

Land For Sale

ACREAGE:

35.32 Acres, m/l

LOCATION:

Hardin County, IA

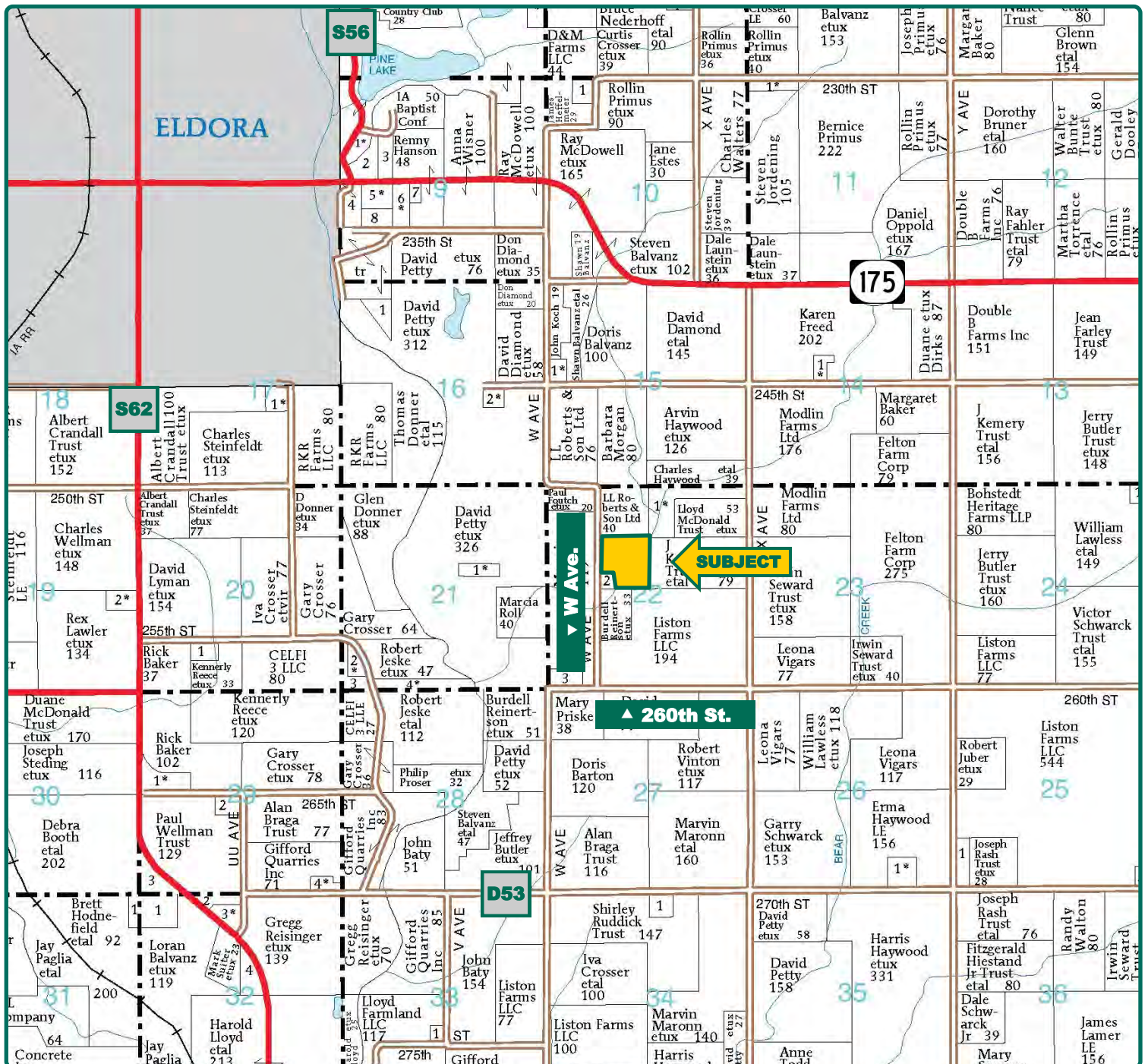


Property Key Features

- 3 Miles Southeast of Eldora
- 19.76 FSA/Eff. Crop Acres with a 63.40 CSR2
- Well-Maintained Acreage with Income and Recreational Opportunities

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FSA/Eff. Crop Acres: 19.76
Corn Base Acres: 16.00
Soil Productivity: 63.40 CSR2

Total Living SF: 1,740
Bedrooms: 3
Bathrooms: 2
Year Built: 2007
ADDRESS:
25254 W Ave.
Eldora, IA 50627

Property Information

35.32 Acres, m/l

Location

From Eldora: Go east on Highway 175 for approximately 1 mile, then south on W Avenue for approximately 2 miles. The property is on the east side of the road.

