

Land For Sale

ACREAGE:

209.75 Acres, m/l

LOCATION:

Muscatine County, IA

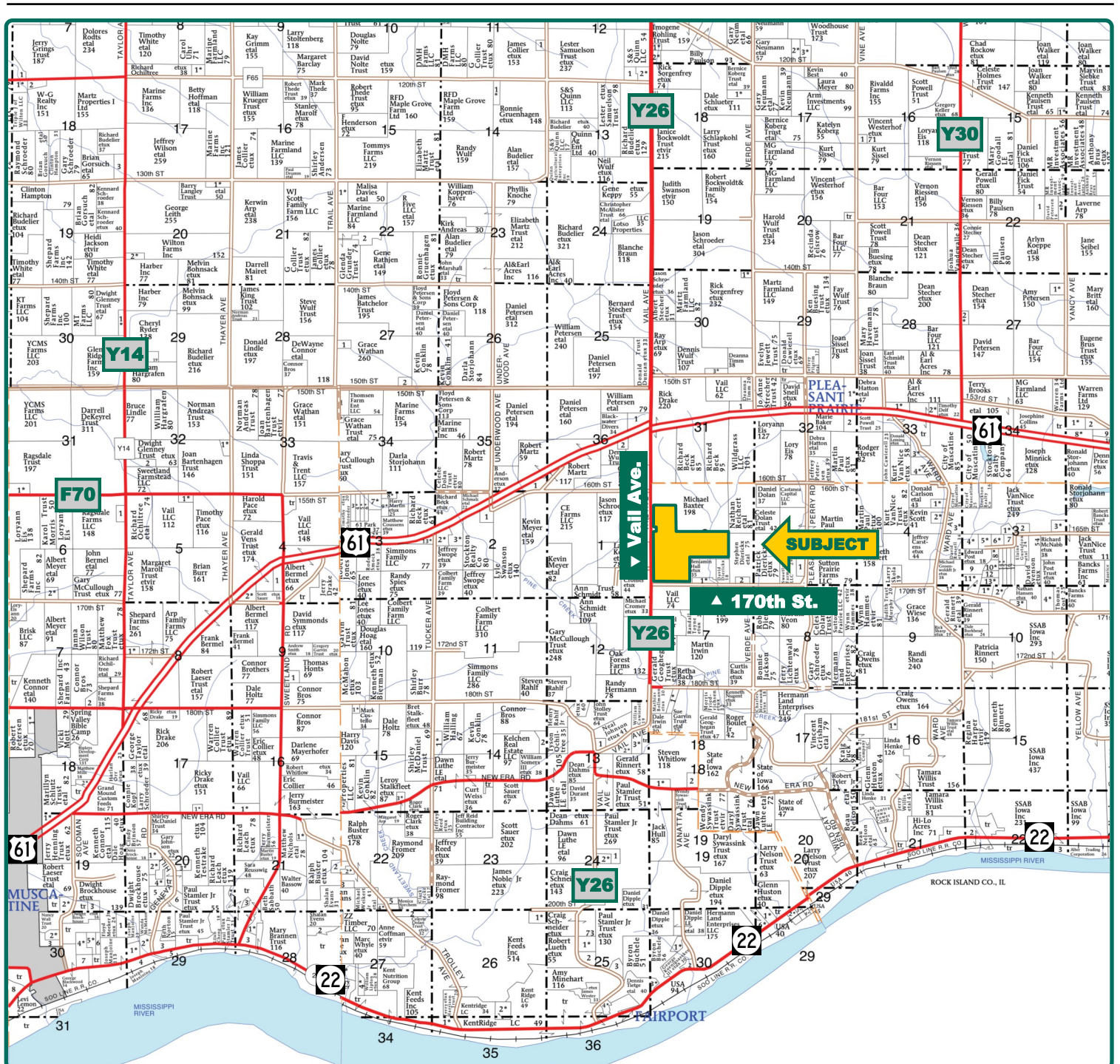


Property *Key Features*

- Located Approx. 8 Miles Northeast of Muscatine, Iowa, on a Hard-Surface Road
- Productive Farm Providing an Excellent Return with a Strong Cash Rent Lease
- Attractive Mix of Cropland and Timber

Jim Rebhuhn, AFM
Licensed in IA
JimR@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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FSA/Eff. Crop Acres:	174.83
Cert. Grass Acres:	5.57
Corn Base Acres:	109.80
Bean Base Acres:	59.00
Soil Productivity:	60.50 CSR2

Property Information

209.75 Acres, m/l

Location

From Muscatine: 7½ miles east on Highway 61 and ¾ mile south on Vail Avenue. The farm is located on the east side of the road.

