

# Land For Sale

#### ACREAGE:

LOCATION:

### 80.00 Acres, m/l

#### **Grundy County, IA**



#### **Property** Key Features

- Approximately 3 Miles Northwest of Conrad
- 74.52 FSA/Eff Crop Acres with an 86.10 CSR2
- Nice Farm in Southern Grundy County

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REID: 000-3594-02



# Plat Map

Felix Township, Grundy County, IA

Arvin Haywood etux 175	Ryndért DeGroot Trust etux 235	Geise Farms LCC 4	u Jackley y Jackley Smith Trust u David Jackley trust u or Jackley trust u or Ja	Wary Katzer ₹ 76 <sup>10</sup> Bette Hammond LE 79 79 <sup>10</sup> Hughes 79 <sup>10</sup> Hughes 79		280(h S1 ipper 80 Roy Sharp etux ms Freese 39 C
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# **Aerial Photo**

80.00 Acres, m/l



FSA/Eff. Crop Acres:	74.52
Corn Base Acres:	40.10
Bean Base Acres:	34.00
Soil Productivity: 86.	10 CSR2

#### Property Information 80.00 Acres, m/l

#### Location

From Conrad: Head west on D67 for 3 miles, then go north on T19/E Avenue for 1 mile. Turn west on 320th St. for  $\frac{1}{2}$  mile, property is on the north side of the road.

#### **Legal Description**

E<sup>1</sup>/<sub>2</sub> SW<sup>1</sup>/<sub>4</sub> in Section 21, Township 86 North, Range 18 West of the 5th P.M. (Felix Township)

#### Price & Terms PRICE REDUCED!

- \$654,000 \$628,000
- <del>\$8,175/acre\_</del>\$7,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

**Possession** As agreed upon

#### **Real Estate Tax**

Taxes Payable 2020 - 2021: \$2,264 Gross Acres: 80.00 Net Taxable Acres: 79.00 Tax per Net Taxable Acre: \$28.66

#### **Lease Status**

Open for 2021 crop year.

#### FSA Data

Farm Number 4742, Tract 513 FSA/Eff. Crop Acres: 74.52 Corn Base Acres: 40.10 Corn PLC Yield: 169 Bu. Bean Base Acres: 34.00 Bean PLC Yield: 53 Bu. **Land Description** 

Gently to strongly sloping.

#### **Soil Types/Productivity**

Primary soils are Tama, Dinsdale and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 86.10. See soil map for detail.

#### Drainage

Natural, with use of waterways. No tile maps obtained.

#### **Pipeline**

Ammonia pipeline crosses extreme southwest corner of property.

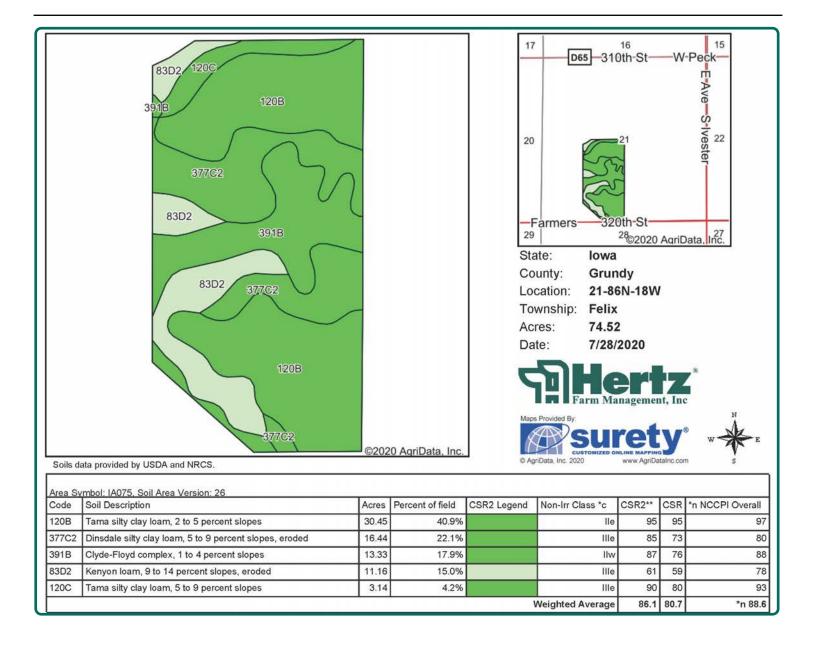
#### Comments

Highly tillable farm located in southern Grundy County.

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### **Soil Map** 74.52 FSA/Eff. Crop Acres



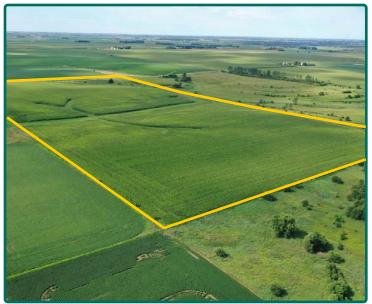
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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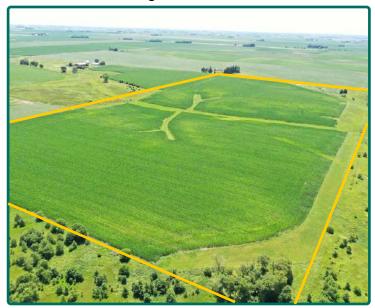


## Property Photos

#### Northeast Looking Southwest

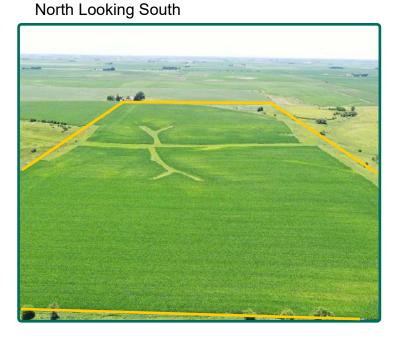


#### Northwest Looking Southeast



#### South Looking North





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