

Land For Sale

ACREAGE:

41.61 Acres, m/l

LOCATION:

Wapello County, IA

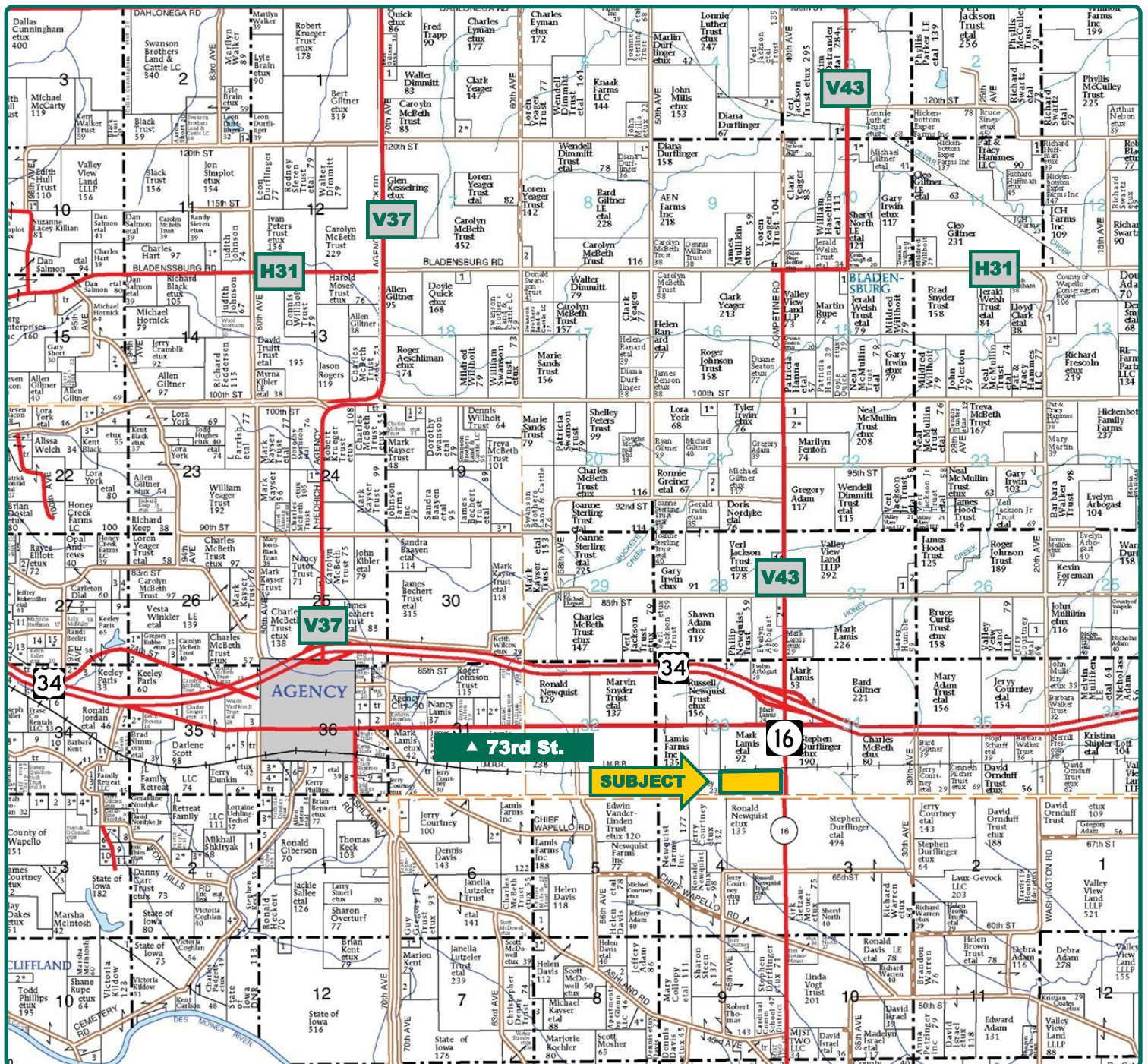


Property Key Features

- Located 4 Miles East of Agency, Iowa
- 43.46 FSA/Eff. Crop Acres with an 83.00 CSR2
- High-Quality Wapello County Farm

