

Land For Sale

ACREAGE:

118.19 Acres, m/l

LOCATION:

Buchanan County, IA

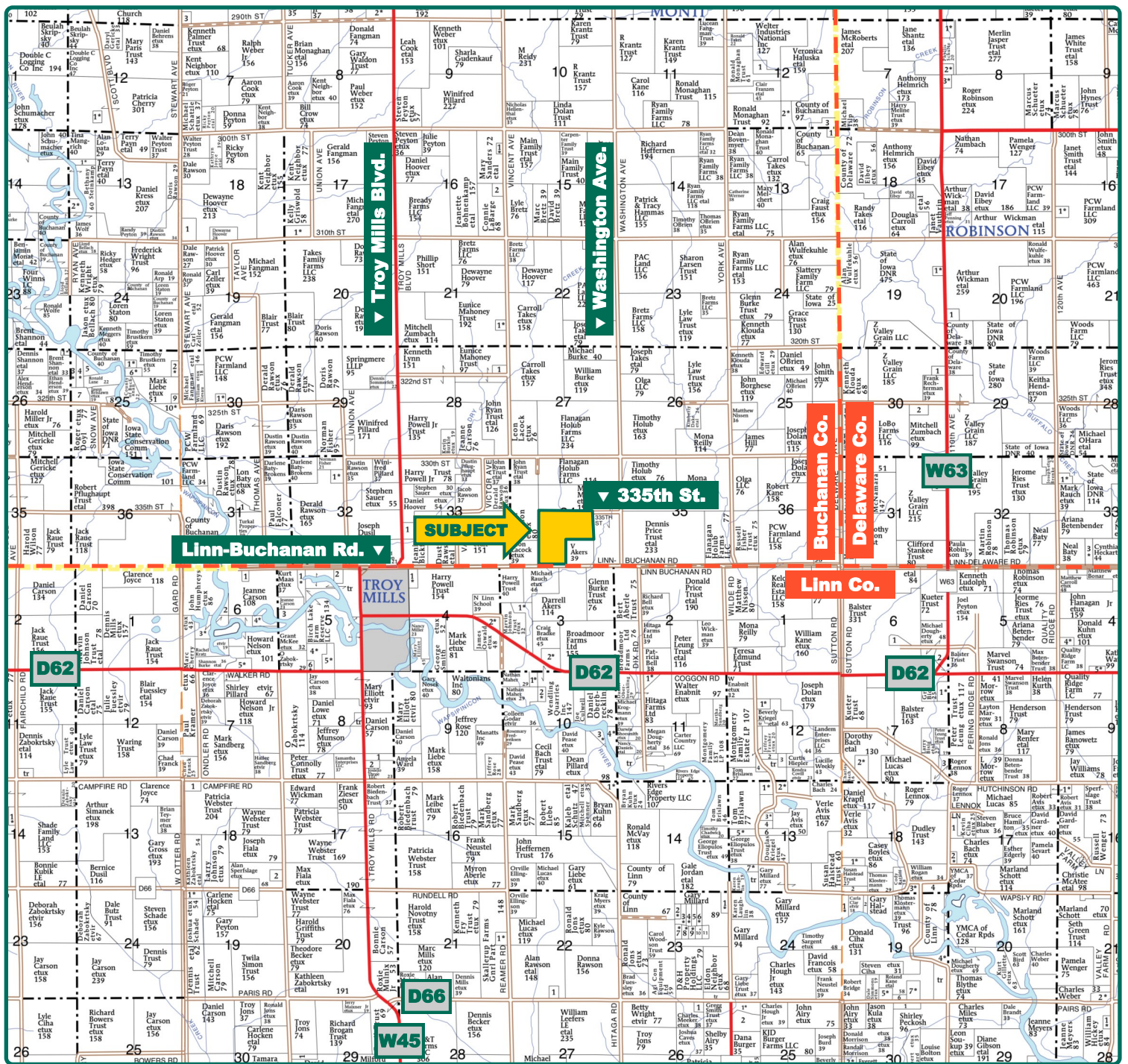


Property *Key Features*

- Located 2 Miles Northeast of Troy Mills, Iowa
- 84.84 FSA/Eff. Crop Acres with a 77.60 CSR2
- Attractive Building Site with 33 Acres of Mature Timber

