

Land For Sale

ACREAGE:

53.80 Acres, m/l

LOCATION:

Woodbury County, IA

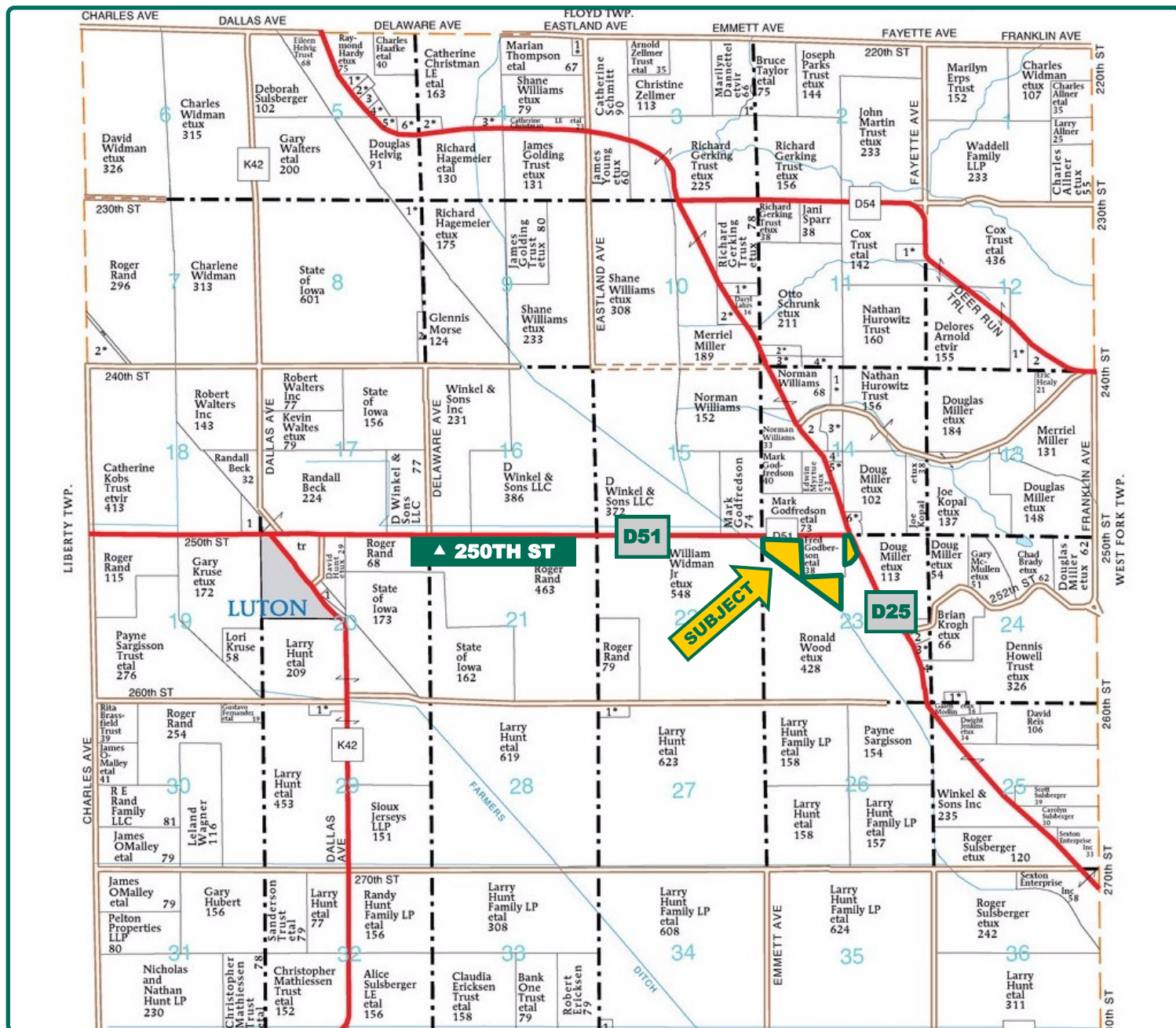


Property *Key Features*

- An Estimated \$14,347.00 in Annual CRP Contract Payments
- CRP Ground Well-Maintained and Clear of Trees
- Strong Returns

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FSA/Eff. Crop Acres: 6.50*
CRP Acres: 39.25*
Corn Base Acres: 11.99*
Soil Productivity: 67.40 CSR2

**FSA acres are estimated.*

Property Information

53.80 Acres, m/l

Location

From Luton, approximately 3 miles east on 250th Street (D51). Subject tract is on the south side.

