

Land For Sale

ACREAGE:

158.00 Acres, m/l

LOCATION:

Louisa County, IA

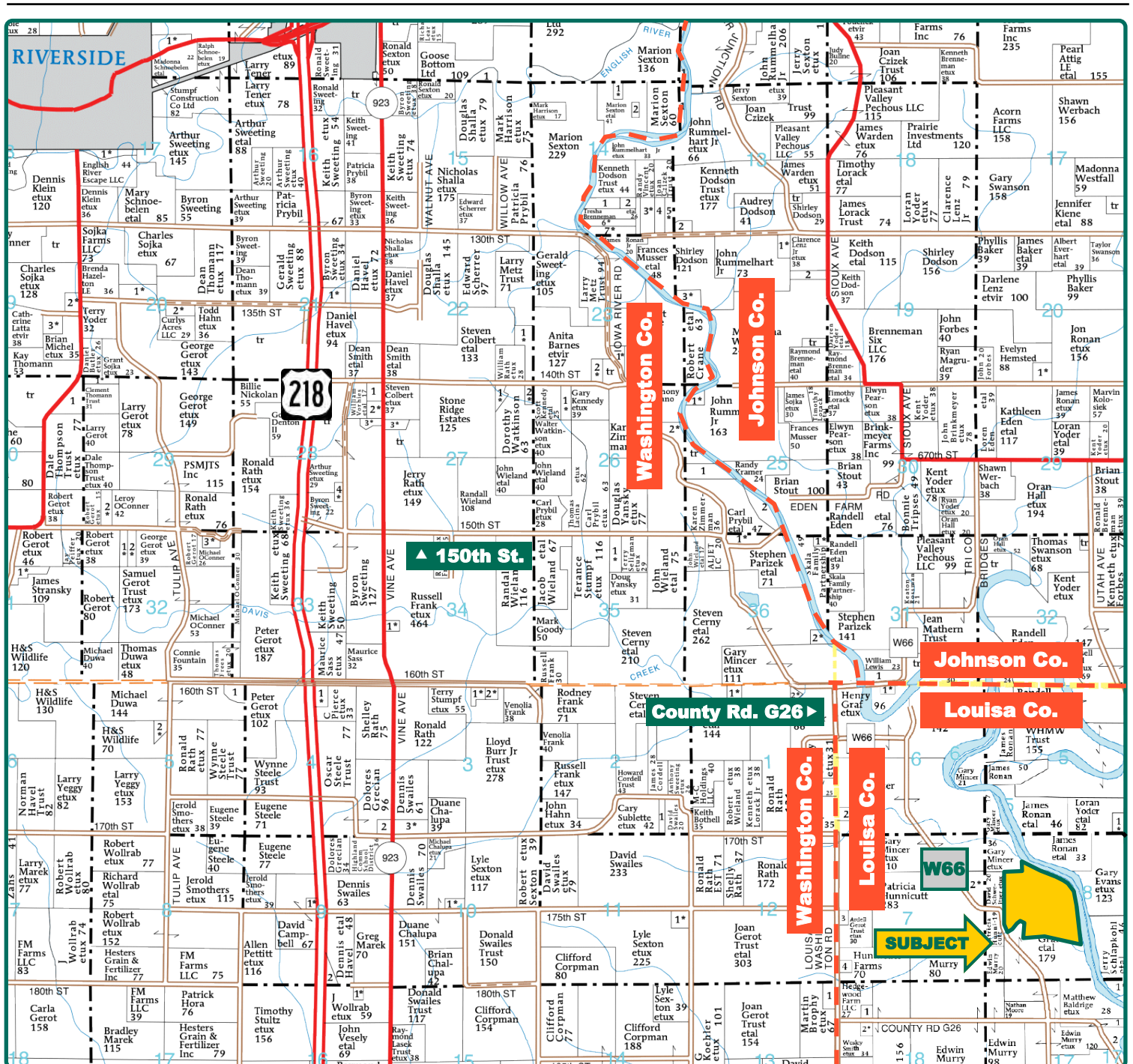


Property *Key Features*

- Productive Farm located 22 miles South of Iowa City
- 100.50 Estimated FSA/Eff. Crop Acres with a CSR2 of 73.30
- Open Lease for 2021 Crop year

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FSA/Eff. Crop Acres: 100.50*
CRP Acres: 18.98*
Corn Base Acres: 56.67*
Bean Base Acres: 42.04*
Soil Productivity: 73.30 CSR2

**Acres are estimated.*

Property Information

158.00 Acres, m/l

Location

From Riverside: 3½ miles south on Hwy. 218, then 4 miles east on 150th St., then ½ mile south on Co. Rd. G26 and 2½ miles south on Co. Rd. W66. The property is located on the east side of the road.

Legal Description

All that part lying west of the Iowa River in Section 8, Township 76 North, Range 5 West of the 5th P.M., Louisa County, Iowa.

