

Land For Sale

ACREAGE:

150.00 Acres, m/l

LOCATION:

Clinton County, IA



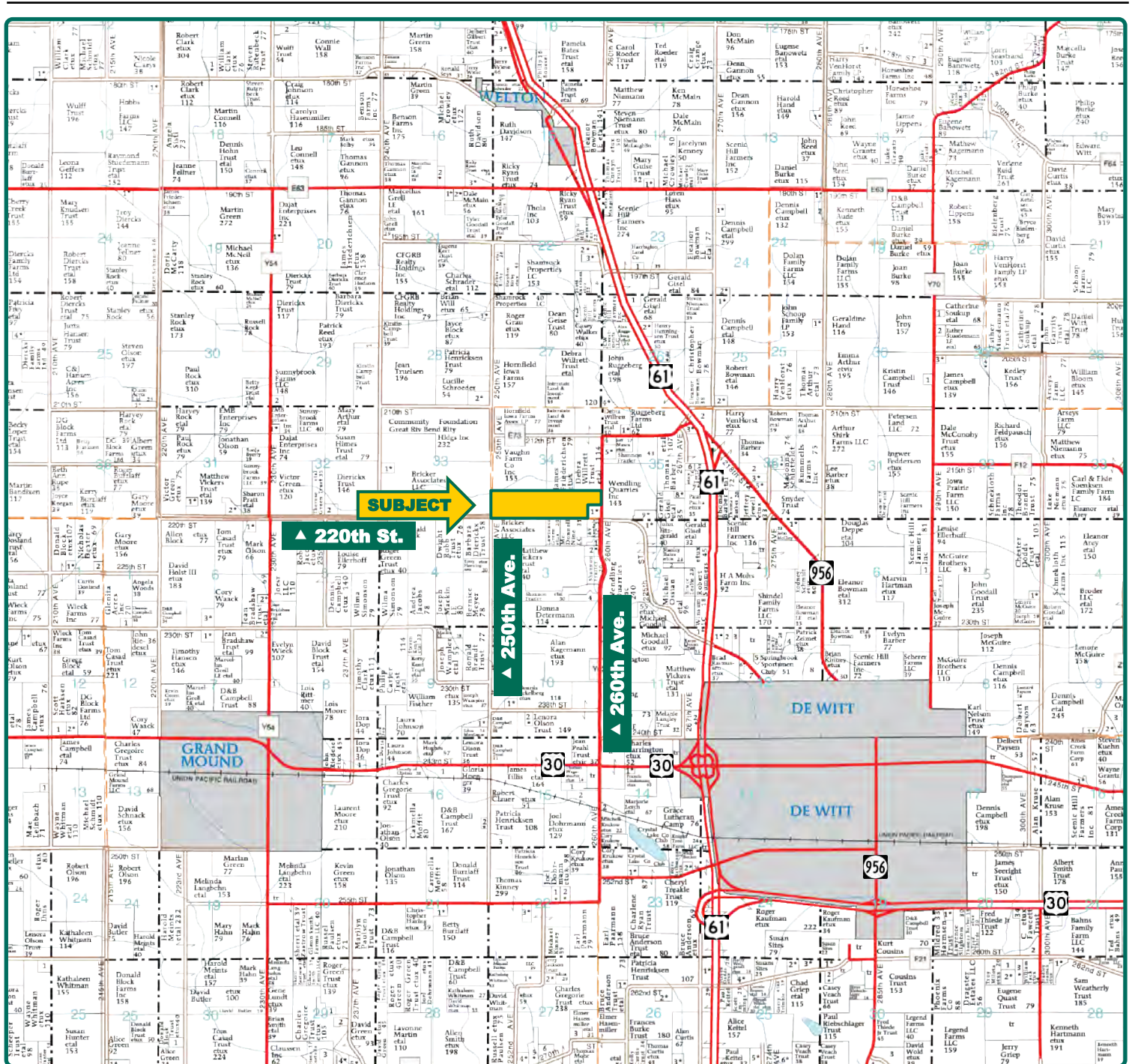
Property Key Features

- Productive farm
- Potential home site on hard-surface road
- Located in strong area northwest of DeWitt

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FSA/Eff. Crop Acres:	133.80
CRP Acres:	3.00
Corn Base Acres:	77.10
Bean Base Acres:	55.00
Wheat Base Acres:	1.70
Soil Productivity:	67.20 CSR2

Property Information

150.00 Acres, m/l

Location

From DeWitt: 2 miles west on Highway 30 and 2 miles north on 250th Avenue. The farm is located on the east side of the road.

