

Land For Sale

ACREAGE:

125.93 Acres, m/l

LOCATION:

Buchanan County, IA

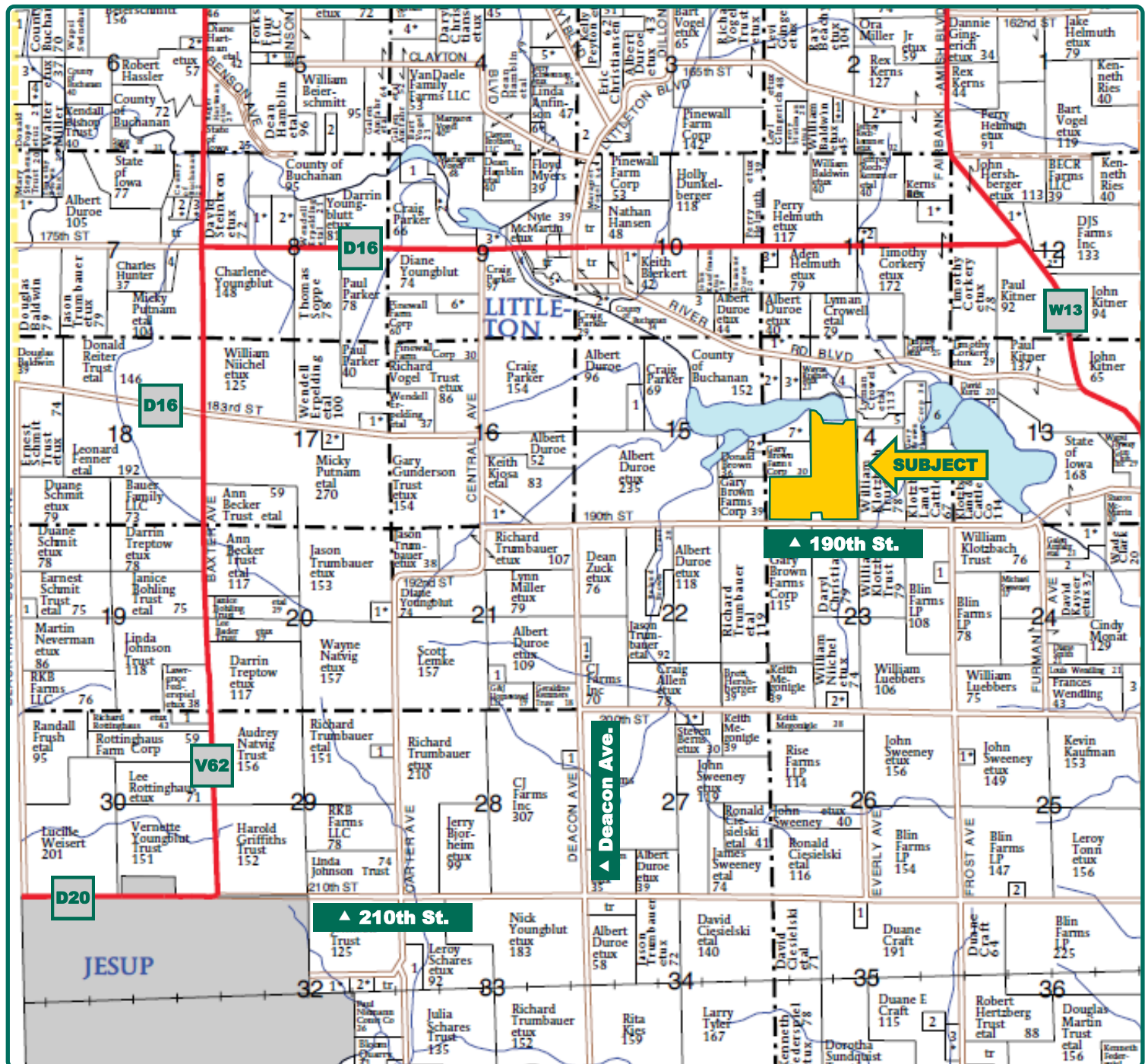


Property *Key Features*

- 87.31 FSA/Eff. Crop Acres with a CSR2 of 78.68
- Extensive Pattern Tile
- CRP Contract Income

