

Land For Sale

ACREAGE:

81.46 Acres, m/l

LOCATION:

Muscatine County, IA



Property Key Features

- Located Northeast of Lone Tree, Iowa
- Excellent Quality Farm in Muscatine County, Iowa
- 77.28 FSA/Eff. Crop Acres with an 87.88 CSR2

Jim Rebhuhn, AFM

Licensed in IA

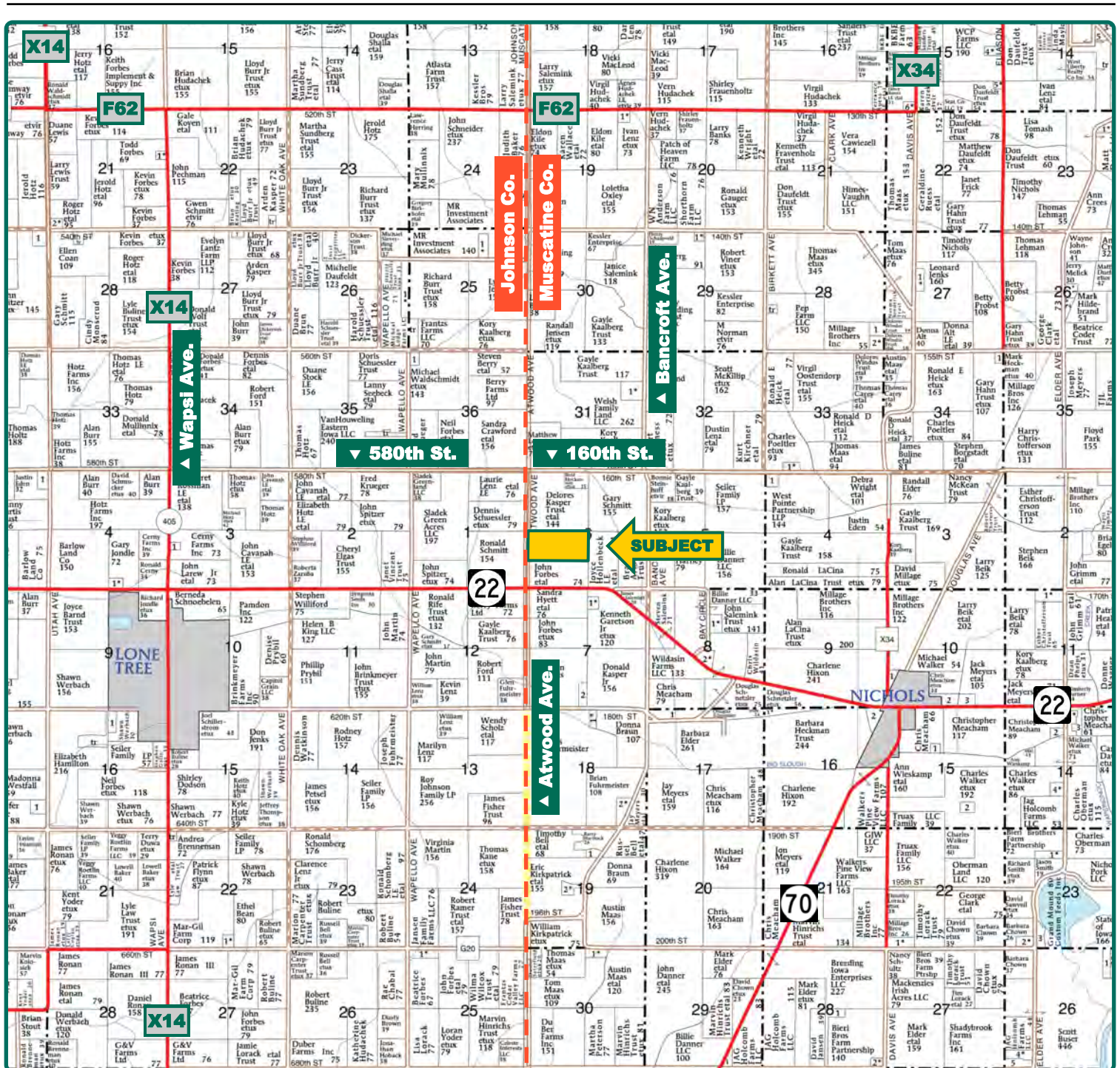
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FSA/Eff. Crop Acres: 77.28
Corn Base Acres: 43.76
Bean Base Acres: 14.54
Soil Productivity: 87.88 CSR2

ADDRESS:
1661 Atwood Ave.
Nichols, IA 52766

Property Information

81.46 Acres, m/l

Location

From Lone Tree: 3 miles east on Highway 22 and ¼ mile north on Atwood Avenue (Johnson-Muscatine County Line). The farm is located on the east side of the road.

