

# Land For Sale

**ACREAGE:**

**149.00 Acres, m/l**

**LOCATION:**

**Iowa County, IA**

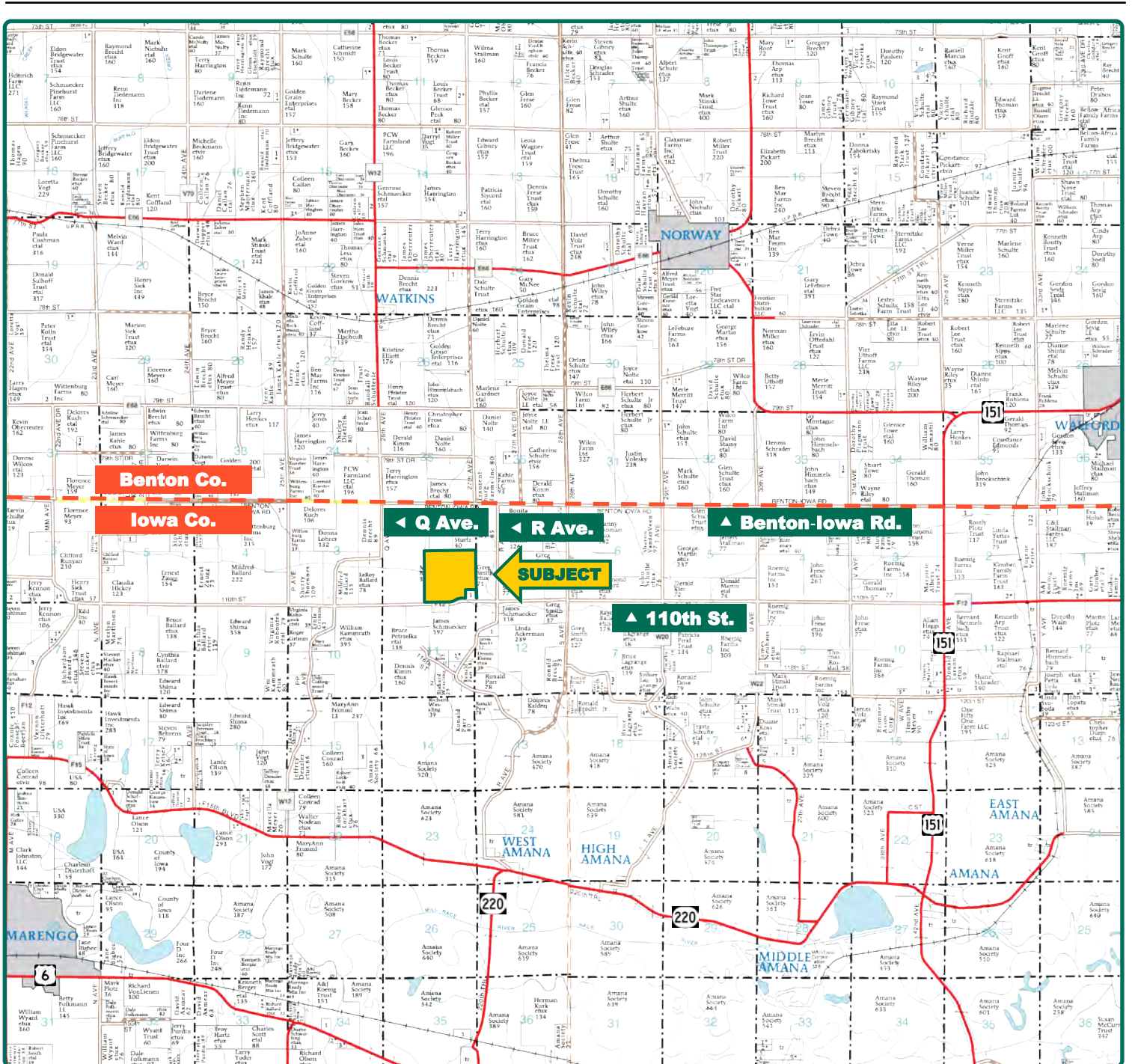


## **Property Key Features**

- Nice Iowa County Farm Located SW of Norway
- 67.60 CSR2
- 139.25 FSA/Eff. Crop Acres

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**FSA/Eff. Crop Acres: 139.25\***  
**Corn Base Acres: 85.61\***  
**Bean Base Acres: 13.18\***  
**Soil Productivity: 67.60 CSR2**

*\*Acres are estimated.*

## Property Information

**149.00 Acres, m/l**

### Location

**From Walford:** 5 miles west/south on Highway 151 and 3½ miles west on 110th Street. The farm is located on the north side of the road.

**From Norway:** 3½ miles south on 29th Avenue and 2¼ miles west on 110th Street. The farm is located on the north side of the road.

### Legal Description

That part of the SE¼ of Section 2, Township 81 North, Range 10 West of the 5th P.M., Iowa County, Iowa, except the house and buildings in the southeast corner.

