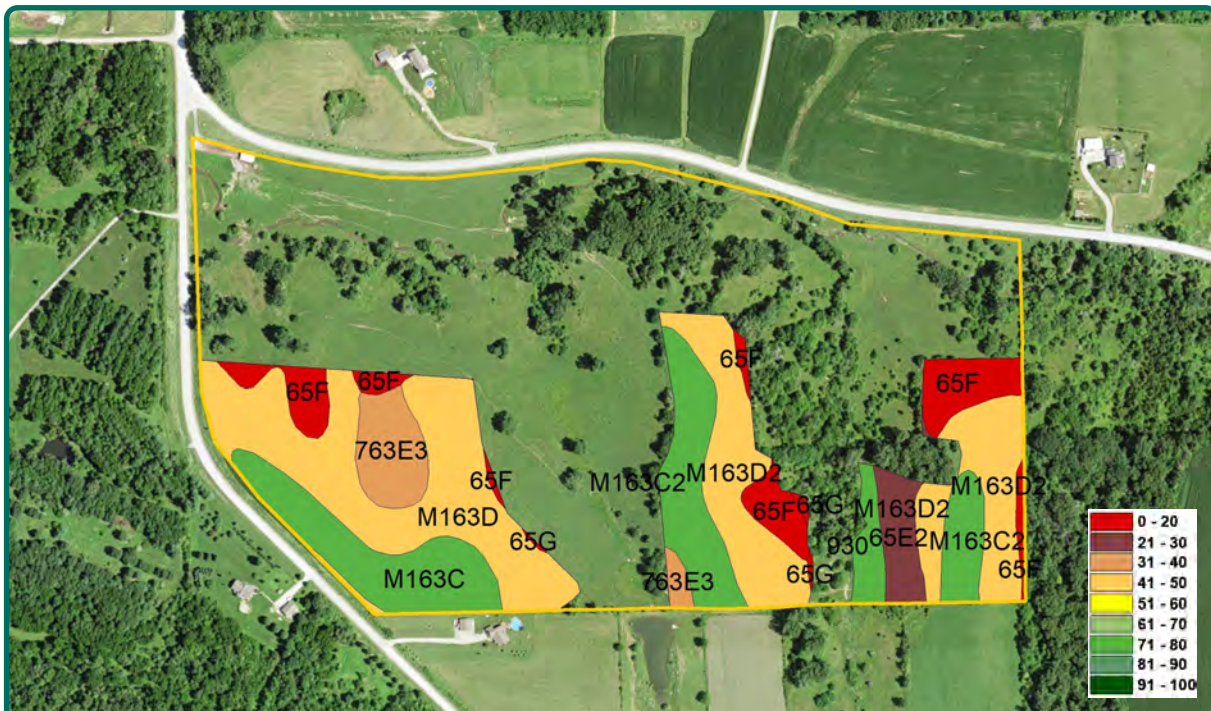
There is an open-front cattle shed located in the northwest corner of the property.

Water & Well Information

Water for the livestock is provided by the creek.

Reserved Items

Tenant reserves guardrail in the northwest corner.



Measured Tillable Acres 28.57

Avg. CSR2 50.9

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163D	Fayette silt loam, till plain, 9 to 14	50	27.1%	IIIe	7.75
M163D2	Fayette silt loam, till plain, 9 to 14	47	22.2%	IIIe	6.34
M163C2	Fayette silt loam, till plain, 5 to 9	76	13.5%	IIIe	3.86
M163C	Fayette silt loam, till plain, 5 to 9	79	11.9%	IIIe	3.40
65F	Lindley loam, 18 to 25 percent	13	11.5%	VIIe	3.29
763E3	Exette silty clay loam, 14 to 18	39	6.6%	VIe	1.88
65E2	Lindley loam, 14 to 18 percent	29	4.0%	VIe	1.15
930	Orion silt loam, 0 to 3 percent slopes	72	2.7%	IIw	0.8
65G	Lindley loam, 25 to 50 percent	5	0.4%	VIIe	0.1

Residential Building Requirements

Muscatine County will allow a single-family home to be constructed on this property with some exceptions. We encourage all potential buyers to contact Muscatine County Planning and Zoning to ensure they understand the requirements.

Comments

This is an attractive building site with a mixture of pasture, cropland, timber and creek.

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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