

# Acreage For Sale

**ACREAGE:**

**13.50 Acres, m/l**

**LOCATION:**

**Allamakee County, IA**



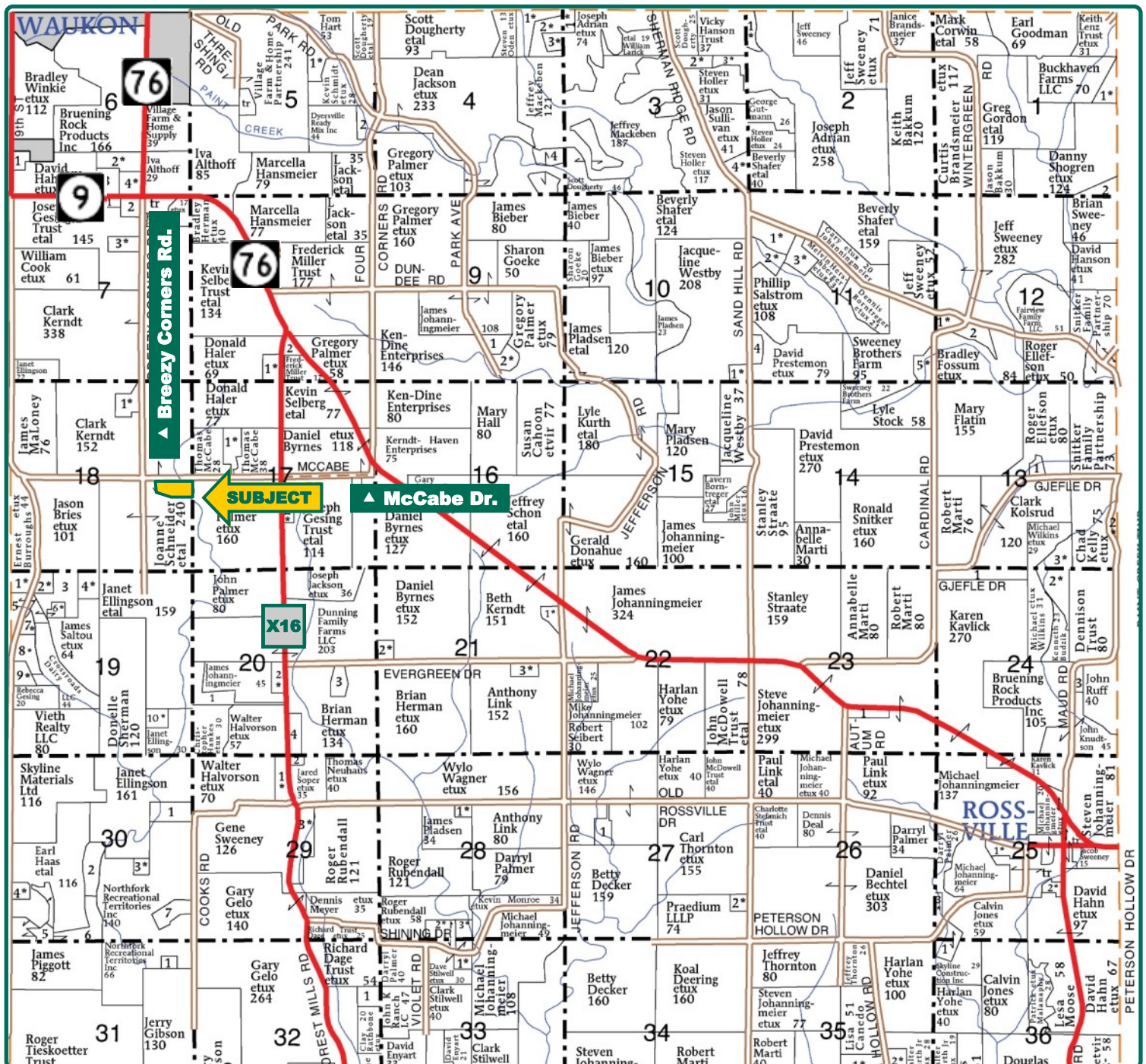
## Property *Key Features*

- Located 1½ Miles South of Waukon
- Farmhouse with Exterior Updates and Outbuildings
- Includes CRP Income with Some Tillable Land

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**FSA/Eff. Crop Acres:** 9.02\*  
**CRP Acres:** 2.39  
**Corn Base Acres:** 7.40\*  
**Bean Base Acres:** 1.62\*  
**Soil Productivity:** 58.76 CSR2

*\*Acres are estimated.*

**Total Living SF:** 2,065  
**Bedrooms:** 4  
**Bathrooms:** 1  
**Year Built:** 1896

**ADDRESS:**  
 775 McCabe Dr.  
 Waukon, IA 52172

## Property Information

### 13.50 Acres, m/l

### Location

Approximately 1½ miles south of Waukon, IA.

### Legal Description

Fractional N½ NE¼ SE¼ excluding approximately 3 acres in the W½ N½ NE¼ SE¼ Section 18, Township 97 North, Range 5 West of the 5th P.M. Final legal description to come from Abstract of Title.

### Price & Terms

- \$175,000.00
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Estimated Real Estate Tax

Taxes Payable 2020 - 2021: \$1,978.20\*  
 Net Taxable Acres: 13.50\*

*\*Taxes estimated pending survey of property. Allamakee County Treasurer/ Assessor will determine final tax figures.*

### Lease Status

Open lease.

