

# Land For Sale

**ACREAGE:**

**61.17 Acres, m/l**

**LOCATION:**

**Clayton County, IA**



## Property *Key Features*

- High-Quality, Pattern Tiled Farm
- CSR2 of 88.14 on 56.97 FSA/Eff. Crop Acres
- Productive Clayton County Farm

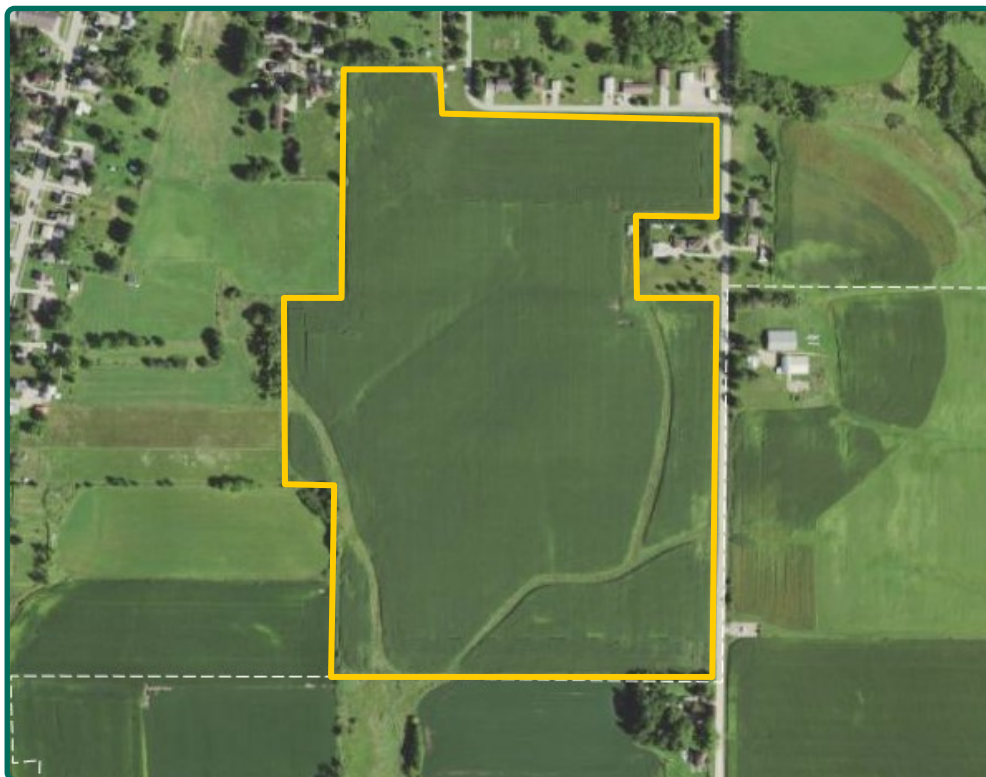
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<b>FSA/Eff. Crop Acres:</b>	<b>56.97</b>
<b>CRP Acres:</b>	<b>1.84</b>
<b>Corn Base Acres:</b>	<b>40.20</b>
<b>Oat Base Acres:</b>	<b>4.80</b>
<b>CRP Acres:</b>	<b>1.84</b>
<b>Soil Productivity:</b>	<b>88.14 CSR2</b>

## Property Information

### 61.17 Acres, m/l

### Location

Located in the southeast corner of the Strawberry Point City Limits.

### Legal Description

Lot 3 Hawkins 1st, Lot 4 Hawkins 1st, and Lot 18 NE SE Section 22, Township 91 North, Range 6 West of the 5th P.M., Clayton County, IA.

### Price & Terms

- \$581,115.00
- \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,682.00  
Net Taxable Acres: 61.17  
Tax per Net Taxable Acre: \$43.85

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Farm Number 7092, Tract 9036  
FSA/Eff. Crop Acres: 56.97  
CRP Acres: 1.84  
Corn Base Acres: 40.20  
Corn PLC Yield: 160 Bu.  
Oat Base Acres: 4.80  
Oat PLC Yield: 57 Bu.

### CRP Contracts

There are 1.84 acres enrolled in a CP8A contract that pays \$662.00 annually and expires September 30, 2023.

### Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 88.14. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to gently rolling.

### Drainage

Pattern tiled. Contact agent for tile maps.

### Buildings/Improvements

None.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	31.12	54.62	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.03	40.42	2	87	
171C2	Bassett loam, 5 to 9 percent slopes, eroded	2.82	4.95	3	77	

Measured Tillable Acres: 56.97

Average CSR2: 88.14

## Water & Well Information

None known.

## Comments

Highly-productive soil on pattern tiled,  
Clayton County farm.

*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 southeast



Looking northwest



Looking southwest



Looking northeast



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