Legal Description

SE¼ NW¼, excluding acreage site, Section 22, Township 87 North, Range 19 West of the 5th P.M. (Eldora Township)

Price & Terms

- \$300,000.00
- \$8,493.77/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,664.00
Net Taxable Acres: 35.32
Tax per Net Taxable Acre: \$47.11

Lease Status

Open lease for 2021 crop year.

FSA Data

Farm Number 8324, Tract 12117 & 12118
FSA/Eff. Crop Acres: 19.76
Corn Base Acres: 16.00
Corn PLC Yield: 165 Bu.

Soil Types/Productivity

Primary soils are Tama, Downs and Ely. CSR2 on the FSA/Eff. crop acres is 63.40. See soil map for detail.

Land Description

Gently to strongly sloping.

Drainage

Natural, no maps available.

Buildings/Improvements

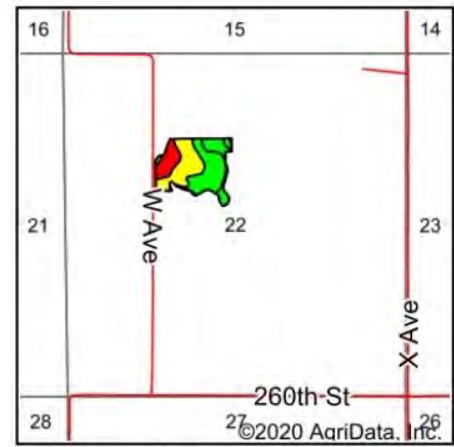
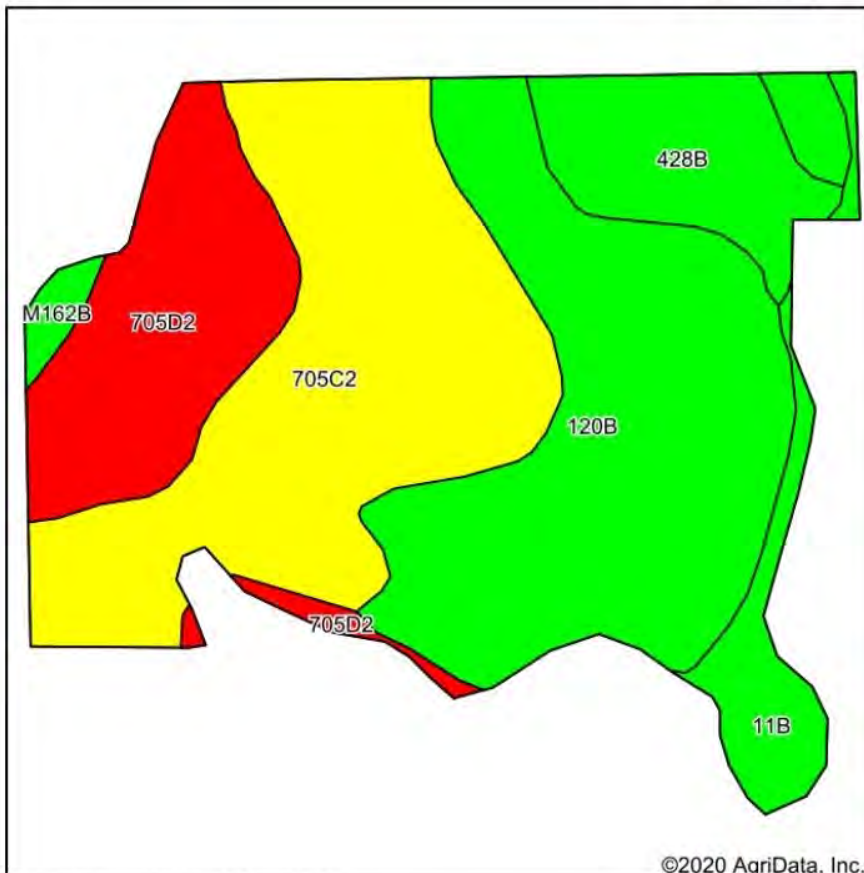
- 1,740 sq.ft. manufactured home (2007)
- Detached, oversized two-stall garage
- Livestock barn

Water & Well Information

Home runs on rural water.

Comments

Nice, mixed-use property within close proximity to Eldora.



State: **Iowa**
County: **Hardin**
Location: **22-87N-19W**
Township: **Eldora**
Acres: **19.76**
Date: **12/3/2020**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	6.89	34.9%		Ile	95
705C2	Downs variant silt loam, 5 to 9 percent slopes, moderately eroded	6.54	33.1%		IIle	42
705D2	Downs variant silt loam, 9 to 14 percent slopes, moderately eroded	3.18	16.1%		IIle	15
428B	Ely silty clay loam, 2 to 5 percent slopes	1.83	9.3%		Ile	88
11B	Colo-Ely complex, 0 to 5 percent slopes	1.10	5.6%		IIw	86
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.22	1.1%		Ile	90
Weighted Average						63.4

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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South Looking North



Southwest Looking Northeast



Living Room



Kitchen and Entryway



Master Bedroom



Master Bathroom