Legal Description

The S½ of the S½ of Section 34, Township 82 North, Range 3 East of the 5th P.M., Clinton County, Iowa, excepting therefrom the SE¼ of the SE¼ of the SE¼.

Price & Terms

- \$1,215,000
- \$8,100/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable, subject to the 2020 lease.

Real Estate Tax

Taxes Payable 2019 - 2020: \$5,178.00
Gross Acres: 150.00
Net Taxable Acres: 149.50
Tax per Net Taxable Acre: \$34.64

FSA Data

Farm Number 7394, Tract 1350
FSA/Eff. Crop Acres: 133.80
CRP Acres: 3.00
Corn Base Acres: 77.10
Corn PLC Yield: 173 Bu.
Bean Base Acres: 55.00
Bean PLC Yield: 50 Bu.
Wheat Base Acres: 1.70
Wheat PLC Yield: 41 Bu.

CRP Contracts

There are 3.00 acres enrolled in a CP-21 Filter Strip contract that pays \$275.67 per acre or a total annual payment of \$827.00. This contract expires September 30, 2025.

Soil Types/Productivity

Primary soils are Waukegan, Dinsdale and Ansgar. CSR2 on the FSA/Eff. crop acres is 67.20. See soil map for detail.

Land Description

Level to gently rolling.

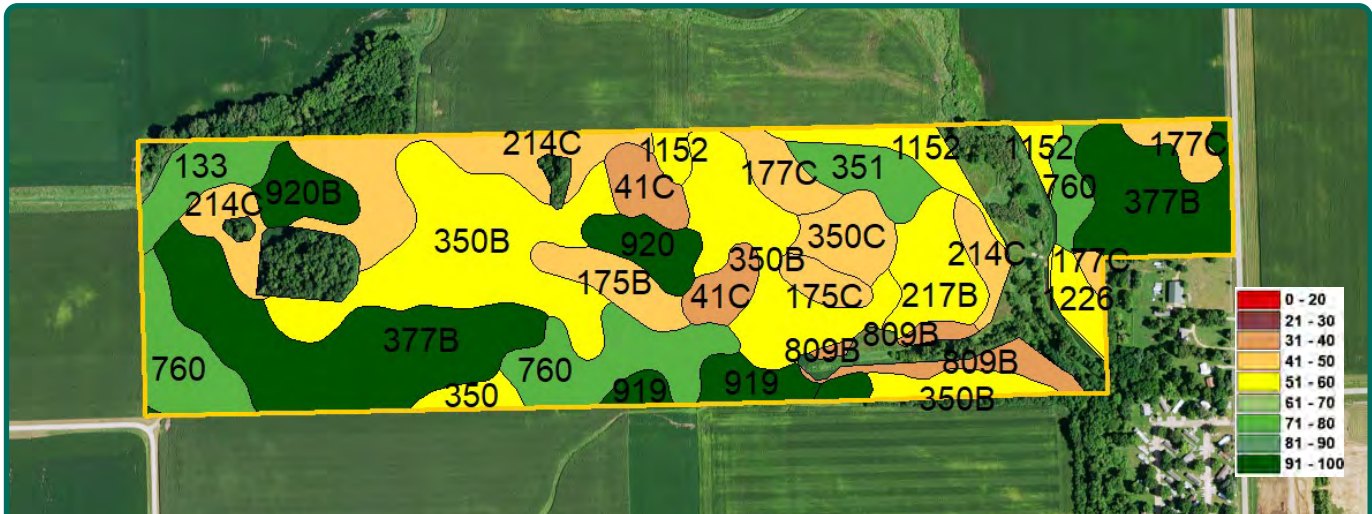
Drainage

Natural. Tile map available upon request.

