

Land For Sale

ACREAGE:

146.00 Acres, m/l

LOCATION:

Muscatine County, IA



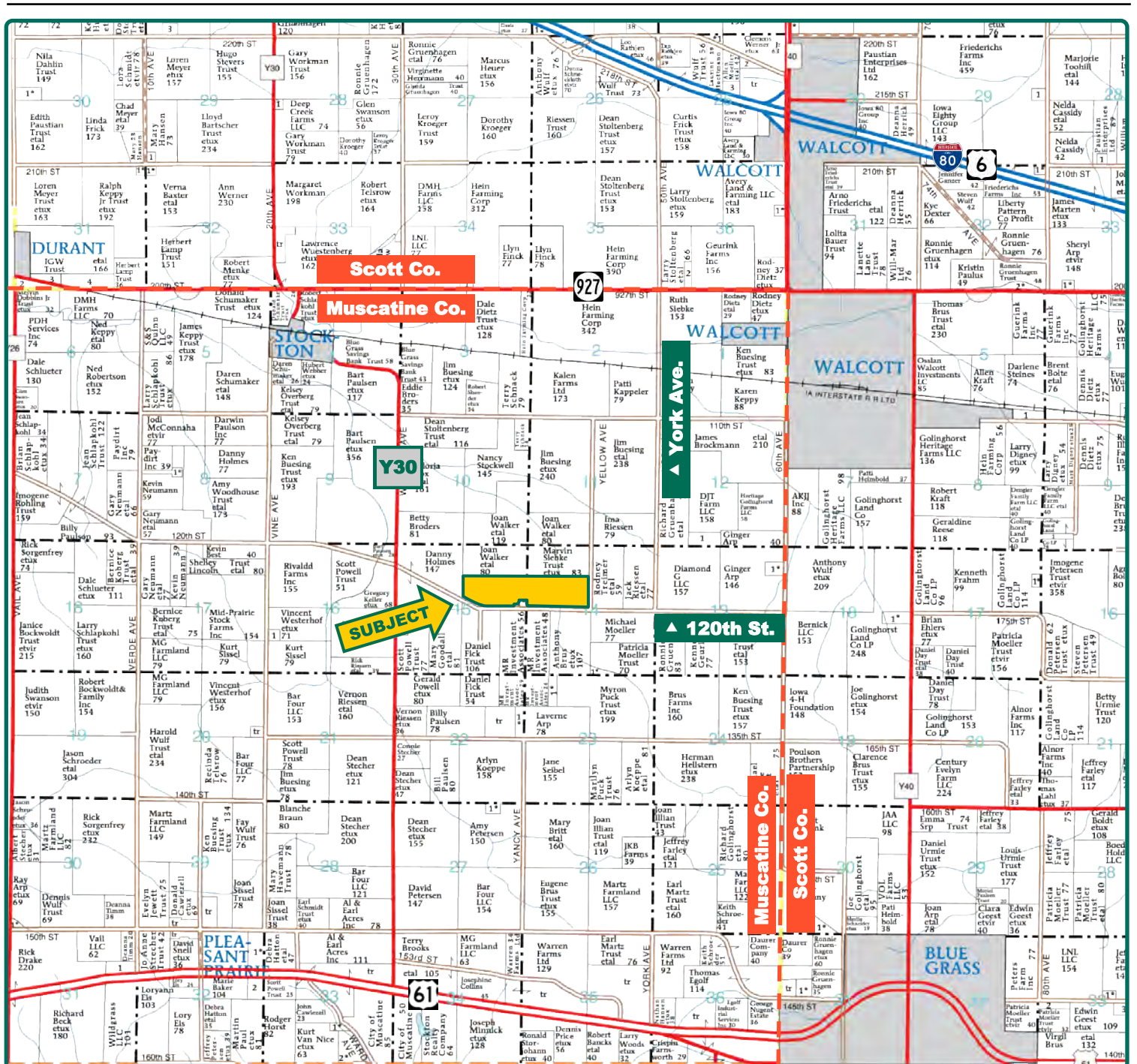
Property Key Features

- Located 3 Miles Southwest of Walcott
- 89.30 CSR2
- Nice-Laying Muscatine County Farm

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FSA/Eff. Crop Acres:	143.71
Cert. Grass Acres:	3.40
Corn Base Acres:	143.70
Soil Productivity:	89.30 CSR2

Property Information

146.00 Acres, m/l

Location

From Walcott: 1 mile west on State Highway 927, 2½ miles south on York Avenue, and ½ mile west on 120th Street. The farm is located on the north side of the road.

From Stockton: 2 miles east/south on County Road Y30 and ½ mile east on 120th Street.

Legal Description

The S½ of the NW¼ of Section 14 and that part of the S½ of the NE¼ of Section 15, Located in Township 78 North, Range 1 East of the 5th P.M., Muscatine County, Iowa. Except the house and buildings in the southcentral portion of the farm.

Price & Terms

- \$1,679,000
- \$11,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable—subject to 2020 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2019 - 2020: \$5,296.00
Net Taxable Acres: 145.78
Tax per Net Taxable Acre: \$36.33

FSA Data

Farm Number 5176, Tract 4652
FSA/Eff. Crop Acres: 143.71
Cert. Grass Acres: 3.40
Corn Base Acres: 143.70
Corn PLC Yield: 147 Bu.

Soil Types/Productivity

Primary soils are Tama, Muscatine and Atterberry. CSR2 on the FSA/Eff. crop acres is 89.30. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural and some tile.

Buildings/Improvements

The property includes a 40' x 100' Quonset building with a concrete floor that was built in 1974.

Comments

This is a high-quality Muscatine County farm located southwest of Walcott with an 89.30 CSR2. The primary soil types are Tama, Muscatine and Atterberry.

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Measured Tillable Acres		143.71		Avg. CSR2		89.30	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
120B2	Tama silt loam, 2 to 5 percent	92	37.2%	Ile	53.44		
121C2	Tama silt loam, 5 to 9 percent	87	19.3%	IIle	27.78		
119	Muscatine silty clay loam, 0 to 2	100	10.4%	Iw	14.90		
120C3	Tama silty clay loam, 5 to 9 percent	79	9.3%	IIle	13.37		
291	Atterberry silt loam, 0 to 2 percent	90	8.2%	Ie	11.77		
118	Garwin silty clay loam, 0 to 2 percent	90	5.7%	IIw	8.26		
467	Radford silt loam, 0 to 2 percent	79	3.9%	IIw	5.65		
121B	Tama silt loam, 2 to 5 percent slopes	95	2.9%	Ile	4.1		
121D2	Tama silt loam, 9 to 14 percent	61	1.8%	IIle	2.6		
133B	Colo-Ely complex, 0 to 5 percent	86	1.3%	IIw	1.9		

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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