### FSA Data

Farm Number 9225, Tract 4615  
 FSA/Eff. Crop Acres: 9.02\*  
 CRP Acres: 2.39  
 Corn Base Acres: 7.40\*  
 Corn PLC Yield: 145 Bu.  
 Bean Base Acres: 1.62\*  
 Bean PLC Yield: 41 Bu.

*\*Acres are estimated pending reconstitution of farm by the Allamakee County FSA office.*

### CRP Contracts

There are 2.39 acres enrolled in a CP-21 contract that pays \$332.00 annually and expires 09/30/2031.

### Soil Types/Productivity

Primary soils are Downs silt loam and Dubuque silt loam. CSR2 on the estimated FSA/Eff. crop acres is 58.76. 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.

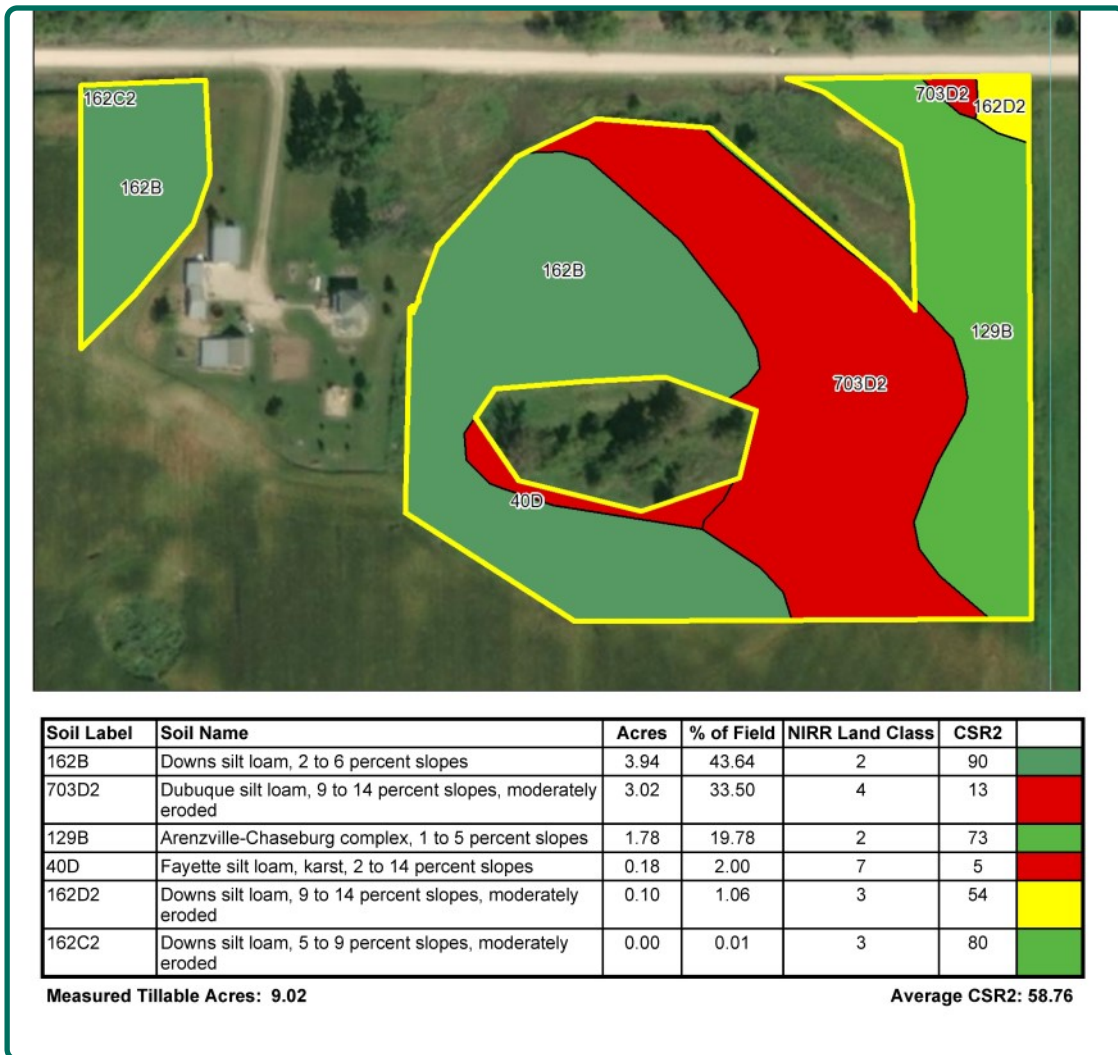
### Drainage

Natural.

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## Dwelling

Includes a 2-story farm house built in 1896 with 2,065 sq. ft. of living space. The home has four bedrooms and one full bathroom.

## Outbuildings

- 30' x 24' Granary with 28' x 30' Lean-to built in 1984
- 15' x 36' Pole barn built in 1976 with a 16' x 29' addition built in 1980
- 30' x 42' Shop built in 1985

## Water & Well Information

Water to the home is supplied by a well.

## Septic System

Septic system will be inspected prior to closing of the sale.

## Comments

Well-maintained acreage with CRP income. Just south of Waukon, IA. Sellers are willing to negotiate final 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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Outbuildings



Back of dwelling



Shop



Front of dwelling



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