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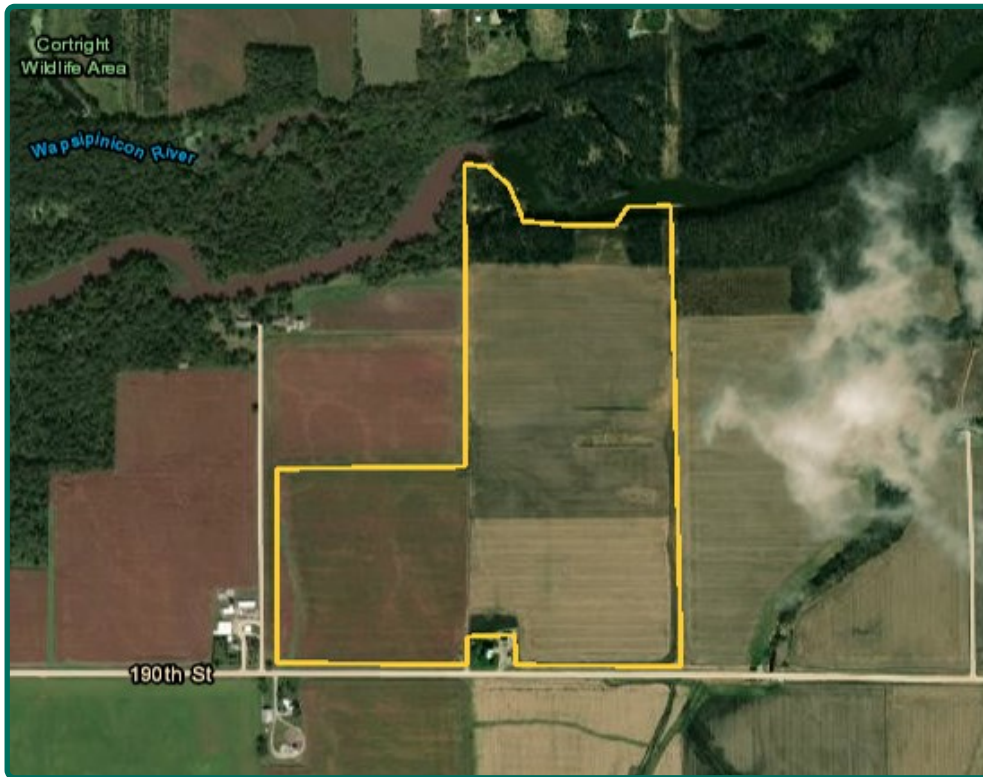
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FSA/Eff. Crop Acres:	87.31
CRP Acres:	29.15
Corn Base Acres:	77.30
Bean Base Acres:	10.01
Soil Productivity:	78.68 CSR2

Property Information

125.93 Acres, m/l

Location

Located approximately 2 miles northeast of Jesup on the North side of 190th St.

Legal Description

SE NW Lying S of Center of River (W/ Forest Reserve), NE SW, EX W4A SW SW, and Part of SE SW Section 14, Township 89 North, Range 10 West of the 5th P.M., Buchanan County, IA.

Price & Terms

- \$1,060,000
- \$8,417.37/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,386
Net Taxable Acres: 117.75
Exempt Forest Reserve Acres: 8.18
Tax per Net Taxable Acre: \$28.75

Lease Status

Subject to existing lease.

FSA Data

Farm Number 582, Tract 1686
FSA/Eff. Crop Acres: 87.31
CRP Acres: 29.15
Corn Base Acres: 77.30
Corn PLC Yield: 129 Bu.
Bean Base Acres: 10.01
Bean PLC Yield: 37 Bu.

CRP Contracts

- There are 0.7 acres enrolled in a CP-8A contract that pays \$176 annually and expires September 30, 2022.
- There are an additional 28.45 acres enrolled in a CP-42 contract that pays \$7,402 annually and expires September 30, 2026.

Soil Types/Productivity

Primary soils are Oran loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 78.68. See soil map for detail.

Fertilizer Reimbursement

Buyer to credit Seller at closing for Fall 2020 Inputs. Contact agent for details.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
471	Oran loam, 1 to 3 percent slopes	33.02	37.82	1	74	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	21.18	24.26	2	87	
83B	Kenyon loam, 2 to 5 percent slopes	19.95	22.85	2	90	
408B	Olin fine sandy loam, 2 to 5 percent slopes	4.23	4.84	2	74	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	3.38	3.87	4e	39	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.37	2.72	2	59	
407B	Schley loam, 1 to 4 percent slopes	1.90	2.17	2	81	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.99	1.13	4e	34	
284	Flagler sandy loam, 0 to 2 percent slopes	0.29	0.33	3	55	

Measured Tillable Acres: 87.31

Average CSR2: 78.68

Mineral Rights

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

Land Description

Gently rolling.

Drainage

Extensive pattern tile.

Buildings/Improvements

One steel grain storage bin.

Water & Well Information

No known well.

Comments

Includes 8.18 acres, m/l, Forest Reserve that borders Wapsipinicon River providing recreational opportunities.

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Looking Northeast



Looking East - Northeast



Looking East



Looking South



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