

# Land For Sale

**ACREAGE:**

**174.35 Acres, m/l**

**LOCATION:**

**Madison County, IA**



## Property *Key Features*

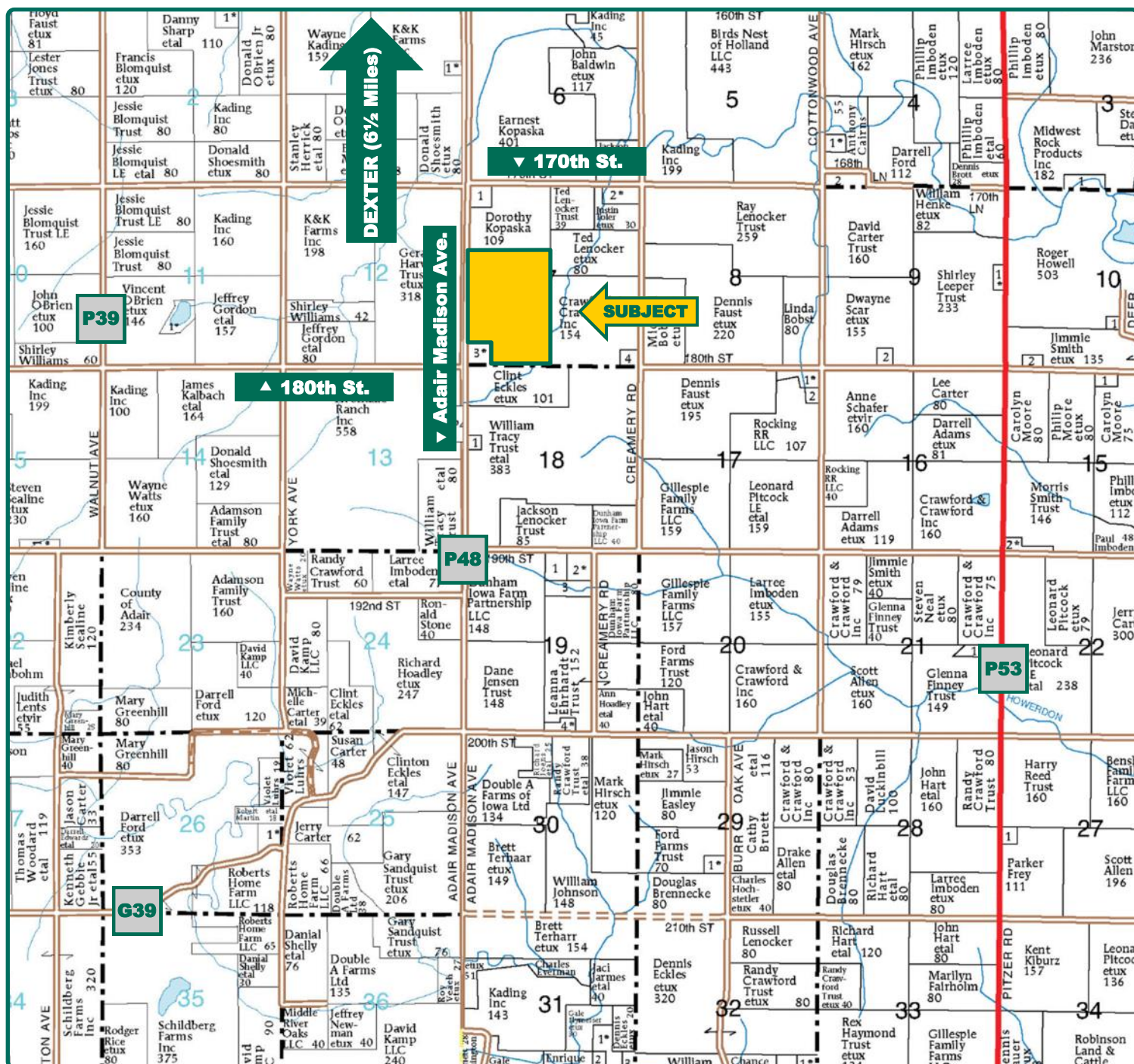
- Located 8 Miles South of Dexter
- 153.29 FSA/Eff. Crop Acres with a 61.50 CSR2
- Multi-Use Farmland in Western Madison County

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<b>FSA/Eff. Crop Acres:</b>	<b>122.64</b>
<b>CRP Acres:</b>	<b>30.65</b>
<b>Corn Base Acres:</b>	<b>70.20</b>
<b>Bean Base Acres:</b>	<b>17.40</b>
<b>Soil Productivity:</b>	<b>61.50 CSR2</b>

## Property Information

### 174.35 Acres, m/l

### Location

From Dexter: Go south on P48/Adair Madison Ave. for 8 miles. Property is on the east side of the road, near the T-intersection of P48 / Adair Madison Ave. and 180th St.