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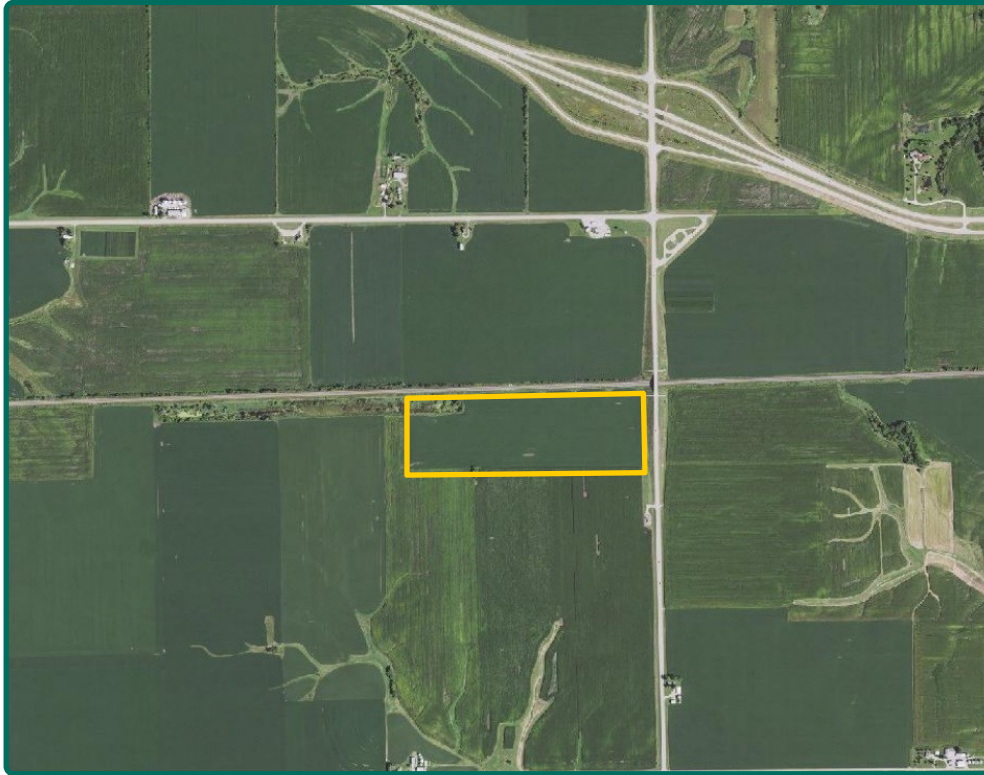
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FSA/Eff. Crop Acres:	43.46
Corn Base Acres:	24.20
Bean Base Acres:	16.90
Soil Productivity:	83.00 CSR2

Property Information

41.61 Acres, m/l

Location

From Agency: 3½ miles east on 73rd St., then ½ mile south on IA Hwy 16. The property is on the west side of the road.

Legal Description

That part of the S½ SE¼, lying south of the railroad ROW, Section 33, Township 72 North, Range 12 West of the 5th P.M., Wapello Co., IA. (Pleasant Twp.)

Price & Terms

PRICE REDUCED!

- ~~\$448,000~~ \$388,000
- ~~\$10,766.64/acre~~ \$9,324.68/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, subject to 2021 farm lease.

Real Estate Tax

Taxes Payable 2020-2021: \$1,410.00
Net Taxable Acres: 41.61
Tax per Net Taxable Acre: \$33.89

Lease Status

Leased through the 2021 crop year.
Contact agent for details.

FSA Data

Farm Number 5252, Tract 4427
FSA/Eff. Crop Acres: 43.46
Corn Base Acres: 24.20
Corn PLC Yield: 153 Bu.
Bean Base Acres: 16.90
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soil is Haig silty clay loam. CSR2 on the FSA/Eff. crop acres is 83.00. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level.

Drainage

Natural, plus some tile. No maps available.

Buildings/Improvements

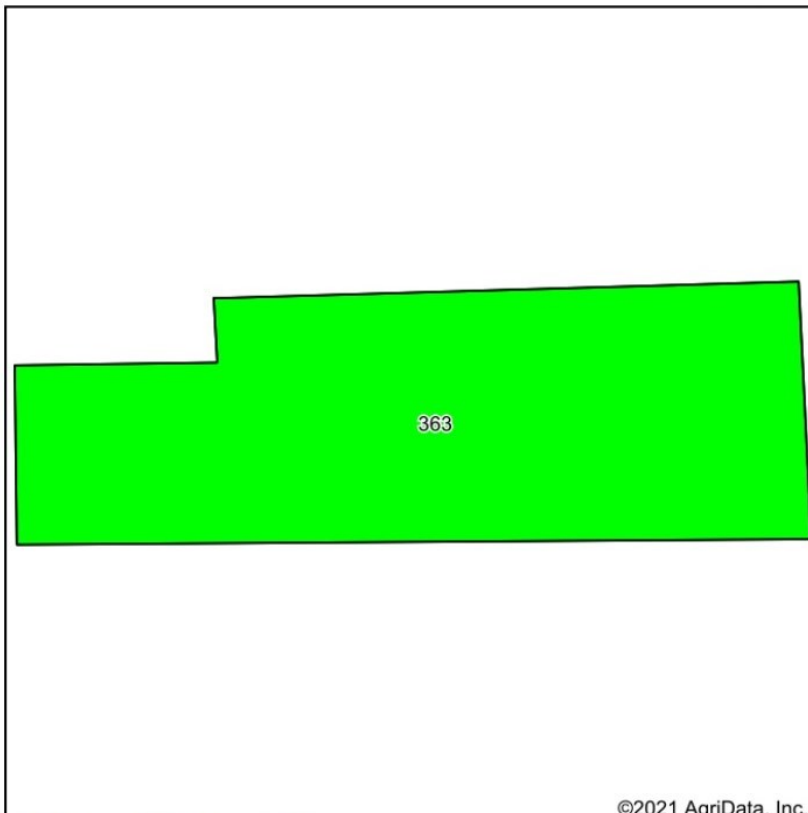
None.

