

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Grundy County, IA



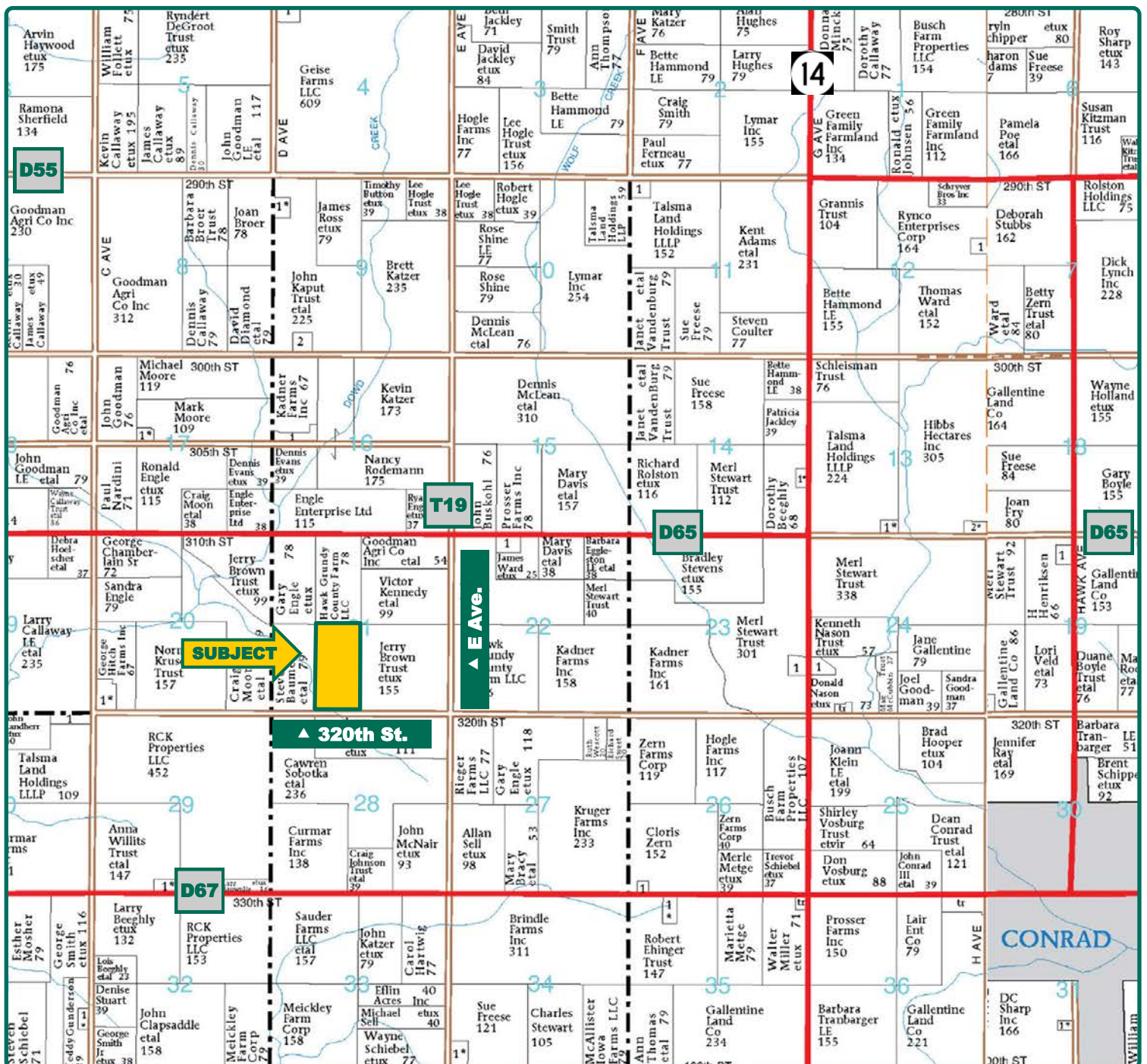
Property Key Features

- 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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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 ½ mile, property is on the north side of the road.