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Measured Tillable Acres		133.80	Avg. CSR2		67.20
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
350B	Waukegan silt loam, 2 to 5 percent	55	21.6%	Ile	28.94
377B	Dinsdale silt loam, 2 to 5 percent	95	19.9%	Ile	26.66
760	Ansgar silt loam, 0 to 3 percent slopes	80	10.5%	Ilw	14.03
214C	Rockton loam, 20 to 30 inches to	44	9.9%	Ille	13.22
217B	Ripon silt loam, 30 to 40 inches to	57	3.8%	Ile	5.02
1152	Marshan clay loam, 0 to 2 percent	54	3.6%	Ilw	4.81
177C	Saude loam, 5 to 9 percent slopes	50	3.6%	Ille	4.81
41C	Sparta loamy fine sand, 5 to 9 percent	34	3.5%	IVs	4.6
133	Colo silty clay loam, 0 to 2 percent	78	2.8%	Ilw	3.8
351	Atterberry silt loam, sandy substratum,	78	2.6%	Iw	3.5
350C	Waukegan silt loam, 5 to 9 percent	49	2.6%	Ille	3.5
919	Muscatine silt loam, sandy substratum,	100	2.6%	Iw	3.4
175B	Dickinson fine sandy loam, 2 to 5	50	2.5%	Ille	3.3
809B	Bertram fine sandy loam, 2 to 5 percent	39	2.4%	IVs	3.2
920	Tama silt loam, sandy substratum, 0 to	97	2.3%	I	3.0
920B	Tama silt loam, sandy substratum, 2 to	92	2.2%	Ile	3.0
1226	Lawler loam, 0 to 2 percent slopes,	59	1.4%	Ils	1.8
175C	Dickinson fine sandy loam, 5 to 9	45	1.2%	Ille	1.6
350	Waukegan silt loam, 0 to 2 percent	60	1.0%	Ils	1.4
1727	Udolpho loam, 0 to 2 percent slopes	48	0.0%	Ilw	0.0

Grain Bin

36' x 22' storage bin reserved by Seller through June 1, 2031. Seller will pay all insurance, electricity and repairs. Seller reserves the rights of ingress and egress.

Comments

Productive farm located in a strong area.

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.