Water & Well Information

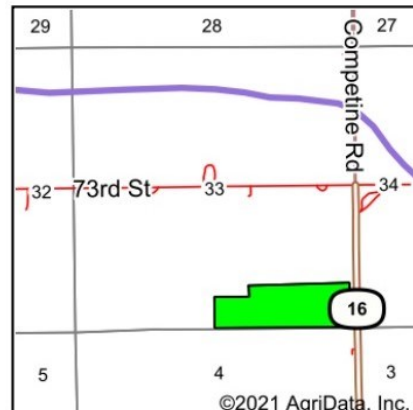
None.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wapello**
Location: **33-72N-12W**
Township: **Pleasant**
Acres: **43.46**
Date: **2/18/2021**



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA179, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
363	Haig silty clay loam, 0 to 2 percent slopes	43.46	100.0%		IIw	83	65
Weighted Average						83	65

Survey

Final acres are subject to a boundary survey.

Comments

High-quality Wapello County farm located on a hard-surfaced road.

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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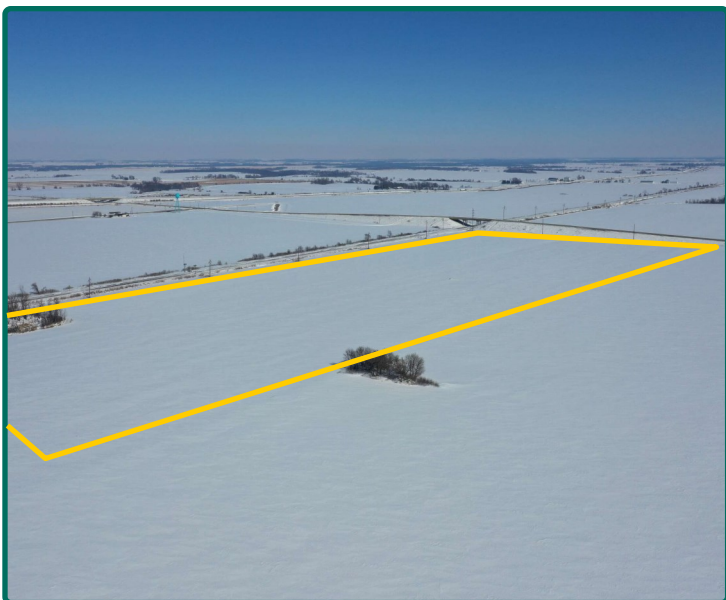
Looking West



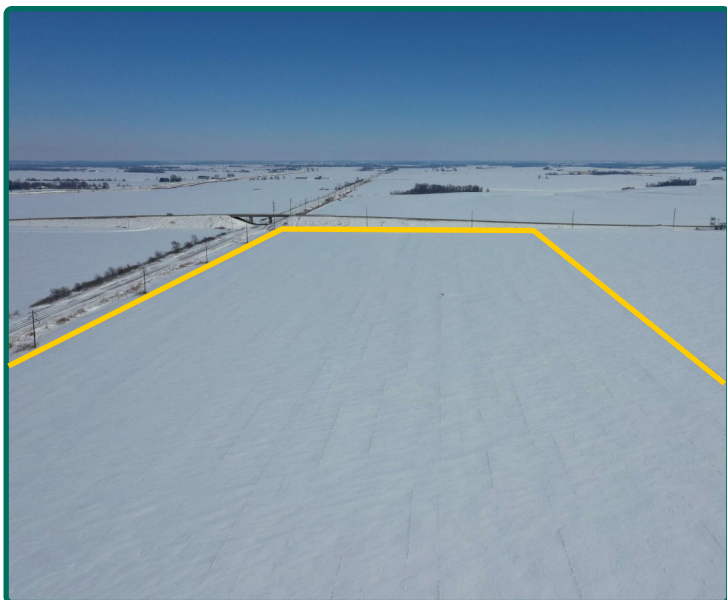
Looking Southwest



Looking Northeast



Looking East



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