Legal Description

E½ SW¼ in Section 21, Township 86 North, Range 18 West of the 5th P.M. (Felix Township)

Price & Terms

PRICE REDUCED!

- ~~\$654,000~~ \$628,000
- ~~\$8,175/acre~~ \$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.

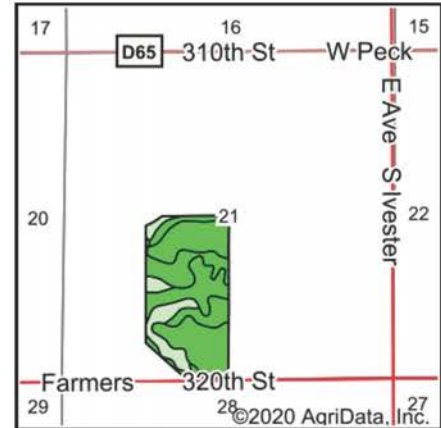
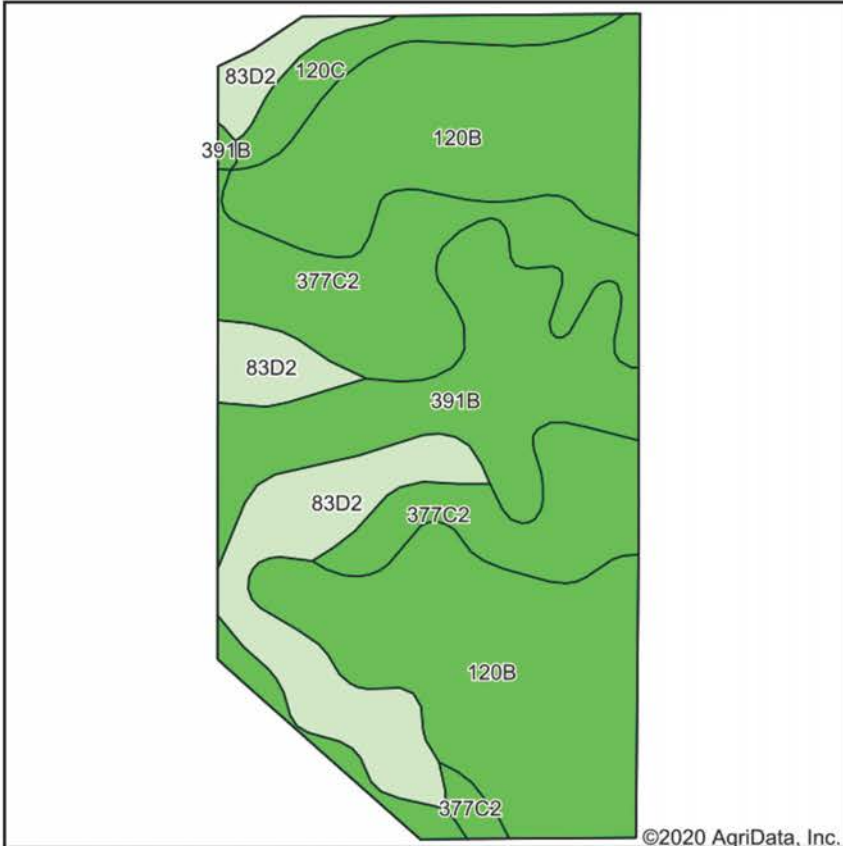
Comments

Highly tillable farm located in southern Grundy County.

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State: **Iowa**
 County: **Grundy**
 Location: **21-86N-18W**
 Township: **Felix**
 Acres: **74.52**
 Date: **7/28/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA075. Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
120B	Tama silty clay loam, 2 to 5 percent slopes	30.45	40.9%		lle	95	95	97
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	16.44	22.1%		llle	85	73	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.33	17.9%		llw	87	76	88
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	11.16	15.0%		llle	61	59	78
120C	Tama silty clay loam, 5 to 9 percent slopes	3.14	4.2%		llle	90	80	93
Weighted Average						86.1	80.7	*n 88.6

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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Northeast Looking Southwest



Northwest Looking Southeast



South Looking North



North Looking South



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