

Land For Sale

ACREAGE:

60.91 Acres, m/l

LOCATION:

Muscatine County, IA



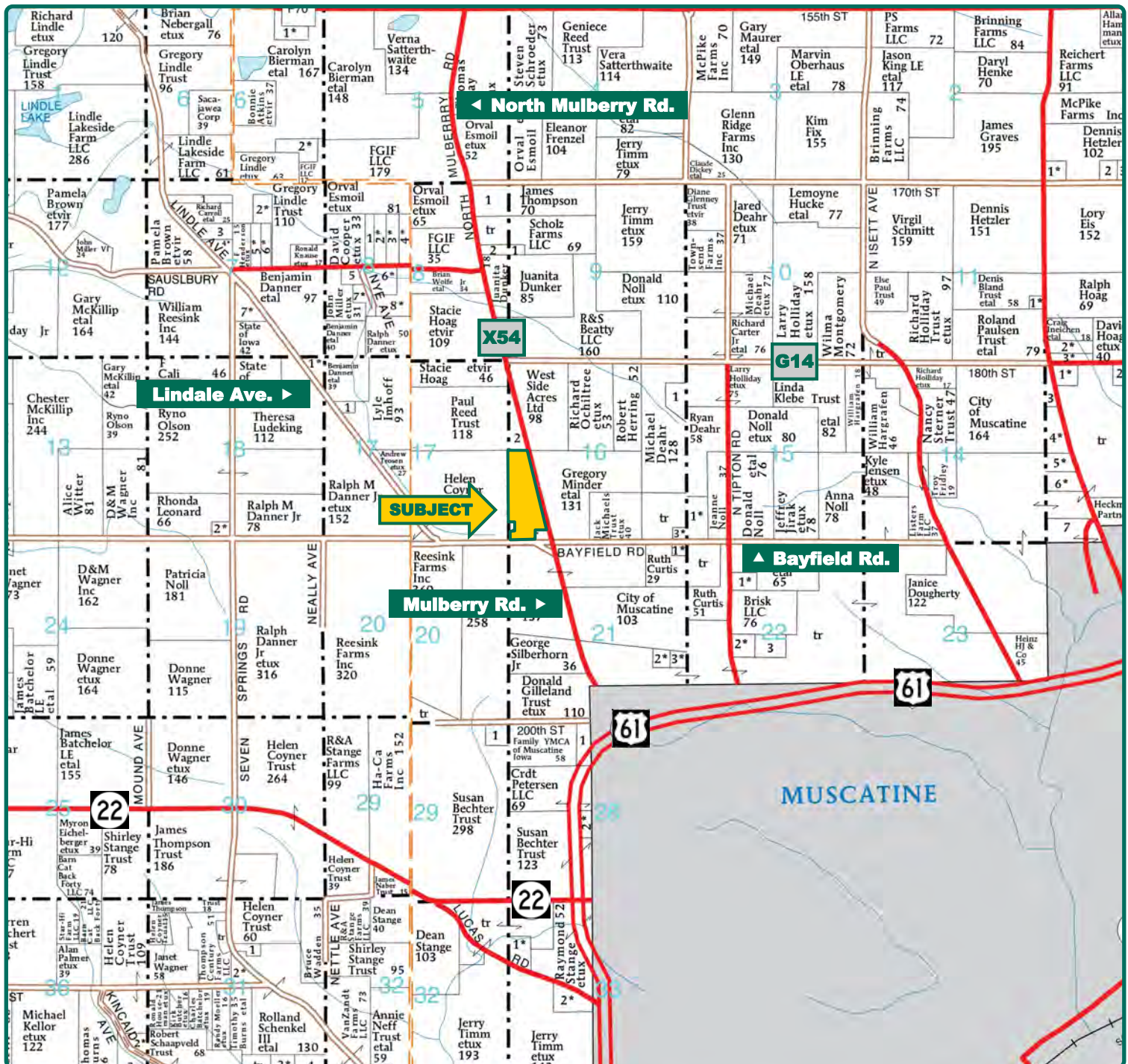
Property *Key Features*

- Located 1 Mile Northwest of Muscatine, Iowa
- 61.96 FSA/Eff. Crop Acres with an 81.60 CSR2
- Productive Muscatine County Farm

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FSA/Eff. Crop Acres: 61.96
Corn Base Acres: 47.00
Bean Base Acres: 14.96
Soil Productivity: 81.60 CSR2

Property Information

60.91 Acres, m/l

Location

From Muscatine - Intersection of Highway 61 and Mulberry Road:
1¼ miles north on Mulberry Road. The farm is located on the west side of the road.

Legal Description

All that part of the Southwest Quarter of Section 16, Township 77 North, Range 2 West, of the 5th Principal Meridian, laying West of highway known as the Iowa City Road n/k/a Mulberry Road, situated in Muscatine County, Iowa. Except Parcel H as shown in plat recorded as Document No. 2006-04684.

