

Land For Sale

ACREAGE:

207.00 Acres, m/l

LOCATION:

Woodbury County, IA

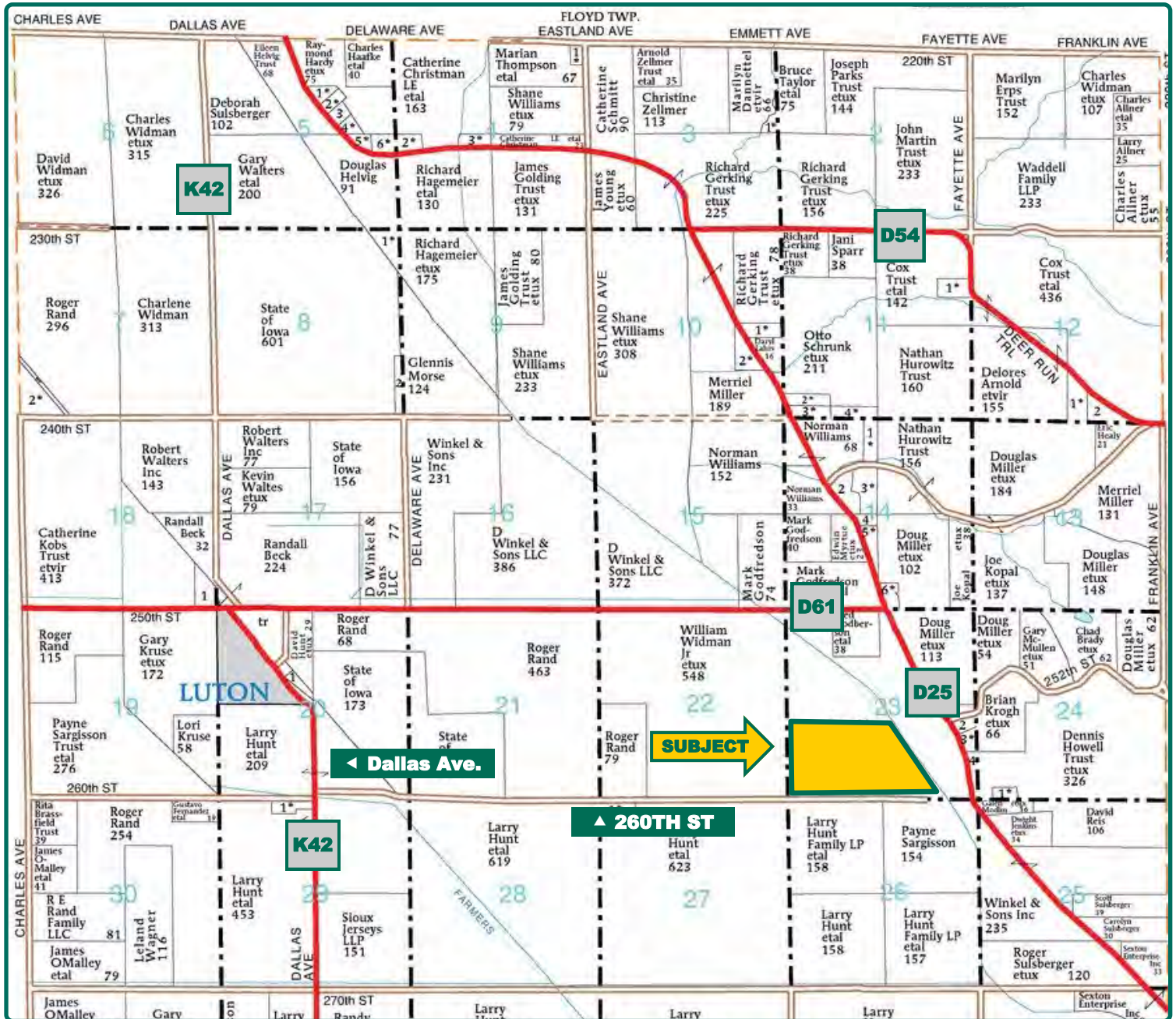


Property *Key Features*

- **Strong Income-Producing Farm**
- **CRP Ground Well-Maintained and Clear of Trees**
- **Estimated \$67,070.33 Annual Payment from CRP Contracts**

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CRP Acres: 203.40*

Soil Productivity: 68.50 CSR2

**CRP acres are estimated.*

Property Information

207.00 Acres, m/l

Location

From Luton, on K42 (Dallas Avenue) approximately .5 mile south to 260th Street, East 2.5 miles. Subject tract is on the north side.

Legal Description

SW $\frac{1}{4}$ and all acres lying west of the drainage ditch in the SE $\frac{1}{4}$ in Section 23, Township 87 North, Range 46 West of the 5th P.M. except 50% of the mineral rights.

Price & Terms

- \$1,138,500
- \$5,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

- Final price will be based on surveyed acres. Seller will pay for survey to determine taxable acres.

Possession

At closing and subject to CRP contracts.

Real Estate Tax (Estimated)

Taxes Payable 2019 - 2020: \$6,039.80*

Net Taxable Acres: 207.00*

Tax per Net Taxable Acre: \$29.18*

Taxes are estimated pending survey of farm. Woodbury County treasurer will determine final tax figures.

FSA Data

Farm Number 8811, Tract 12318

CRP Acres: 203.40*

**Acres are estimated pending reconstitution of farm by local FSA office.*

CRP Contracts (Estimated)

CRP Contract CP-23: 36.40 estimated acres currently enrolled, expiring on September 30, 2025 with an annual estimated payment of \$13,298.00.

CRP Contract CP-42: 167.00 estimated acres currently enrolled, expiring on September 30, 2026 with an annual estimated payment of \$53,772.33.

Soil Types/Productivity

Primary soils are the Tieville, Blencoe-Woodbury, Woodbury and Napa-Luton-Tieville. CSR2 on the CRP acres is 68.50. See soil map for detail.

Land Description

Generally flat.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Woodbury**
Location: **23-87N-46W**
Township: **Grange**
Acres: **203.40**
Date: **3/10/2020**



Area Symbol: IA193, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
465	Tieville silty clay, 0 to 2 percent slopes, rarely flooded	113.37	54.0%			IIIw	63 33
3440	Blencoe-Woodbury silty clays, 0 to 2 percent slopes, rarely flooded	40.46	19.3%			IIw	84 63
67	Woodbury silty clay, 0 to 2 percent slopes, rarely flooded	24.68	11.8%			IIIw	74 51
3686	Napa-Luton-Tieville silty clays, 0 to 2 percent slopes, rarely flooded	18.86	9.0%			IVw	54 39
701	Wisey silt loam, 0 to 2 percent slopes, occasionally flooded	12.27	5.8%			Iw	79 74
734+	Holly Springs silty clay loam, 0 to 2 percent slopes, rarely flooded, overwash	0.21	0.1%			IIw	67 61
Weighted Average						68.5	43.9

Buildings/Improvements

None

Water & Well Information

Irrigation well located in center of CRP field west of drainage ditch.

Drainage (Estimated)

Garretson Drainage Project
2019 Drainage Assessment: \$1,553.27

Comments

The current CRP contracts are yielding a strong return.

Mineral Rights

Reserved by The Travelers Insurance Company in a Special Warranty Deed filed December 6, 1988 at Roll 209, Image 1507 (Grange Township).

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, 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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