Troy Louwagie, ALC
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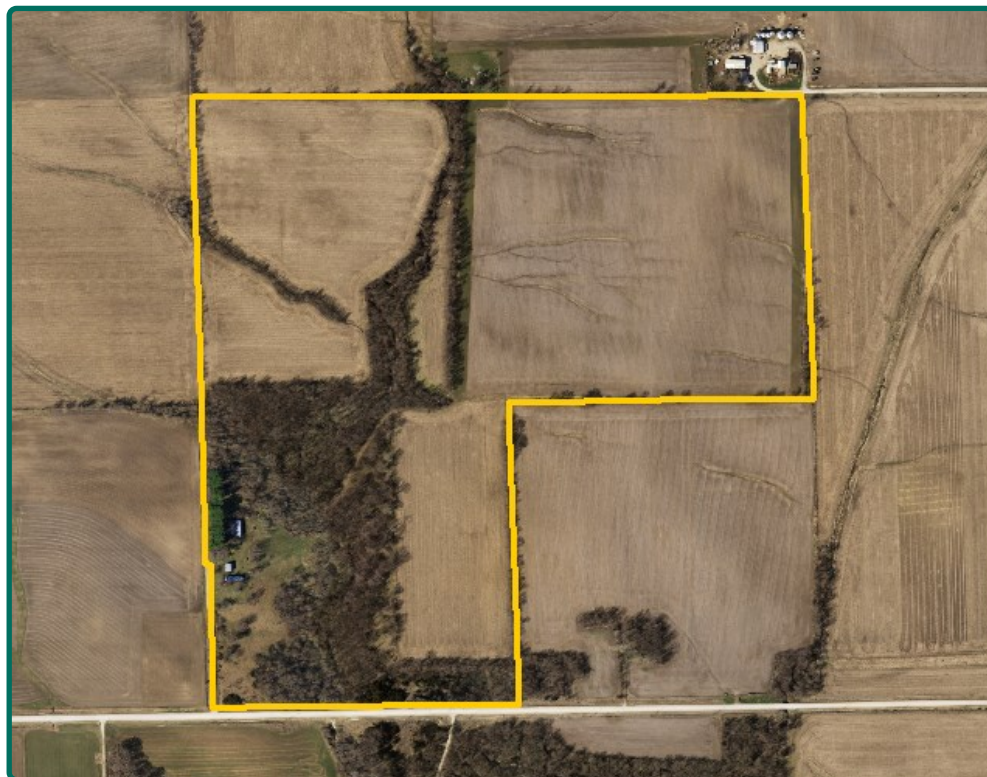
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FSA/Eff. Crop Acres:	84.84
Corn Base Acres:	67.10
Bean Base Acres:	17.70
Soil Productivity:	77.60 CSR2

Property Information

118.19 Acres, m/l

Location

From Troy Mills: 1½ miles west on Linn-Buchanan Road. Farm is located on the north side of the road.

Legal Description

The E½ of the SW¼ and the NW¼ of the SE¼ of Section 34, Township 87 North, Range 7 West of the 5th P.M., Buchanan County, Iowa.

Address

3181 Linn-Buchanan Road
Coggon, IA 52218

Price & Terms

- \$886,425.00
- \$7,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,616.00
Net Taxable Acres: 118.19
Tax per Net Taxable Acre: \$30.59

FSA Data

Farm Number 782, Tract 237
FSA/Eff. Crop Acres: 84.84
Corn Base Acres: 67.10
Corn PLC Yield: 162 Bu.
Bean Base Acres: 17.70
Bean PLC Yield: 41 Bu.

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Olin. CSR2 on the FSA/Eff. crop acres is 77.60. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural drainage with some tile.