From Nichols: 3 miles west on Highway 22 and ¼ mile north on Atwood Avenue (Johnson-Muscatine County Line). The farm is located on the east side of the road.

Legal Description

The N½ of the SW¼ of Section 6, Township 77 North, Range 4 West of the 5th P.M., Muscatine County, Iowa.

Price & Terms

- \$973,447.00
- \$11,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,406.00
Net Taxable Acres: 81.46
Tax per Net Taxable Acre: \$41.81

FSA Data

Farm Number 4739, Tract 4246
FSA/Eff. Crop Acres: 77.28
Corn Base Acres: 43.76
Corn PLC Yield: 136 Bu.
Bean Base Acres: 14.54
Bean PLC Yield: 39 Bu.

Soil Types/Productivity

Primary soils are Tama, Downs and Atterberry. CSR2 on the FSA/Eff. crop acres is 87.88. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

Abandoned building site.

Water & Well Information

Well not currently in use.

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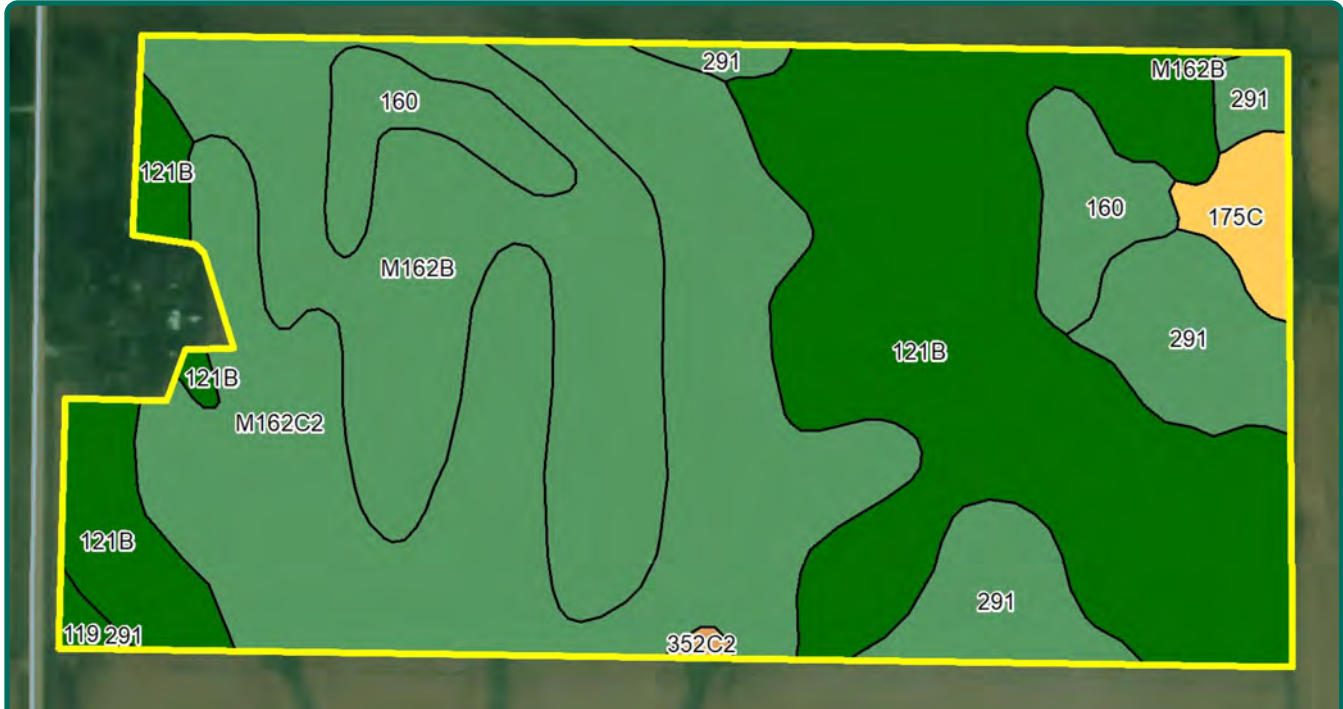
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
121B	Tama silt loam, 2 to 5 percent slopes	25.64	33.17	2	95	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	23.22	30.04	3	82	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	14.90	19.28	2	90	
291	Atterberry silt loam, 0 to 2 percent slopes	7.07	9.14	1	90	
160	Walford silt loam, 0 to 2 percent slopes	4.56	5.90	3	82	
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.43	1.85	3	45	
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.31	0.40	1	100	
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	0.16	0.21	3	40	

Measured Tillable Acres: 77.28

Average CSR2: 87.88

First Right of Refusal

A family member has a first right of refusal on this farm. Upon an accepted offer, Seller to give this family member 10 days to match the terms of the offer. If the family member waives their first right of refusal, we will move forward with the original offer.

Comments

Excellent quality farm in a strong area.

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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