

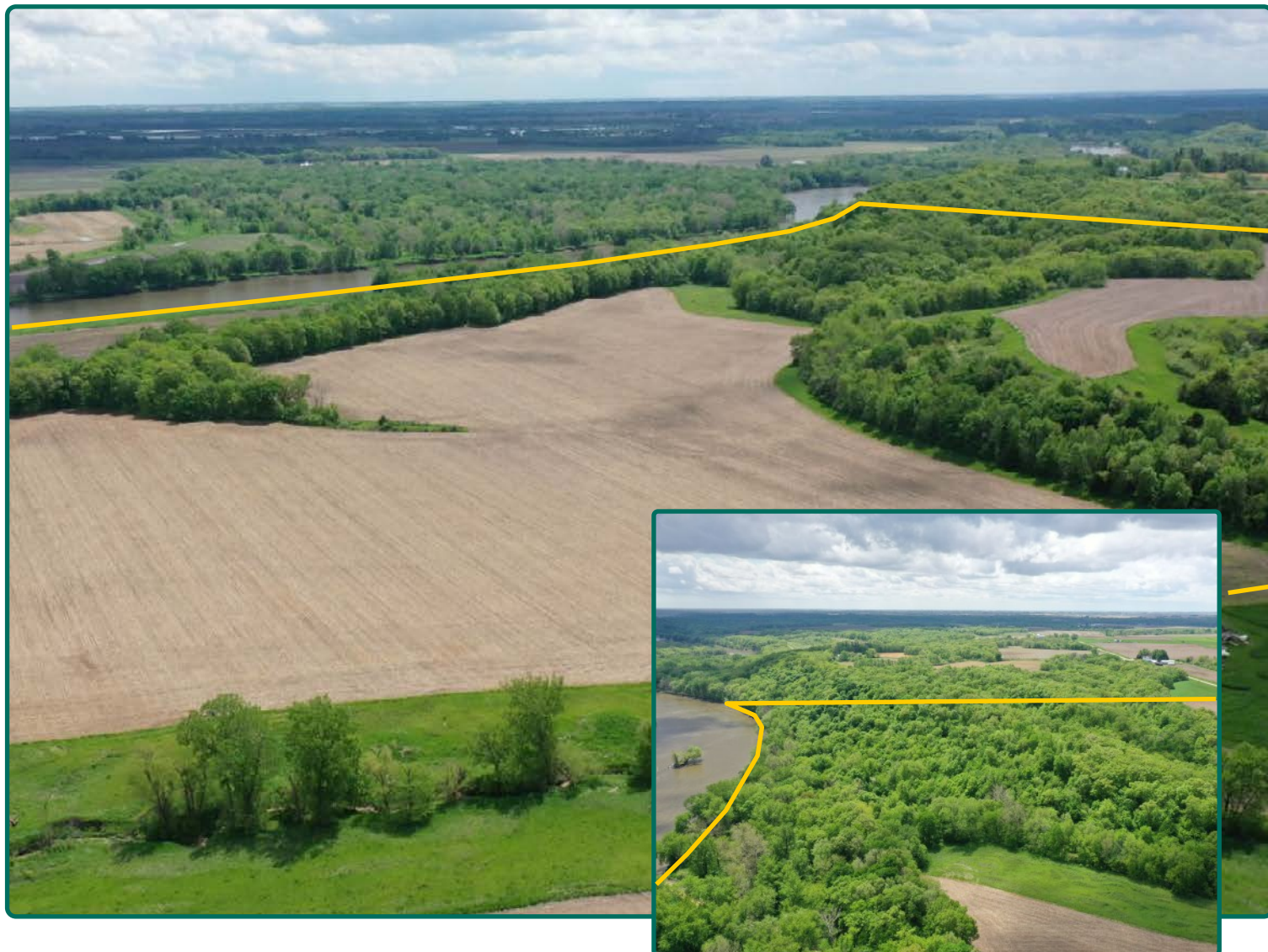
# Land For Sale

**ACREAGE:**

**215.00 Acres, m/l**

**LOCATION:**

**Louisa County, IA**



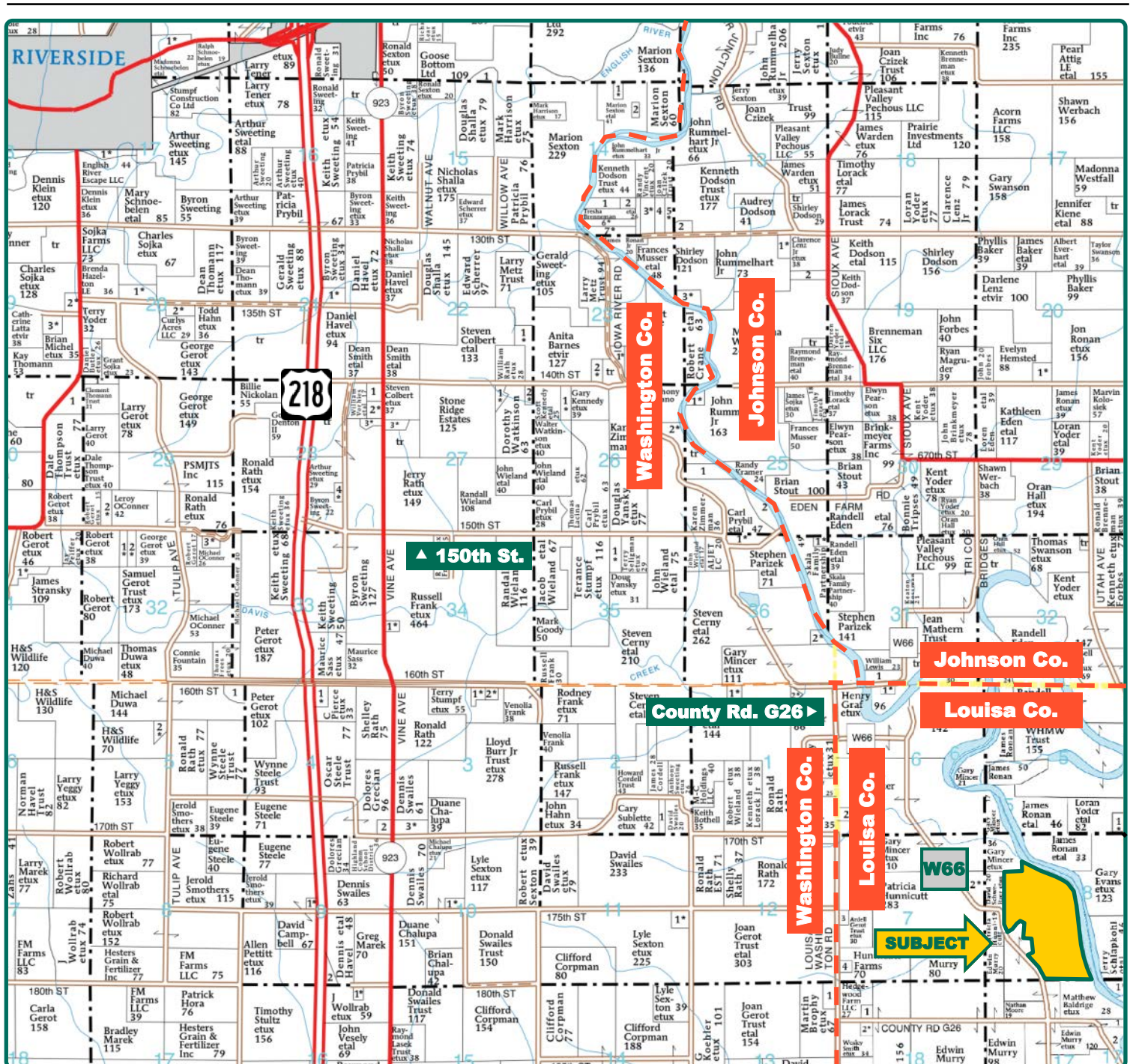
## Property Key Features

- Productive Louisa County Farm located 22 miles South of Iowa City
- Mixed-Use Property with Hunting and Recreational Opportunities
- Over 1 mile of Iowa River Frontage

