

Land For Sale

ACREAGE:

188.00 Acres, m/l

LOCATION:

Muscatine County, IA



Property *Key Features*

- Located on the West Edge of Atalissa, Iowa
- 182.79 FSA/Eff. Crop Acres With a 80.50 CSR2
- Nice-Laying Muscatine County Farm

Troy Louwagie, ALC

Licensed in IA & IL

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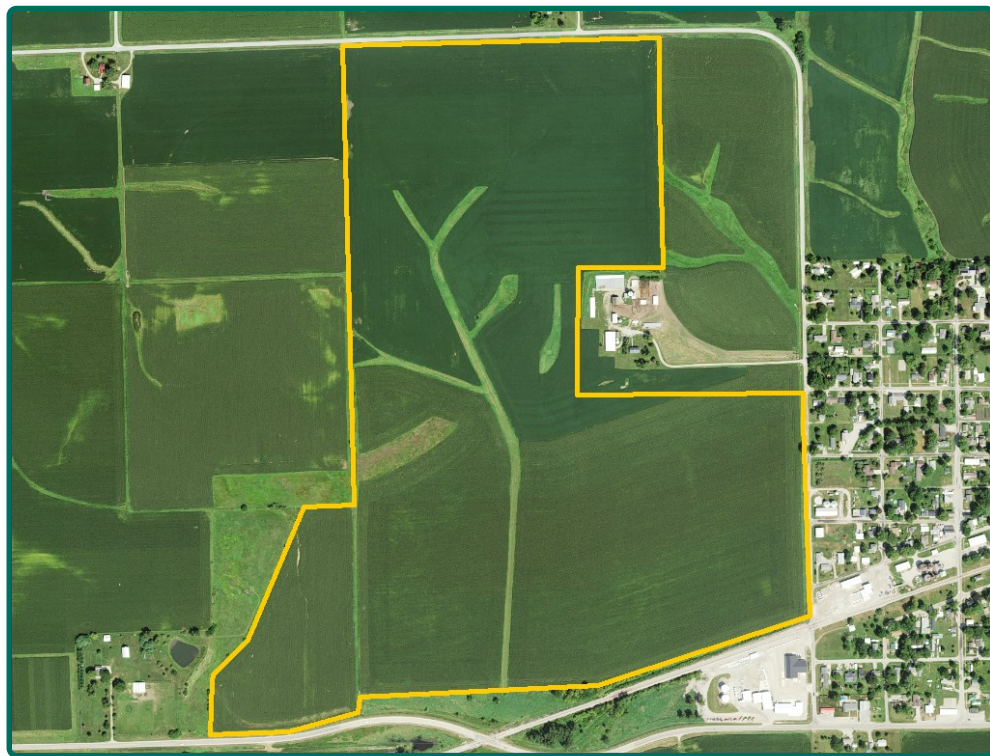
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FSA/Eff. Crop Acres: 182.79*
CRP Acres: 1.71
Corn Base Acres: 101.25*
Bean Base Acres: 72.09*
Soil Productivity: 80.50 CSR2

**Acres are estimated.*

Property Information

188.00 Acres, m/l

Location

Directly west of Atalissa.

Legal Description

The SE¼ of the NE¼ and that part of the E½ the SE¼ of Section 10, the W½ of the SW¼ the NW¼ and that part of the W½ of the SW¼ of Section 11; all located in Township 78 North, Range 3 West of the 5th P.M., Muscatine County, except the house, buildings and approximately 46.00 acres.

Price & Terms

- \$2,133,800
- \$11,350/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 2020 - 2021: \$6,745.00*

Net Taxable Acres: 187.60*

Tax per Net Taxable Acre: \$35.96*

**Taxes estimated pending survey of property. Muscatine County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 2567, Tract 630, 2872

FSA/Eff. Crop Acres: 182.79*

CRP Acres: 1.71

Corn Base Acres: 101.25*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 72.09*

Bean PLC Yield: 48 Bu.

**Acres are estimated pending reconstitution of farm by the Muscatine County FSA office.*

CRP Contracts

There are 1.71 acres enrolled in a CP-33 contract with a payment of \$146.09 per acre, for a total annual payment of \$250.00. This contract expires September 30, 2026.

