

Land For Sale

ACREAGE:

74.00 Acres, m/l

LOCATION:

Muscatine County, IA

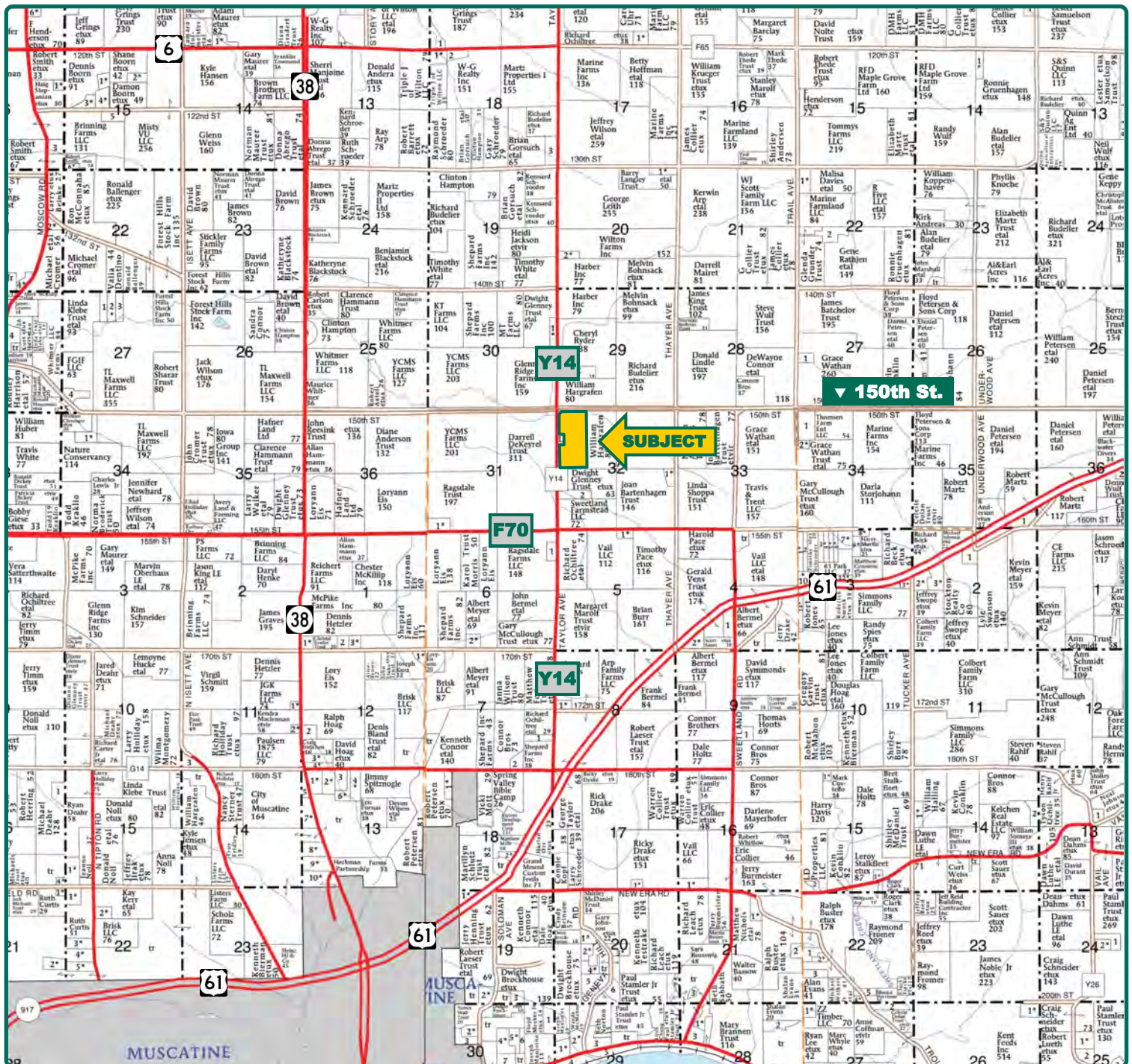


Property *Key Features*

- Located 5 Miles Northeast of Muscatine, Iowa
- 72.54 Estimated FSA/Eff. Crop Acres with an 86.90 CSR2
- High-Quality Muscatine County Farm Located on a Hard-Surface Road

