

Land For Sale

ACREAGE:

209.75 Acres, m/l

Muscatine County, IA

LOCATION:



Property Key Features

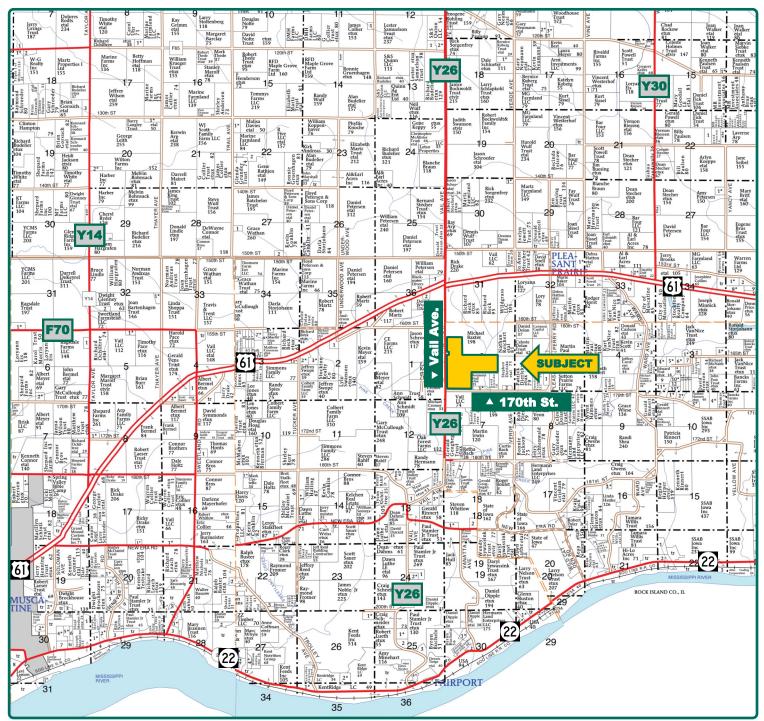
- Located Approx. 8 Miles Northeast of Muscatine, Iowa, on a Hard-Surface Road
- Productive Farm Providing an Excellent Return with a Strong Cash Rent Lease
- Attractive Mix of Cropland and Timber

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



Plat Map

Montpelier Township, Muscatine County, IA



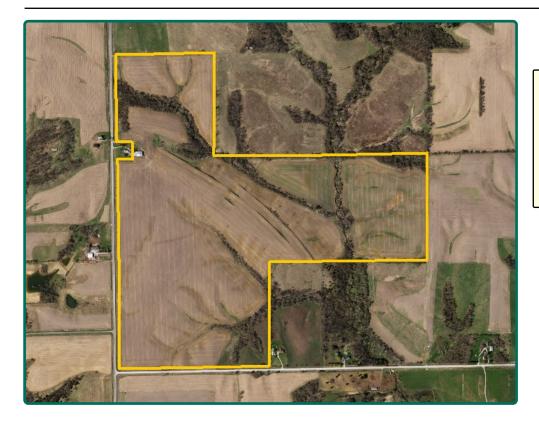
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Aerial Photo

209.75 Acres, m/l



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: $7\frac{1}{3}$ miles east on Highway 61 and $\frac{3}{4}$ 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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Soil Map 174.83 FSA/Eff. Crop Acres



Measured	Tillable Acres 174.83		Avg. CSR2	60.50	
			Percent	Non_Irr	
Soil Labe	Soil Name	CSR2	of Field	Class	Acres
763E3	Exette silty clay loam, 14 to 18	39	21.4%	Vle	37.42
M163B	Fayette silt loam, till plain, 2 to 5	84	19.1%	lle	33.46
623D2	Rozetta silt loam, 9 to 14 percent	50	12.0%	llle	20.94
M163C	Fayette silt loam, till plain, 5 to 9	79	9.6%	llle	16.79
M163C2	Fayette silt loam, till plain, 5 to 9	76	9.1%	llle	15.94
M163D2	Fayette silt loam, till plain, 9 to 14	47	6.1%	llle	10.64
930	Orion silt loam, 0 to 3 percent slopes	72	5.6%	llw	9.73
65E2	Lindley loam, 14 to 18 percent slopes,	29	5.0%	Vle	8.8
165	Stronghurst silt loam, 0 to 3 percent	81	2.4%	lw	4.3
164	Traer silt loam, 0 to 2 percent slopes	52	2.2%	lllw	3.9
480D2	Orwood silt loam, 9 to 14 percent	52	2.0%	llle	3.6
623C2	Rozetta silt loam, 5 to 9 percent	76	1.8%	llle	3.1
135B	Coland clay loam, 2 to 5 percent	69	1.6%	lle	2.8
481E2	Russell silt loam, 14 to 18 percent	38	1.4%	IVe	2.4
680G	Lindley-Douds-Orwood silt loams, 18 to	6	0.4%	Vlle	0.7
65G	Lindley loam, 25 to 50 percent slopes	5	0.1%	Vlle	0.2

Outbuilding

Machine Shed: 54' x 99', pole frame, dirt floor.

Comments

This is a good-quality Muscatine County farm with a mixture of cropland, timber,

an outbuilding and a fully fenced exterior boundary. This farm is located on a hardsurface road and just 4 miles north of the Mississippi River. The property has been managed by Hertz Farm Management and operated by the same tenant for over 30 years. 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

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Property Photos



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