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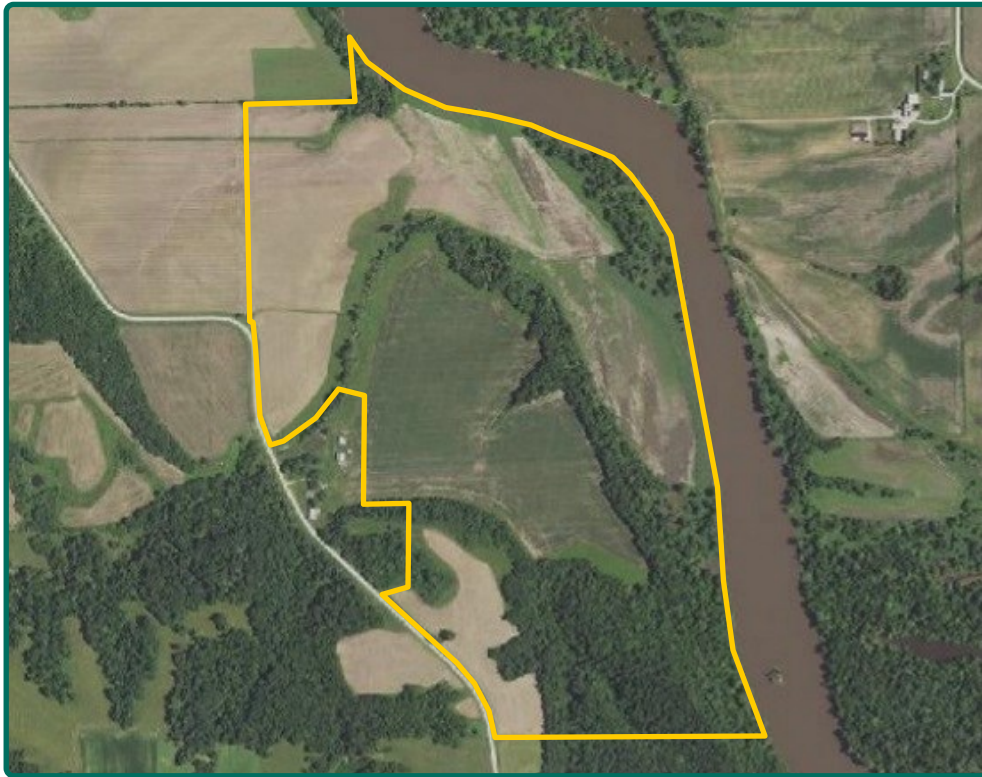


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**FSA/Eff. Crop Acres:** 113.59\*  
**CRP Acres:** 20.50\*  
**Corn Base Acres:** 64.05\*  
**Bean Base Acres:** 47.52\*  
**Soil Productivity:** 73.60 CSR2

*\*Acres are estimated.*

## Property Information

### 215.00 Acres, m/l

### Location

**From Riverside:** 3½ miles south on Hwy. 218, then 4 miles east on 150th St., then ½ mile south on Co. Rd. G26 and 2½ miles south on Co. Rd. W66. The property is located on the east side of the road.

### Legal Description

All that part lying west of the Iowa River in Section 8, Township 76 North, Range 5 West of the 5th P.M., Louisa County, Iowa.

### Price & Terms

- \$1,190,000
- \$5,534.88/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Real Estate Tax

Taxes Payable 2019 – 2020: \$5,509.00\*  
 Net Taxable Acres: 144.21\*\*

Taxes per Net Taxable Acre: \$38.20\*

*\*Taxes are estimated due to recent parcel split.*

*\*\*There are 70.10 acres enrolled in the Forest Reserve Program that are exempt from real estate taxes.*

### FSA Data

Farm Number 44, Tract 4

FSA/Eff. Crop Acres: 113.59\*

CRP Acres: 20.50\*

Corn Base: 64.05\*

Corn PLC Yield: 114 Bu.

Bean Base: 47.52\*

Bean PLC Yield: 35 Bu.

*\*Acres are estimated pending reconstitution of farm by Louisa County FSA.*

### Lease

Leased for 2020 crop year. Contact agent for details.

### CRP Contracts

There are approx. 18.52 acres enrolled in a CP-21 contract that pays an estimated \$4,198 annually and expires September 30, 2022.