General Legal Description

NW¼ NW¼, NW¼ SE¼ and NW¼ NE¼, all in Section 23, Township 87 North, Range 46 West of the 5th P.M. except 50% of the mineral rights. Final legal description to come from survey.

Price & Terms

- \$269,000
- \$5,000/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: \$1,458.52*
Net Taxable Acres: 53.80*

Tax per Net Taxable Acre: \$27.11*

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

FSA Data

Farm Number 8811, Tract 12318

FSA/Eff. Crop Acres: 6.50*

CRP Acres: 39.25*

Corn Base: 11.99*

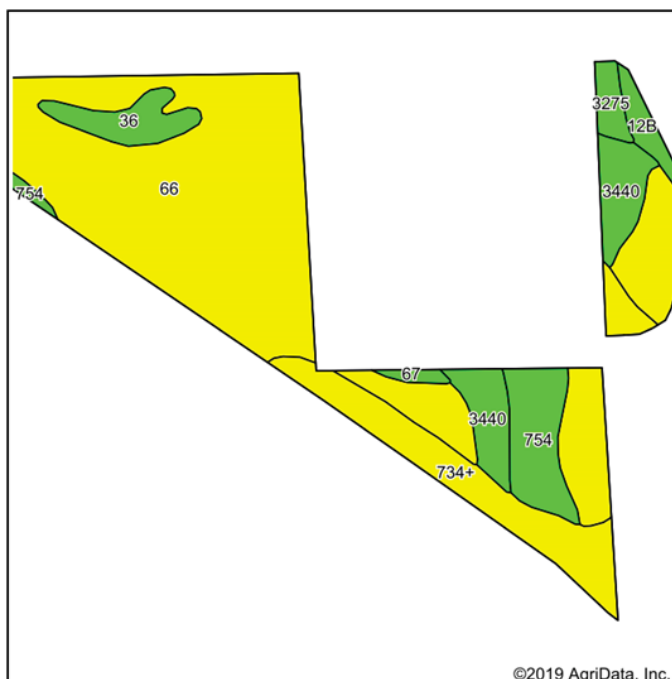
Corn PLC Yield: 136 Bu.

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

CRP Contracts (Estimated)

CRP Contract CP-23: 39.25 estimated acres currently enrolled, expiring on September 30, 2025 with an annual estimated payment of \$14,347.00.

**CRP acres and payments are estimated pending reconstitution of farm by local FSA office.*



State: **Iowa**
County: **Woodbury**
Location: **23-87N-46W**
Township: **Grange**
Acres: **53.8**
Date: **2/26/2020**



Maps Provided By:
 **surety**
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Area Symbol: IA193, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	31.97	59.4%		Illw		59	37
734+	Holly Springs silty clay loam, 0 to 2 percent slopes, rarely flooded, overwash	9.40	17.5%		Ilw		67	61
3440	Blencoe-Woodbury silty clays, 0 to 2 percent slopes, rarely flooded	4.15	7.7%		Ilw		84	63
754	Larpenteur loam, 0 to 2 percent slopes, rarely flooded	3.82	7.1%		I		96	74
36	Salix silt loam, 0 to 2 percent slopes, rarely flooded	2.16	4.0%		lw	lw	94	79
12B	Napier silt loam, 2 to 5 percent slopes	1.02	1.9%		lle		93	72
3275	Moville-Holly Springs, overwash complex, 0 to 2 percent slopes, rarely flooded	0.94	1.7%		Ilw	Ilw	74	65
67	Woodbury silty clay, 0 to 2 percent slopes, rarely flooded	0.34	0.6%		Illw		74	51
Weighted Average							67.4	48.8

Soil Types/Productivity

Primary soils are the Luton, Holly Springs and Blencoe-Woodbury. CSR2 on the FSA/Eff. crop and CRP acres is 67.40. See soil map for detail.

Land Description

Generally flat.

Buildings/Improvements

None

Mineral Rights

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

Drainage (Estimated)

Garretson Drainage Project
2019 Drainage Assessment: \$633.76

Water & Well Information

Irrigation well located in northeast corner of the southern tract.

Comments

The current CRP contract is yielding a strong return.

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.



Well - NE Corner of the Southern Tract



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