Buildings/Improvements

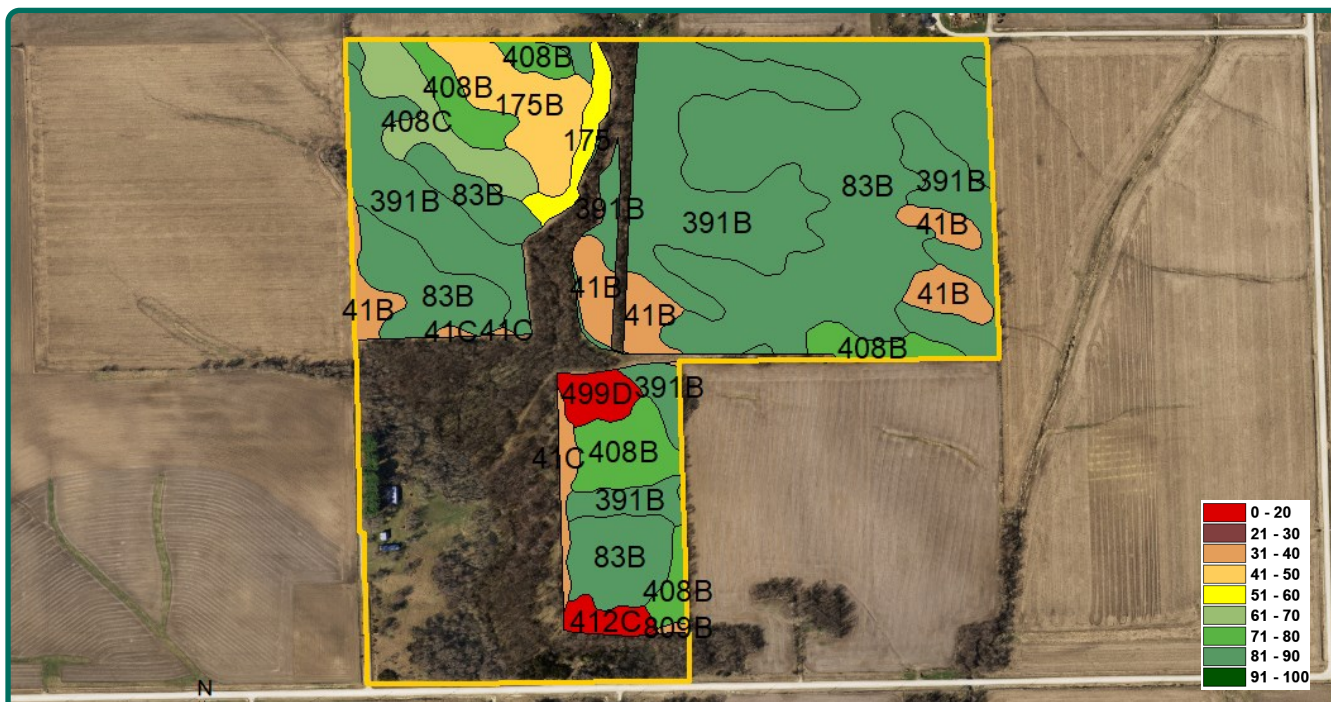
The property includes an old farmhouse, barn and mobile home. The house and mobile home are unlivable.

Water & Well Information

There is a well. The well is located west of the house and was drilled in 1992. The septic system for the mobile home was installed in 1993. The status of the septic system for the farmhouse is unknown.

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Measured Tillable Acres		84.84	Avg. CSR2		77.60
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
83B	Kenyon loam, 2 to 5 percent slopes	90	39.4%	Ile	33.47
391B	Clyde-Floyd complex, 1 to 4 percent	87	30.1%	IIw	25.55
408B	Olin fine sandy loam, 2 to 5 percent	74	8.8%	Ile	7.49
41B	Sparta loamy fine sand, 2 to 5	39	6.7%	IVs	5.71
175B	Dickinson fine sandy loam, 2 to 5	50	5.1%	IIIe	4.35
408C	Olin fine sandy loam, 5 to 9 percent	65	4.1%	IIIe	3.44
175	Dickinson fine sandy loam, 0 to 2	55	1.6%	IIIs	1.38
499D	Nordness loam, 5 to 14 percent	5	1.6%	VIIs	1.4
412C	Emeline loam, 2 to 9 percent slopes	7	1.2%	IVs	1.0
41C	Sparta loamy fine sand, 5 to 9	34	1.2%	IVs	1.0
809B	Bertram fine sandy loam, 2 to 5	39	0.1%	IVs	0.1
5030	Pits, limestone quarry	0	0.0%		0.0

Soil Waste

There is some older metal and junk located northeast of the house in the ravine. This has been there for many years.

Comments

This is a unique farm with a mixture of high-quality cropland and timber. This would make a good income-producing farm and an attractive building site. There is an old quarry located in the southeast portion of the farm.

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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