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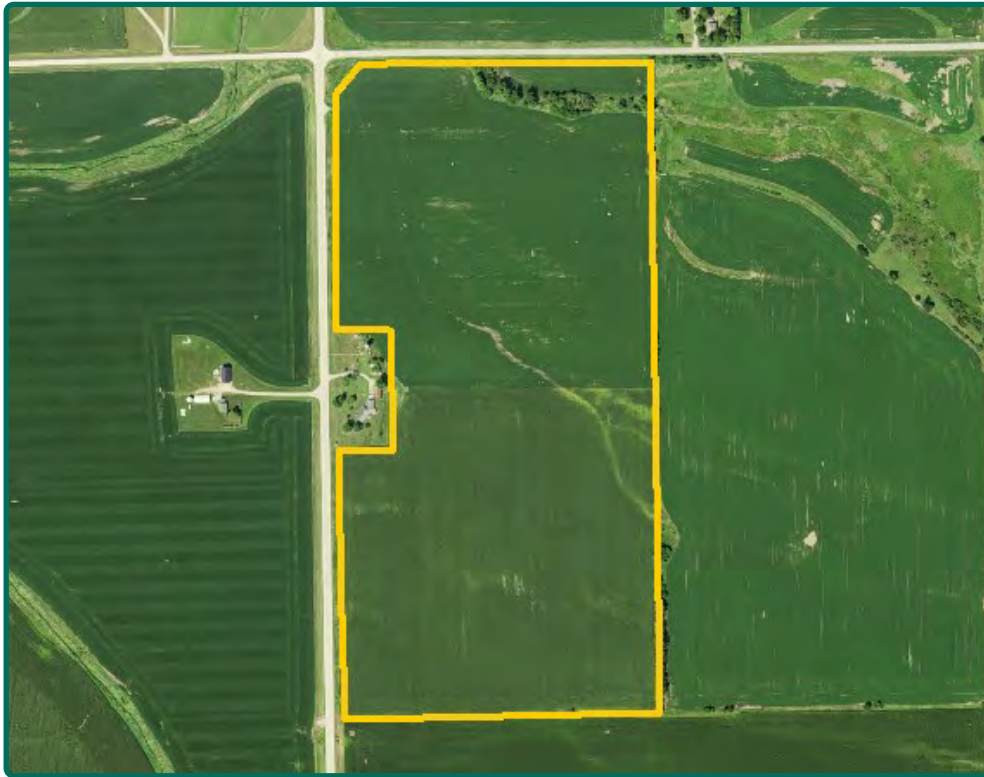
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FSA/Eff. Crop Acres: 72.54*

Corn Base Acres: 36.53*

Bean Base Acres: 32.14*

Soil Productivity: 86.90 CSR2

**Acres are estimated.*

Property Information

74.00 Acres, m/l

Location

From Muscatine: 1½ miles northeast on U.S. Highway 61 N and 2¾ miles north on County Highway Y14. The farm is located on the east side of the road.

Legal Description

The W½ of the NW¼, except the house and buildings located in Section 32, Township 78 North, Range 1 West of the 5th P.M., Muscatine County, Iowa.

Price & Terms

- \$810,300.00
- \$10,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to the 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,755.00*

Net Taxable Acres: 74.00*

Tax per Net Taxable Acre: \$37.22*

**Taxes estimated pending survey of property. Muscatine County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3929, Tract 1185

FSA/Eff. Crop Acres: 72.54*

Corn Base Acres: 36.53*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 32.14*

Bean PLC Yield: 44 Bu.

**Acres are estimated pending reconstitution of farm by the Muscatine County FSA office.*

Soil Types/Productivity

Primary soils are Garwin, Atterberry and Walford. CSR2 on the estimated FSA/Eff. crop acres is 86.90. See soil map for detail.

Land Description

Level to gently rolling.

Comments

This is a high-quality Muscatine County farm, located on a hard-surface road.

