

# Land For Sale

#### ACREAGE:

LOCATION:

## 41.61 Acres, m/l

### 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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REID: 180-0072-01



Plat Map

Pleasant Township, Wapello County, IA

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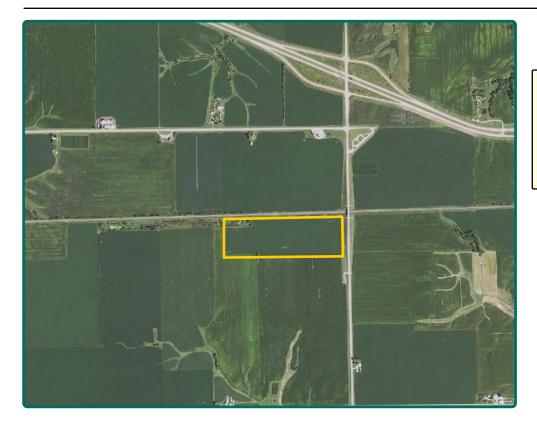
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# **Aerial Photo**

41.61 Acres, m/l



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:  $3\frac{1}{2}$  miles east on 73rd St., then  $\frac{1}{2}$  mile south on IA Hwy 16. The property is on the west side of the road.

#### **Legal Description**

That part of the S<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub>, 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
- <u>\$10,766.64/acre</u> \$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.

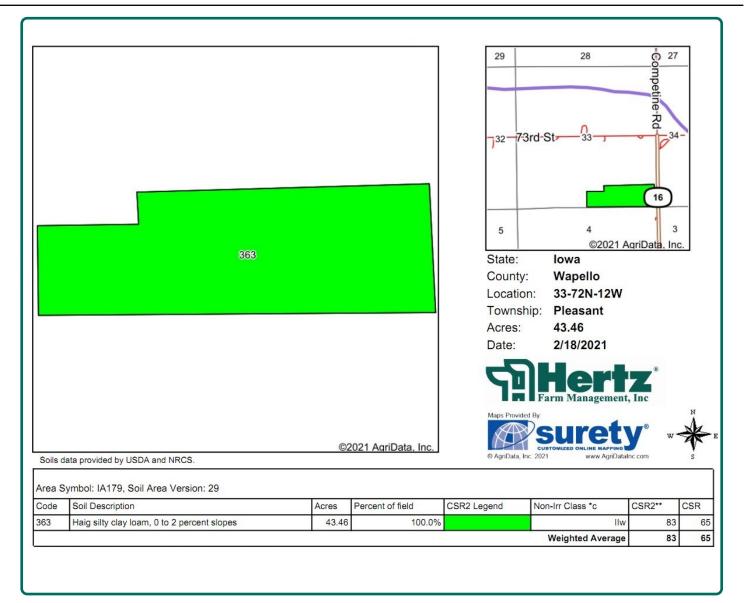
Buildings/Improvements None.

Water & Well Information None.

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#### 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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41.61 Acres



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# Property Photos

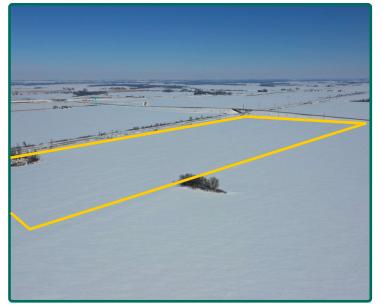
#### Looking West

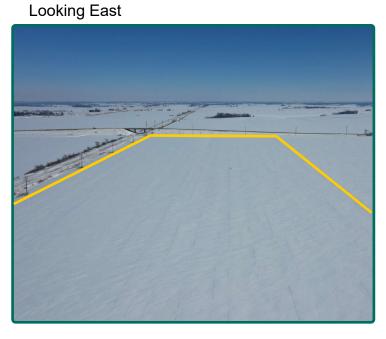


#### Looking Southwest



#### Looking Northeast





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