Price & Terms

- \$639,555.00
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,158.00
Net Taxable Acres: 60.91
Tax per Net Taxable Acre: \$35.43

FSA Data

Farm Number 4801, Tract 1492
FSA/Eff. Crop Acres: 61.96
Corn Base Acres: 47.00
Corn PLC Yield: 139 Bu.
Bean Base Acres: 14.96
Bean PLC Yield: 37 Bu.

Soil Types/Productivity

Primary soils are Walford, Muscatine and Vesser. CSR2 on the FSA/Eff. crop acres is 81.60. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural, with some tile.

Buildings/Improvements

None.

Comments

Productive Muscatine County farm. Great add-on unit.



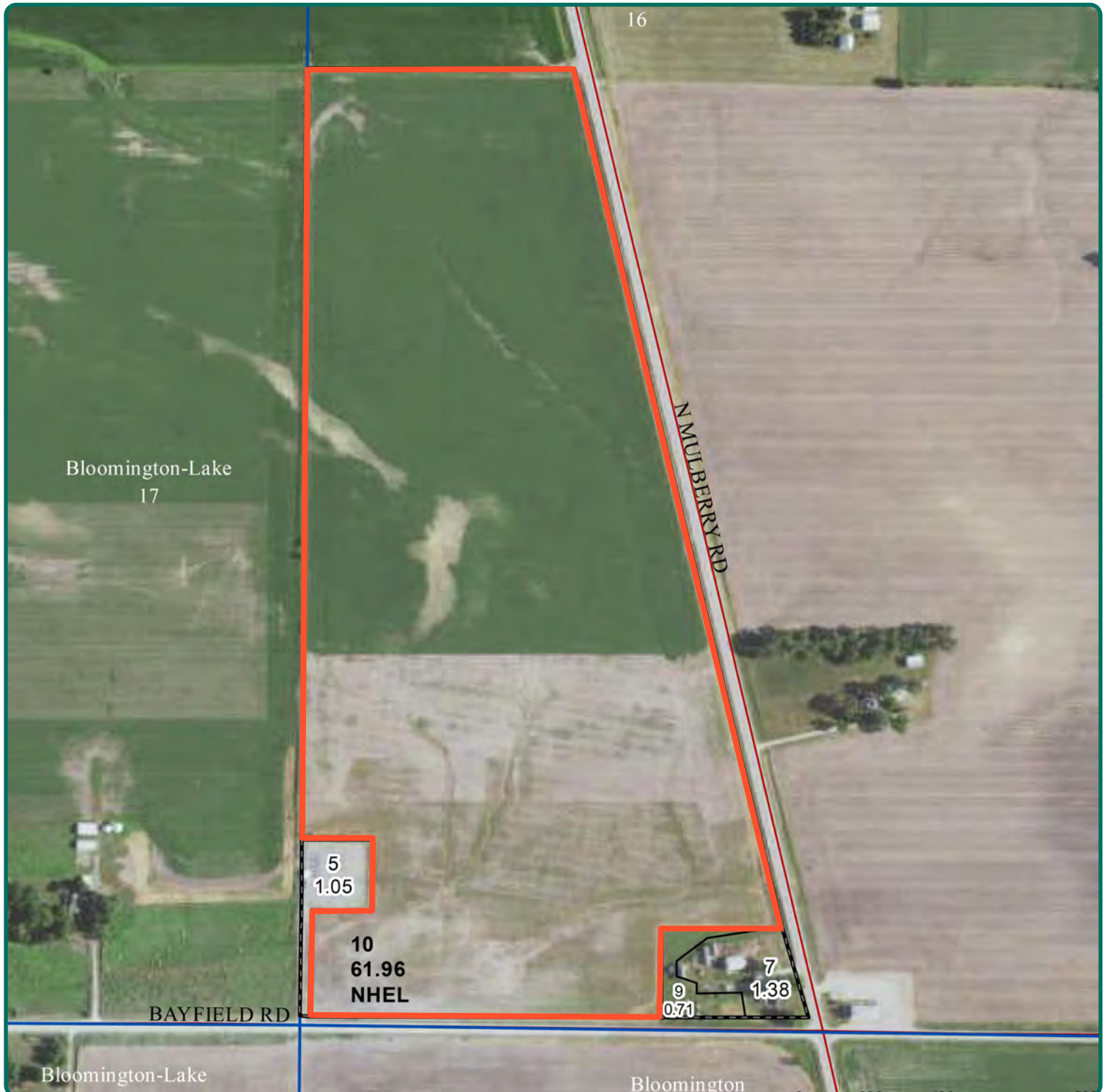
Measured Tillable Acres		61.96	Avg. CSR2		81.60
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
160	Walford silt loam, 0 to 2 percent	82	34.2%	IIIw	21.18
119	Muscatine silty clay loam, 0 to 2	100	27.4%	Iw	17.01
51B	Vesser silt loam, 2 to 5 percent slopes	75	10.2%	IIw	6.29
41D	Sparta loamy fine sand, 5 to 14	14	8.7%	VIIs	5.38
920C	Tama silt loam, sandy substratum, 5	87	7.8%	IIIe	4.83
920B	Tama silt loam, sandy substratum, 2	92	6.0%	Ile	3.70
133B	Colo-Ely complex, 0 to 5 percent	86	4.3%	IIw	2.67
118	Garwin silty clay loam, 0 to 2 percent	90	1.5%	IIw	0.9

