

# Land For Sale

**ACREAGE:**

**28.11 Acres, m/l**

**LOCATION:**

**Allamakee County, IA**



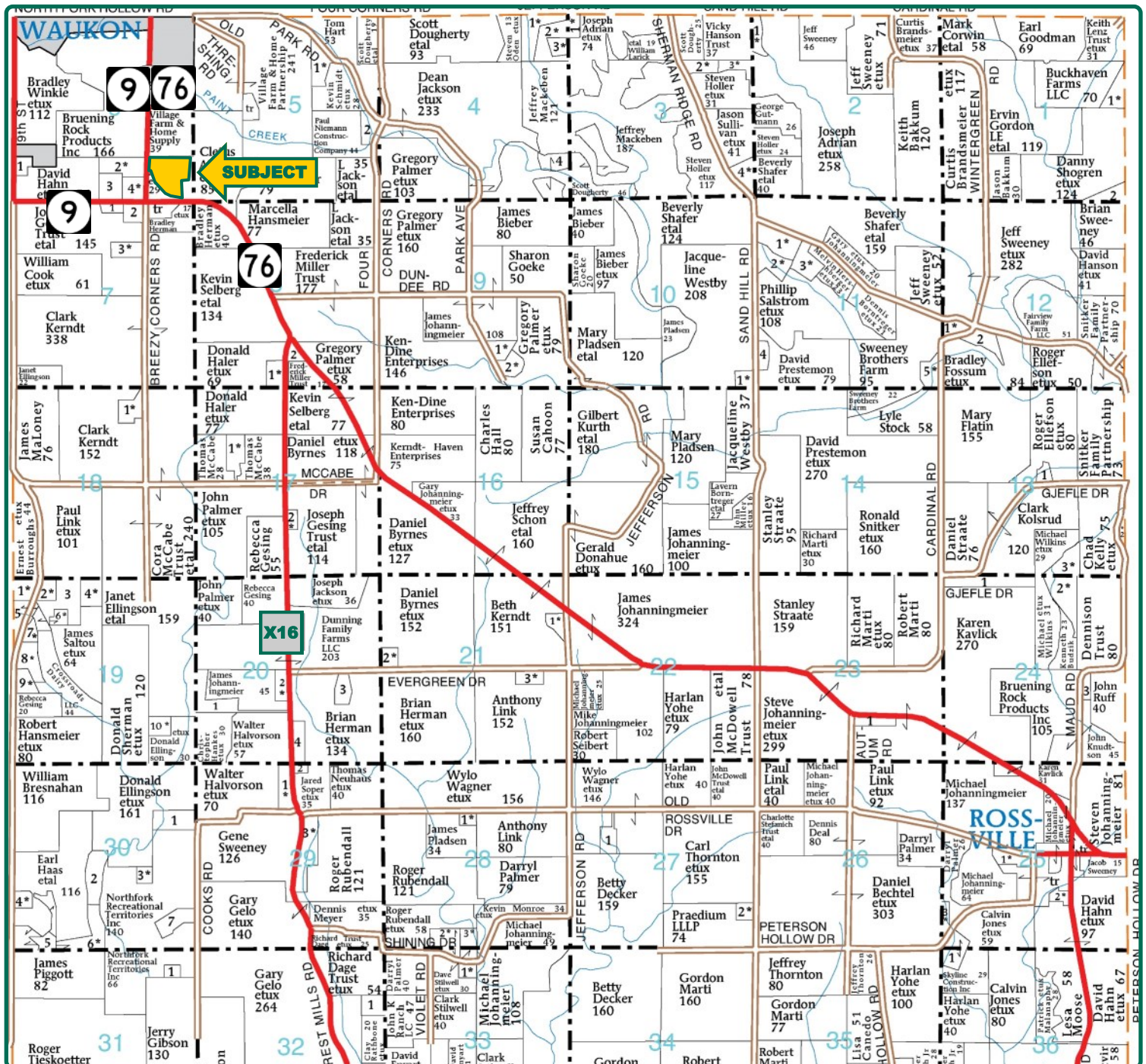
## Property Key Features

- Located ¼ Mile South of Waukon, IA
- Future Development Potential - Zoned C-1, Commercial
- Good Quality Soils with a 74.91 CSR2

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**FSA/Eff. Crop Acres:** 25.52  
**Corn Base Acres:** 25.52  
**Soil Productivity:** 74.91 CSR2

## Property Information

**28.11 Acres, m/l**

### Location

Approximately ¼ mile south of Waukon, IA.

### Legal Description

Lot 4 SE¼ SE¼ in Section 6, Township 97 North, Range 5 West of the 5th P.M., Allamakee County, Iowa.

### Price & Terms

- \$335,400
- \$11,931.70 acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to cash rent lease.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$929.00\*  
Taxable Acres: 28.11\*  
Tax per Taxable Acre: \$33.05\*  
*\*Taxes estimated pending survey of property. Allamakee County Treasurer/ Assessor will determine final tax figures.*

### Lease Status

There is a current lease in place for the 2021 crop year. Lease will be terminated prior to closing.

### FSA Data

Farm Number 6629, Tract 8505  
FSA/Eff. Crop Acres: 25.52  
Corn Base Acres: 25.52  
Corn PLC Yield: 150 Bu.

### Soil Types/Productivity

Soil types are Fayette silt loam and Arenzville-Chaseburg complex. CSR2 based on the FSA/Eff. Crop Acres is 74.91. See soil map for details.

### Mineral Rights

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

### Land Description

Gently rolling to moderately sloping.

### Drainage

Natural.

### Zoning

Zoned C-1, Commercial.

### Water & Well Information

None known.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	13.14	51.49	3	72	
163B2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	8.85	34.68	2	80	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	3.53	13.83	2	73	

**Measured Tillable Acres: 25.52**

**Average CSR2: 74.91**

## Comments

Excellent opportunity to purchase a farm with productive soils and future development potential.

*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 south



Looking southwest



Looking west



Looking east



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