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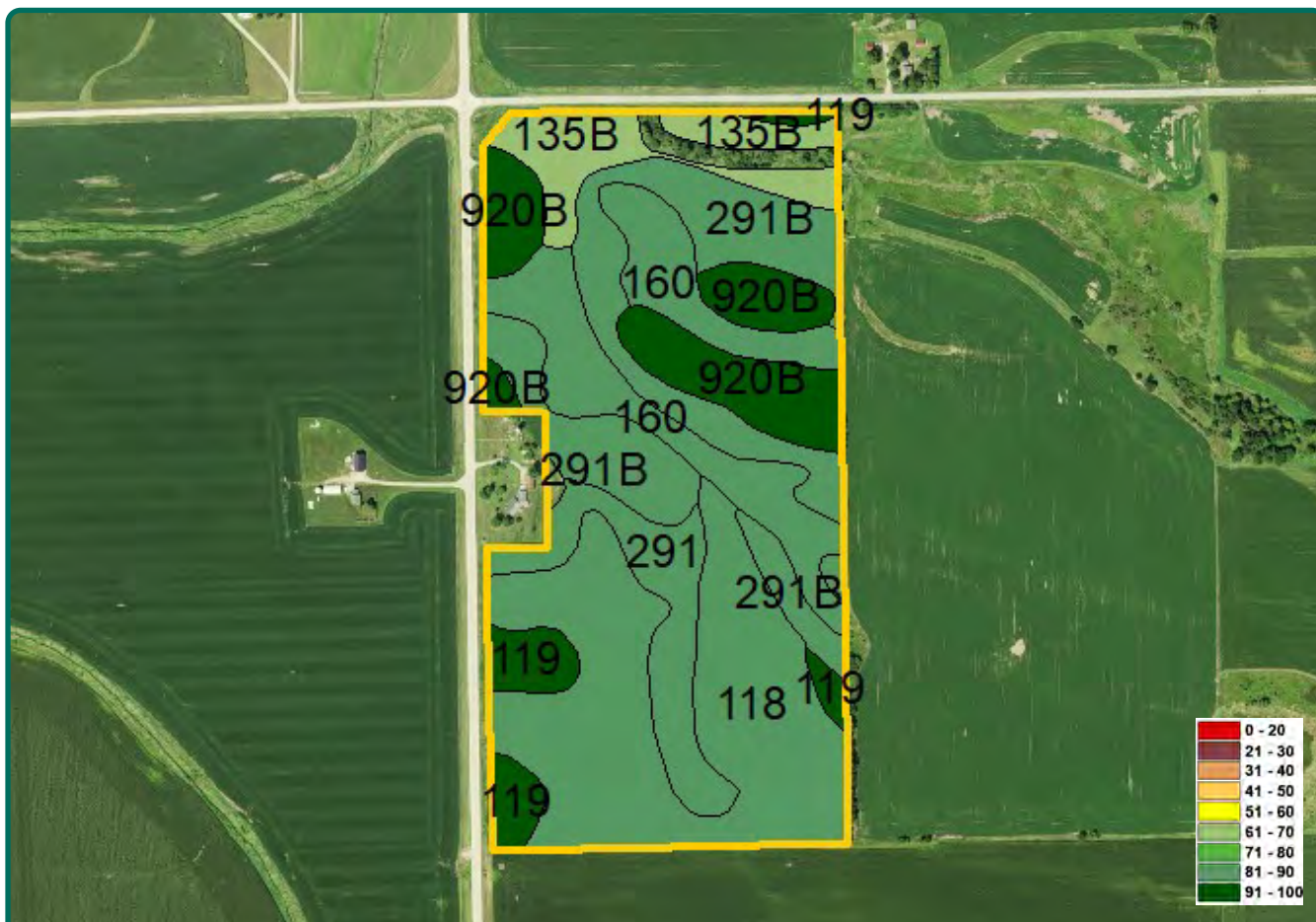
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Measured Tillable Acres		72.54	Avg. CSR2		86.90
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
118	Garwin silty clay loam, 0 to 2 percent	90	30.7%	IIw	22.30
291B	Atterberry silt loam, 2 to 5 percent	85	20.8%	Ile	15.10
160	Walford silt loam, 0 to 2 percent	82	15.5%	IIIw	11.24
920B	Tama silt loam, sandy substratum, 2	92	12.1%	Ile	8.77
291	Atterberry silt loam, 0 to 2 percent	90	8.2%	Ie	5.98
135B	Coland clay loam, 2 to 5 percent	69	7.7%	Ile	5.56
119	Muscatine silty clay loam, 0 to 2	100	4.9%	Iw	3.59

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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