Legal Description

The SW¼ of the NW¼; the N½ of the SW¼; the SW¼ of the SW¼; that part of the W½ of the SE¼ of the SW¼, and the NW¼ of the SE¼; all in Section 6, Township 77 North, Range 1 East of the 5th P.M., in Muscatine County, Iowa, except Parcel A, per plat of survey recorded as Document No. 2000-02855 in the office of the Recorder of Muscatine County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$1,900,335~~ \$1,849,995
- ~~\$9,060/acre~~ \$8,820/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 2021 - 2022: \$5,496.00
Net Taxable Acres: 209.75
Tax per Net Taxable Acre: \$26.20

FSA Data

Farm Number 593, Tract 2116
FSA/Eff. Crop Acres: 174.83
Cert. Grass Acres: 5.57
Corn Base Acres: 109.80
Corn PLC Yield: 142 Bu.
Bean Base Acres: 59.00
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Exette, Fayette and Rozetta. CSR2 on the FSA/Eff. crop acres is 60.50. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Tile/terrace system.

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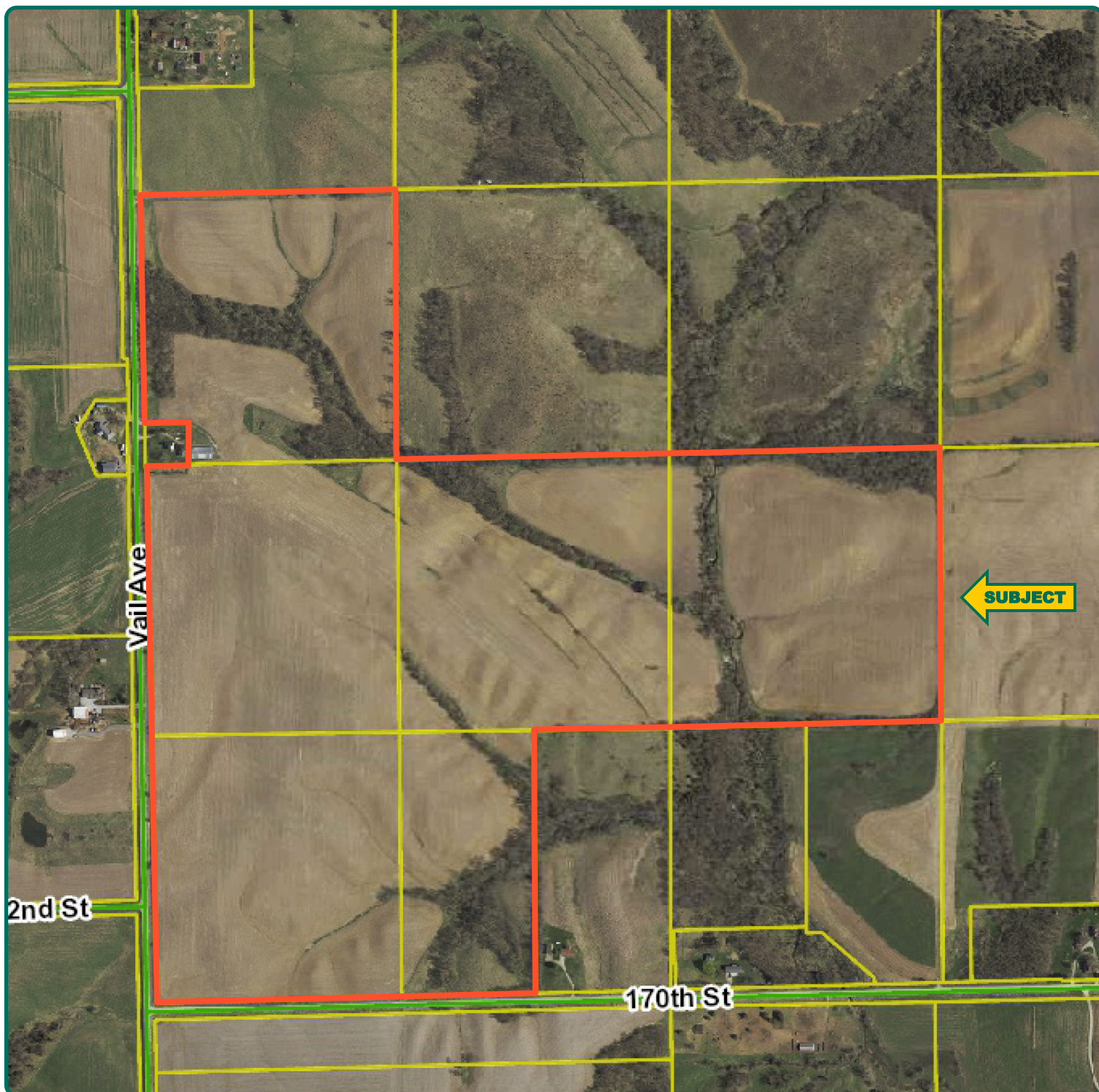
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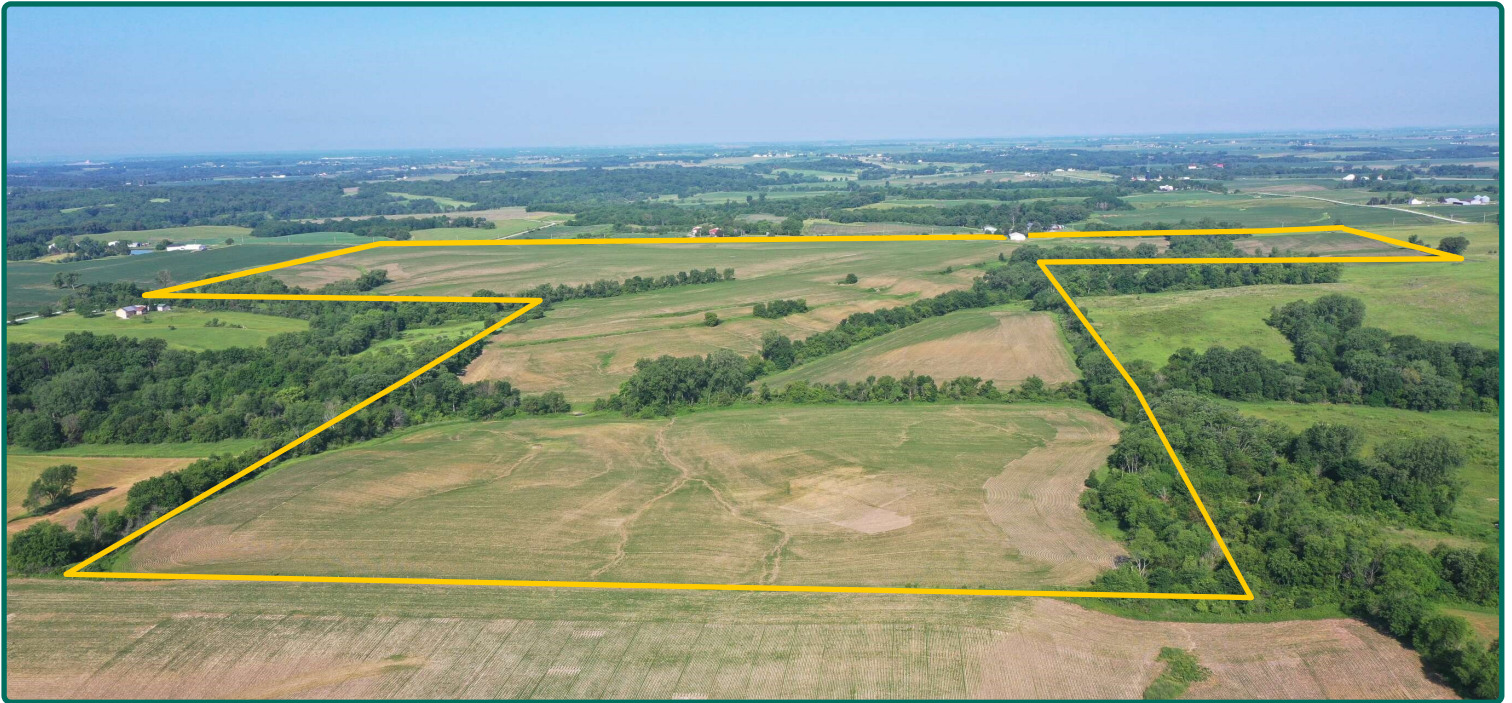
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