### Legal Description

SW¼, except Parcel A, and south 30 acres of NW¼, all in Section 7, Township 76 North, Range 29 West of the 5th P.M. (Jackson Township)

### Price & Terms

- \$1,046,100.00
- \$6,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$3,391.11  
Gross Acres: 174.35  
Net Taxable Acres: 172.40  
Tax per Net Taxable Acre: \$19.67

### FSA Data

Farm Number 4364, Tract 9746  
FSA/Eff. Crop Acres: 153.29  
CRP Acres: 30.65  
Corn Base Acres: 70.20  
Corn PLC Yield: 111 Bu.  
Bean Base Acres: 17.40  
Bean PLC Yield: 36 Bu.

### Land Description

Level to very sloping.

### CRP Contracts

There are 30.65 acres enrolled in a CP1 contract that pays \$6,309 annually and expires 9/30/2026.

### Soil Types/Productivity

Primary soils are Sharpsburg, Lamoni and Shelby-Lamoni. CSR2 on the FSA/Eff. crop and CRP acres is 61.50. See soil map for detail.

### Drainage

Natural

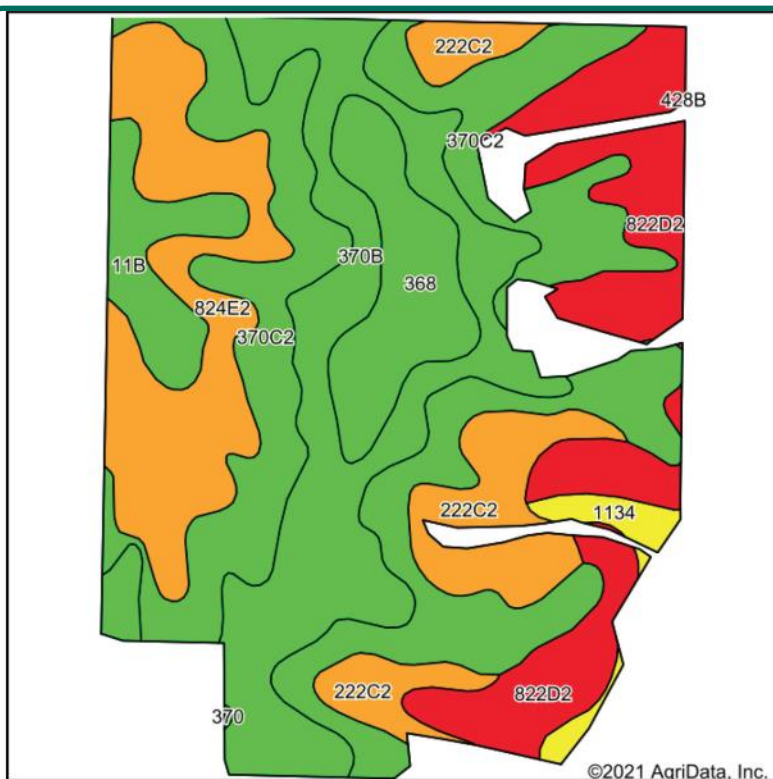
### Buildings/Improvements

None

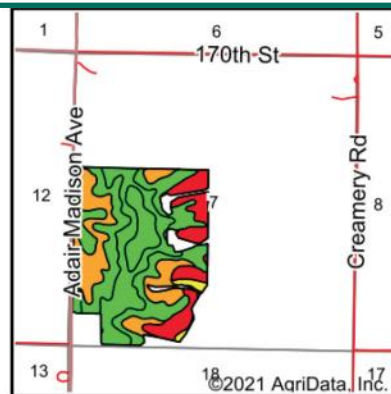
### Comments

Productive farmland that includes a mix of crop, CRP, hay and timber acres.





Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Madison**  
Location: **7-76N-29W**  
Township: **Jackson**  
Acres: **153.29**  
Date: **1/4/2021**



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	45.83	29.9%		IIIe	80
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	31.44	20.5%		IIe	91
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	22.23	14.5%		IVe	7
824E2	Shelby-Lamoni complex, 14 to 18 percent slopes, moderately eroded	20.11	13.1%		IVe	27
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	13.76	9.0%		IVw	38
368	Macksburg silty clay loam, 0 to 2 percent slopes	10.77	7.0%		Iw	93
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	6.49	4.2%		IIw	80
1134	Colo, frequently flooded-Ely silty clay loams, gullied, 2 to 5 percent slopes	2.62	1.7%		IIe	59
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	0.06	0.0%		I	96
Weighted Average						61.5

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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Northwest Looking Southeast



Southwest Looking Northeast



Southwest Looking Northeast



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