### Price & Terms

- \$1,057,900
- \$7,100/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable, subject to the 2020 Cash Rent Lease.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$3,670.00  
 Net Taxable Acres: 148.02  
 Tax per Net Taxable Acre: \$24.79

### FSA Data

Part of Farm Number 1589, Tract 300  
 FSA/Eff. Crop Acres: 139.25\*  
 Corn Base Acres: 85.61\*  
 Corn PLC Yield: 131 Bu.  
 Bean Base Acres: 13.18\*

Bean PLC Yield: 45 Bu.

*\*Acres and bases are estimated pending reconstitution of farm by the Iowa County FSA office.*

### Soil Types/Productivity

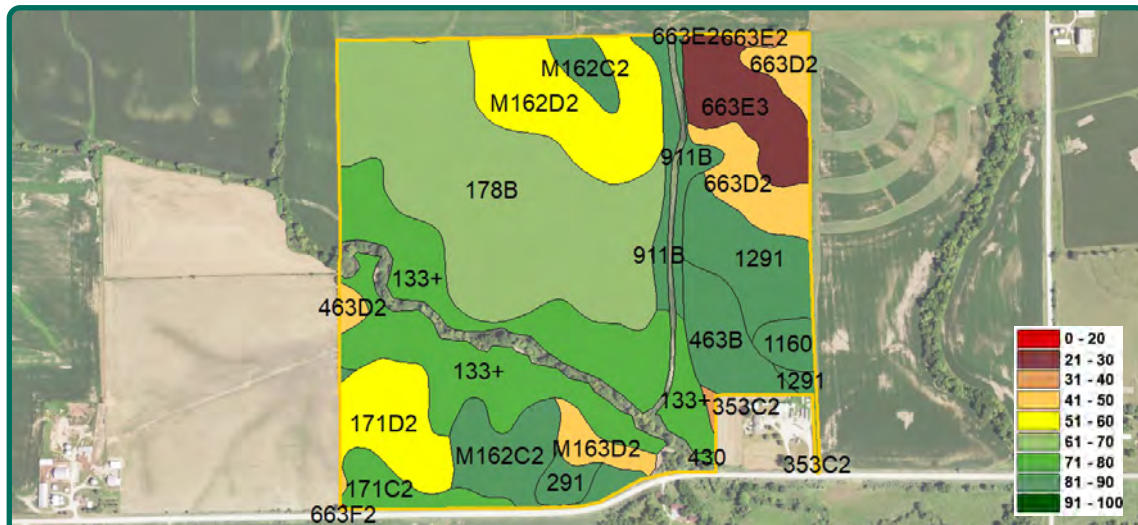
Primary soils are Waukee, Colo and Downs. CSR2 on the estimated FSA/Eff. crop acres is 67.60. See soil map for detail.

### Land Description

Gently rolling.

### Farm Access

There are two road accesses to this farm. The west access is located just west of the creek. The east access is 25' wide and is located in the southeast corner of the farm, just east of the building site.



**Measured Tillable Acres** 139.25 **Avg. CSR2** 67.60

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
178B	Waukee loam, 2 to 5 percent slopes	64	27.4%	Ils	38.10
133+	Colo silt loam, 0 to 2 percent slopes,	78	19.9%	Ilw	27.71
M162D2	Downs silt loam, till plain, 9 to 14	57	9.3%	IVe	12.89
M162C2	Downs silt loam, till plain, 5 to 9	82	6.5%	IIIe	9.09
1291	Atterberry silt loam, terrace, 0 to 2	90	6.0%	Ie	8.41
663E3	Seaton silt loam, 14 to 18 percent	29	5.4%	VIe	7.57
171D2	Bassett loam, 9 to 14 percent	54	5.2%	IIIe	7.25
663D2	Seaton silt loam, 9 to 14 percent	48	5.0%	IIIe	6.9
463B	Fayette silt loam, terrace, 2 to 5	84	4.2%	Ile	5.8
911B	Colo-Ely complex, 0 to 5 percent	86	3.3%	Ilw	4.6
171C2	Bassett loam, 5 to 9 percent slopes,	77	2.4%	IIIe	3.4
M163D2	Fayette silt loam, till plain, 9 to 14	47	1.7%	IIIe	2.4
1160	Walford silt loam, terrace, 0 to 2	85	1.3%	Ilw	1.8
291	Atterberry silt loam, 0 to 2 percent	90	1.1%	Iw	1.6
463D2	Fayette silt loam, terrace, 9 to 14	50	0.5%	IIIe	0.7
663E2	Seaton silt loam, 14 to 18 percent	35	0.4%	IVe	0.5
353C2	Tell silt loam, 5 to 9 percent slopes,	40	0.2%	IIIe	0.3
430	Ackmore silt loam, 0 to 2 percent	77	0.1%	Ilw	0.1
663F2	Seaton silt loam, 18 to 25 percent	19	0.0%	VIe	0.0

## Easement

The building site owner retains an ingress/egress easement over a portion of the east access.

## Comments

This is a highly productive Iowa County farm with a 67.60 CSR2.

*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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