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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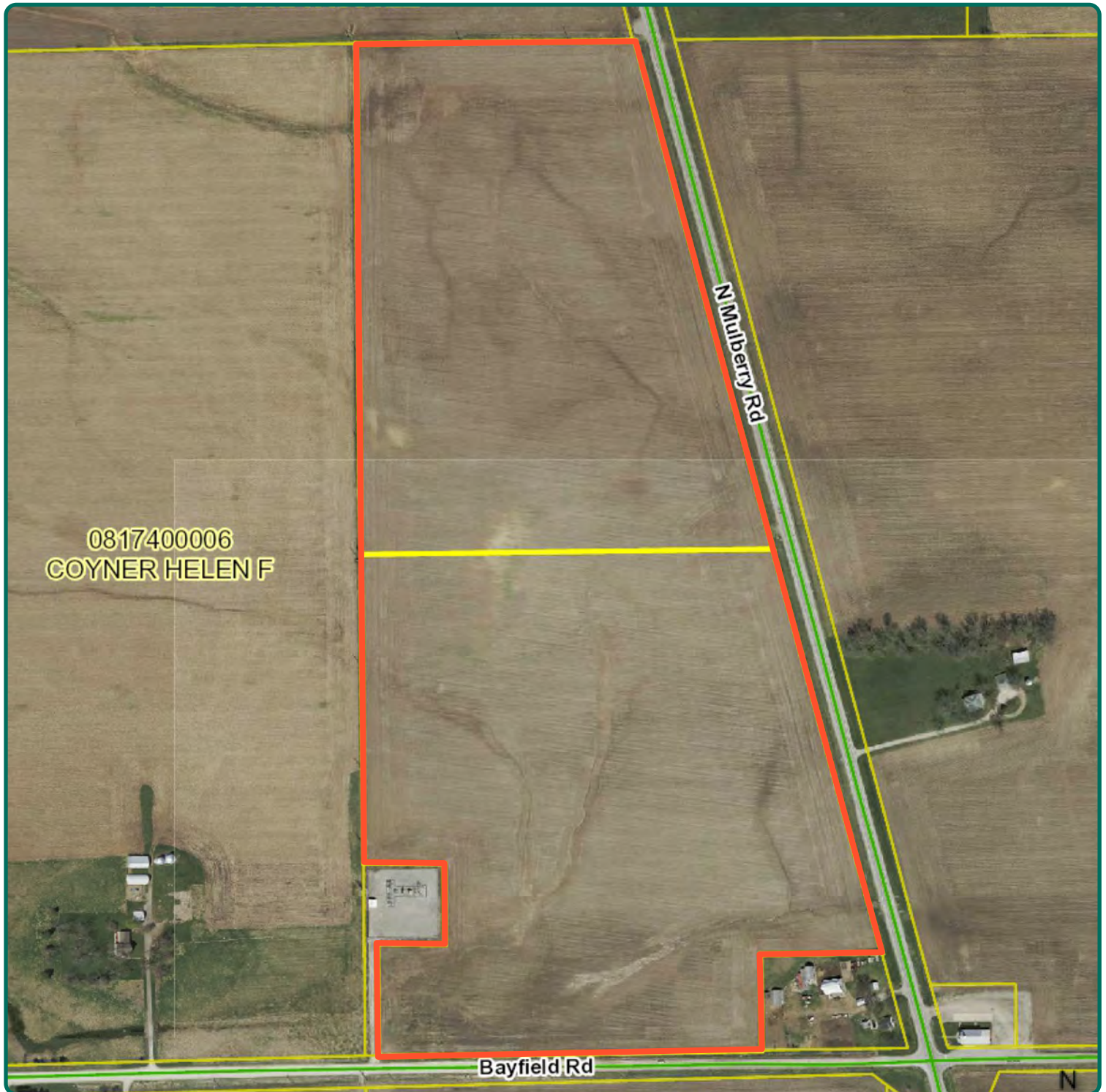
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