Price & Terms

- \$907,500
- \$5,743.67/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2020-2021: \$4,353.36*
 Net Taxable Acres: 130.81**

Taxes per Net Taxable Acre: \$33.28*

**Taxes are estimated due to pending parcel split.*

***There are 27.00 acres enrolled in the Forest Reserve Program that are exempt from real estate taxes.*

FSA Data

Farm Number 5204, Tract 4736

FSA/Eff. Crop Acres: 100.50*

CRP Acres: 18.98*

Corn Base: 56.67*

Corn PLC Yield: 114 Bu.

Bean Base: 42.04*

Bean PLC Yield: 35 Bu.

**Acres are estimated pending reconstitution of farm by Louisa County FSA.*

Lease

Open lease for 2021 crop year.

CRP Contracts

There are approx. 17.00 acres enrolled in a CP-21 contract that pays an estimated \$3,853.22 annually and expires September 30, 2022.

There are 1.98 acres enrolled in a CP-21 contract that pays \$560 annually and expires September 30, 2023.

Soil Types/Productivity

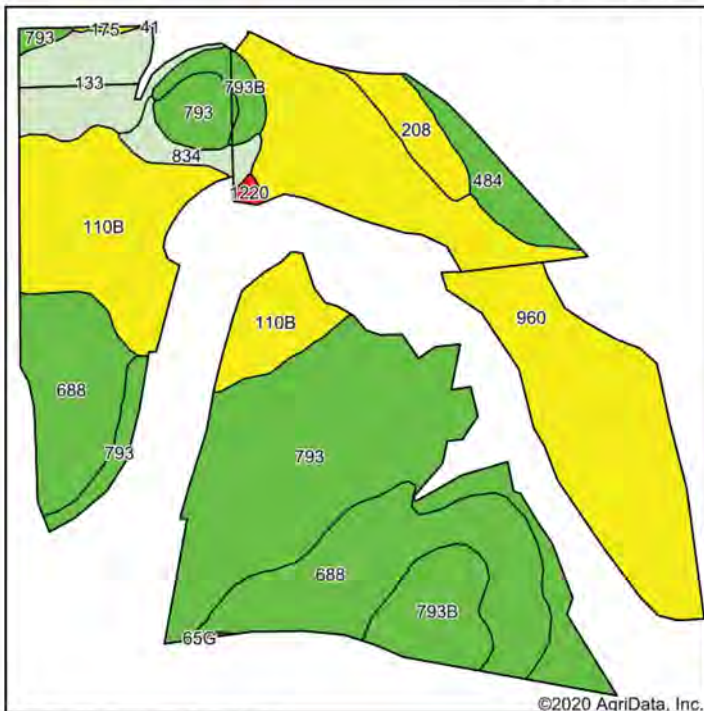
Primary soils are Bertrand, Shaffton and Koszta. CSR2 on the est. FSA/Eff. crop acres is 73.30. See soil map for detail.

Land Description

Nearly level to gently sloping.

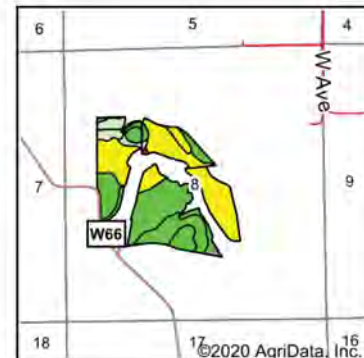
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Louisa**
Location: **8-76N-5W**
Township: **Union**
Acres: **100.5**
Date: **10/7/2020**



Area Symbol: IA115, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
793	Bertrand silt loam, 0 to 2 percent slopes	25.60	25.5%		Is	87	85	96
960	Shaffton loam, 0 to 2 percent slopes	25.27	25.1%		Ilw	58	78	86
688	Koszta silt loam, 0 to 2 percent slopes	18.20	18.1%		Iw	90	85	99
110B	Lamont fine sandy loam, 2 to 5 percent slopes	14.09	14.0%		Illie	52	47	69
793B	Bertrand silt loam, 2 to 5 percent slopes	5.71	5.7%		Ile	82	80	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.97	4.9%		Ilw	78	80	77
484	Lawson silt loam, 0 to 2 percent slopes	2.56	2.5%		Ilw	83	90	90
208	Klum fine sandy loam, 0 to 2 percent slopes	2.26	2.2%		Illw	57	55	64
834	Titus silty clay loam, 0 to 2 percent slopes	1.50	1.5%		Illw	65	68	74
1220	Nodaway silt loam, channeled, 0 to 2 percent slopes	0.23	0.2%		Vw	5	25	15
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.11	0.1%		Ills	56	60	60
Weighted Average						73.3	76.4	*n 87.8

Drainage

Natural plus supplemental tile.

Comments

Good-quality Louisa County Farm.

Buildings/Improvements

None.

Water & Well Information

None.

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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Looking South



Looking Southeast



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Looking Southeast



Looking East

