

# Land For Sale

**ACREAGE:**

**63.00 Acres, m/l**

**LOCATION:**

**Washington County, IA**



## Property *Key Features*

- Located North of Ainsworth, Iowa
- 77.90 CSR2 on the Crop Acres
- Productive Washington County Farm

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**FSA/Eff. Crop Acres:** 37.21\*  
**CRP Acres:** 10.60\*  
**Corn Base Acres:** 23.71\*  
**Bean Base Acres:** 9.77\*  
**Soil Productivity:** 77.90 CSR2

*\*Acres are estimated.*

## Property Information

**63.00 Acres, m/l**

### Location

**From Ainsworth:** 1¾ miles north on Hwy. 218 then 1½ miles north on Vine Ave. The property is located on the west side of the road.

### Legal Description

S½ NE¼ of Section 4 in Township 75N, Range 6W of the 5th P.M., EXCEPT that portion sold to the State of Iowa as recorded in the Office of the Recorder of Washington County, Iowa. Also excepting 8.0 acres in the northeast corner.

### Price & Terms

#### PRICE REDUCED!

- \$367,290 \$345,000
- ~~\$5,830/acre~~ \$5,476.19/acre

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$1,637.19\*  
 Net Taxable Acres: 63.0\*  
 Tax per Net Taxable Acre: \$25.99  
*\*Taxes estimated pending tax parcel split.*

### FSA Data

Farm Number 682, Tract 1638  
 FSA/Eff. Crop Acres: 37.21\*  
 CRP Acres: 10.60\*  
 Corn Base Acres: 23.71\*  
 Corn PLC Yield: 142 Bu.  
 Bean Base Acres: 9.77\*  
 Bean PLC Yield: 42 Bu.

*\*FSA crop, CRP and base acres are estimated pending reconstitution by Washington County FSA.*

### Soil Types/Productivity

Primary soils are Otley, Hedrick and Nira. CSR2 on the estimated FSA/Eff. crop acres is 77.90. See soil map for detail.

### CRP Contracts

There are an estimated 1.9\* acres enrolled in a CP-21 contract that pays \$402.67\* annually and expires September 30, 2022.

There are 7.8 acres enrolled in a CP-21 contract that pays \$2,114 annually and expires September 30, 2031.

There are 0.9 acre enrolled in a CP-8A contract that pays \$244 annually and expires September 30, 2021.

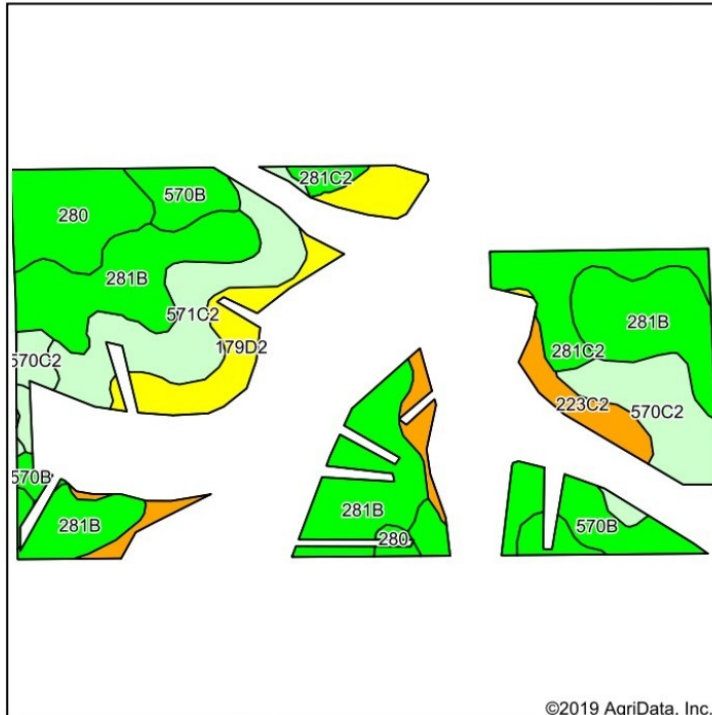
*\*CRP acres and contract payment are estimated pending reconstitution of farm by Washington County FSA.*

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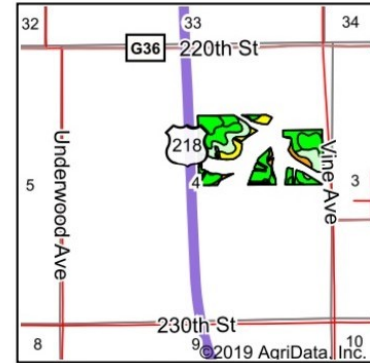
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Soils data provided by USDA and NRCS.

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State: **Iowa**  
County: **Washington**  
Location: **4-75N-6W**  
Township: **Oregon**  
Acres: **37.21**



Maps Provided By:  
  
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Area Symbol: IA183, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
281B	Otley silty clay loam, 2 to 5 percent slopes	12.39	33.3%		Ile	91	90
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	4.76	12.8%		IIle	75	62
570B	Nira silty clay loam, 2 to 5 percent slopes	4.00	10.7%		Ile	81	87
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.89	10.5%		Iw	94	95
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.55	9.5%		IIle	71	67
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	3.32	8.9%		IVe	45	43
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	2.91	7.8%		IIle	82	70
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.39	6.4%		IVw	36	22
Weighted Average						77.9	74.3

## Land Description

Nearly level to rolling.

## Comments

Nice add-on farm with excellent soils.

## Drainage

Natural.

## Access

The west side of the farm is currently accessed with the neighbor's laneway. There is no easement in place and future use of this laneway cannot be guaranteed. Contact agent for details.

*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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View looking west



View looking northwest



View looking southwest



View looking north



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