There are 1.98 acres enrolled in a CP-21 contract that pays \$560 annually and expires September 30, 2023.

### Soil Types/Productivity

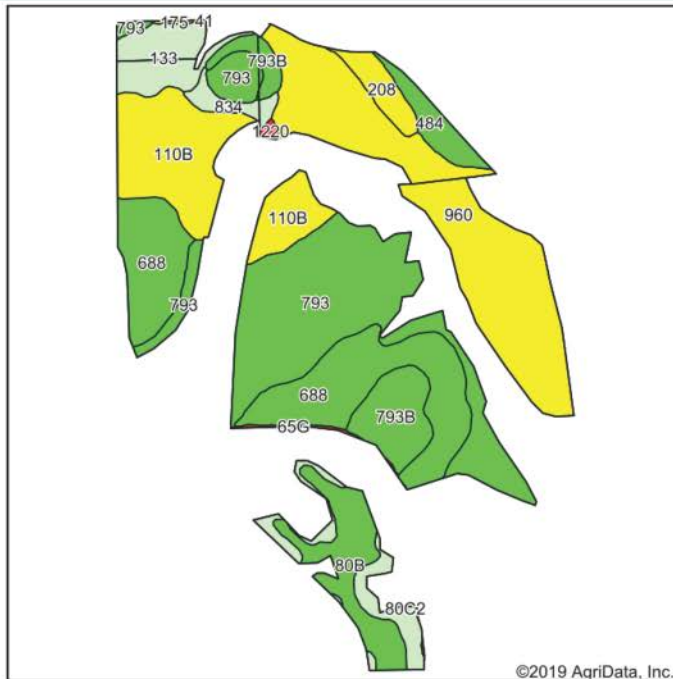
Primary soils are Bertrand, Shaffton and Koszta. CSR2 on the est. FSA/Eff. crop acres is 73.60. See soil map for detail.

### Land Description

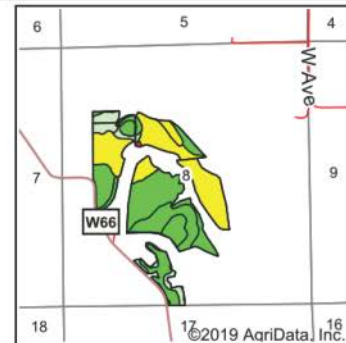
Nearly level to steep.

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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Louisa**  
Location: **8-76N-5W**  
Township: **Union**  
Acres: **113.59**  
Date: **5/29/2020**



Maps Provided By:  
**surety**  
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Area Symbol: IA115, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
793	Bertrand silt loam, 0 to 2 percent slopes	26.15	23.0%		Is	87
960	Shaffton loam, 0 to 2 percent slopes	25.27	22.2%		IIw	58
688	Kozta silt loam, 0 to 2 percent slopes	19.38	17.1%		Iw	90
110B	Lamont fine sandy loam, 2 to 5 percent slopes	14.10	12.4%		IIIe	52
80B	Clinton silt loam, 2 to 5 percent slopes	6.60	5.8%		Ile	80
793B	Bertrand silt loam, 2 to 5 percent slopes	6.40	5.6%		Ile	82
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.97	4.4%		IIw	78
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	3.76	3.3%		IIIe	69
484	Lawson silt loam, 0 to 2 percent slopes	2.56	2.3%		IIw	83
208	Klum fine sandy loam, 0 to 2 percent slopes	2.26	2.0%		IIIw	57
834	Titus silty clay loam, 0 to 2 percent slopes	1.50	1.3%		IIIw	65
65G	Lindley loam, 25 to 40 percent slopes	0.30	0.3%		Vlle	5
1220	Nodaway silt loam, channeled, 0 to 2 percent slopes	0.23	0.2%		Vw	5
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.11	0.1%		IIIs	56
Weighted Average						73.6

## Drainage

Natural plus supplemental tile.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

Incredible opportunity to own a well-cared-for, mixed-use farm. This property has income from crop acres and CRP contracts with endless hunting and recreational potential. A desirable and hard-to-find combination of river frontage with a large tract of mature timber.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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Looking northeast



Looking southwest



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Looking northeast



Looking southeast



Looking south



Looking east