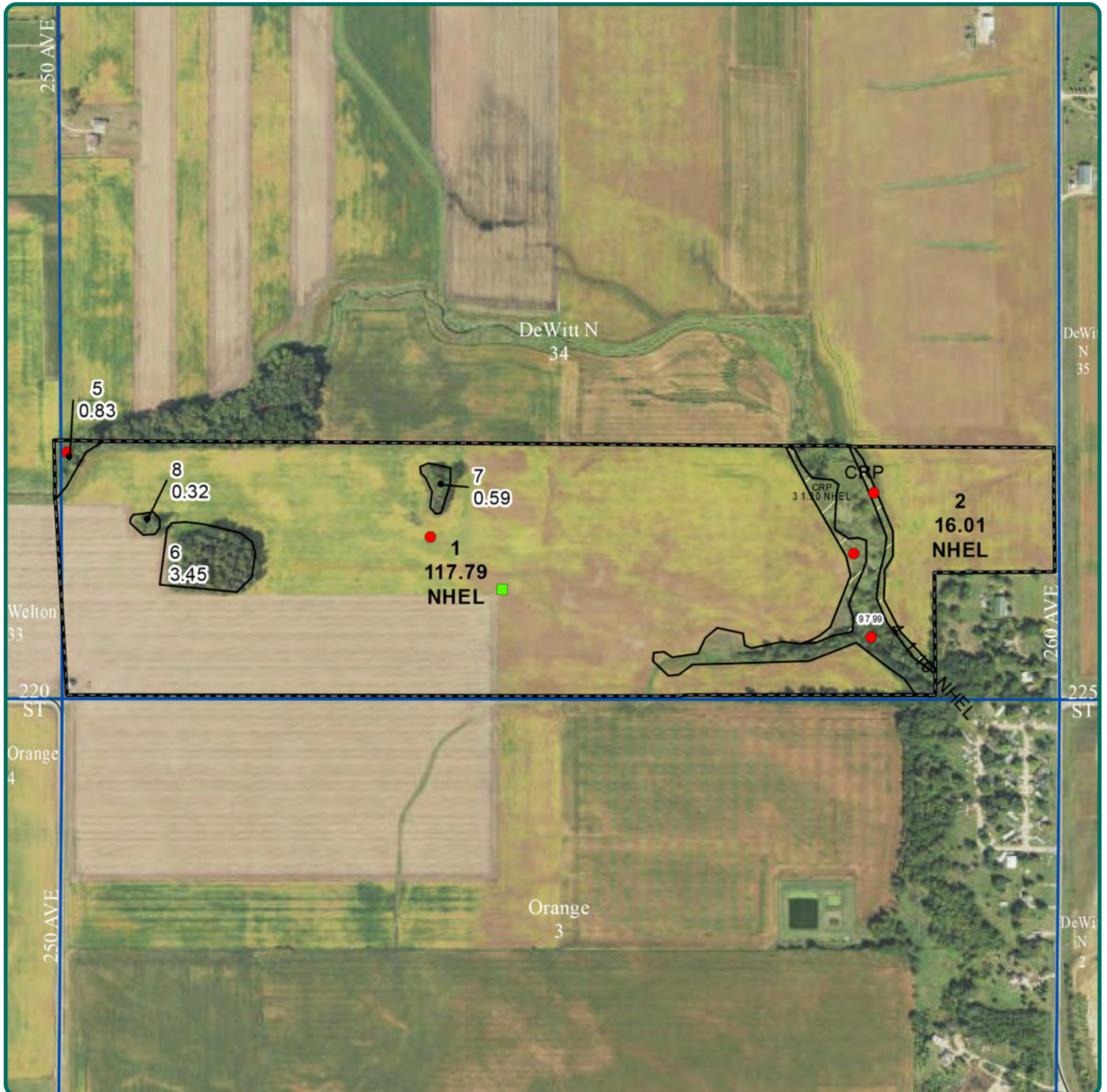
Water & Well Information

None.

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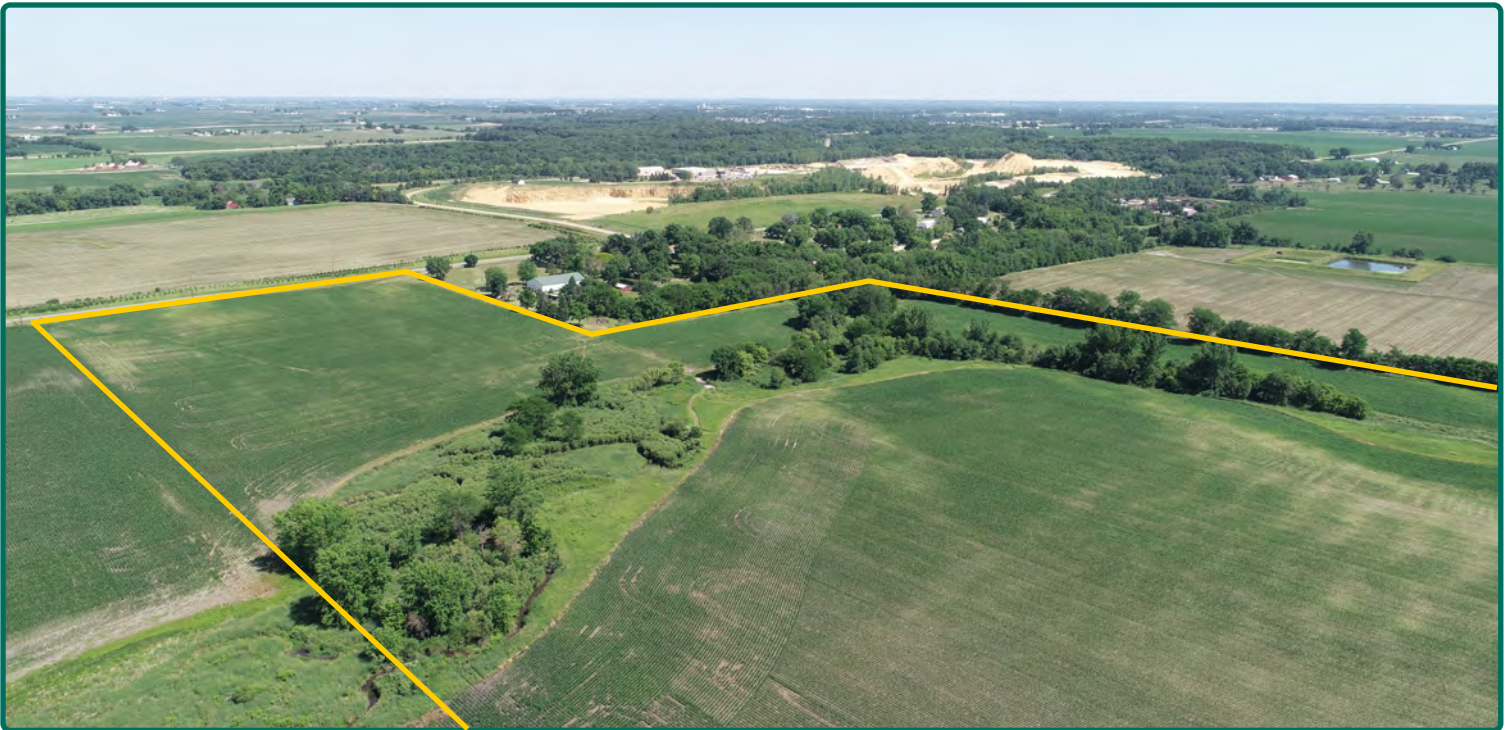
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