Soil Types/Productivity

Primary soils are Rowley, Colo and Vesser. CSR2 on the estimated FSA/Eff. crop acres is 80.50. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural and some drainage tile.

Water & Well Information

None.

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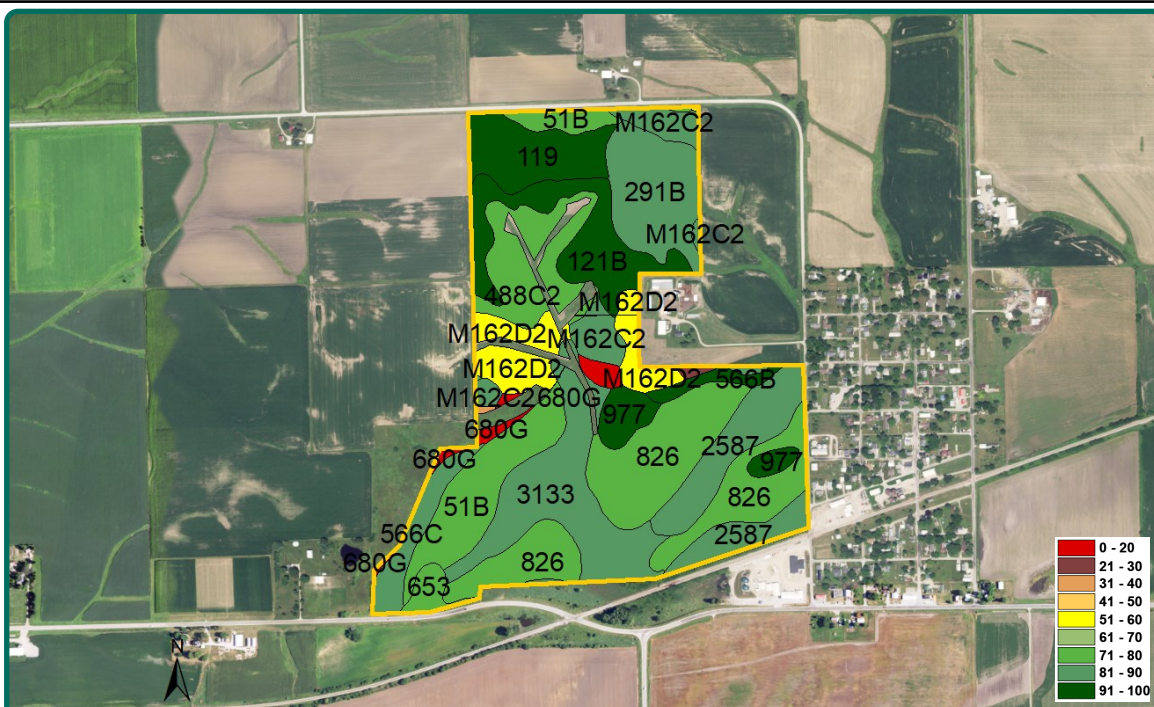
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Measured Tillable Acres		182.79	Avg. CSR2		80.50
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
826	Rowley silt loam, 0 to 2 percent slopes	77	18.9%	Iw	34.59
3133	Colo silty clay loam, 0 to 2 percent	84	12.1%	IIw	22.06
51B	Vesser silt loam, 2 to 5 percent slopes	75	9.2%	IIw	16.85
2587	Dolbee silt loam, sandy substratum, 0	84	9.1%	IIw	16.59
121B	Tama silt loam, 2 to 5 percent slopes	95	8.4%	Ile	15.29
291B	Atterberry silt loam, 2 to 5 percent	85	8.2%	Ile	14.98
488C2	Newvienna silt loam, 5 to 9 percent	77	7.1%	IIle	12.89
119	Muscatine silty clay loam, 0 to 2	100	6.3%	Iw	11.6
M162D2	Downs silt loam, till plain, 9 to 14	57	6.1%	IVe	11.2
M162C2	Downs silt loam, till plain, 5 to 9	82	4.2%	IIle	7.6
566C	Moingona loam, 5 to 9 percent slopes	86	3.1%	IIle	5.6
977	Richwood silt loam, 0 to 2 percent	95	2.8%	I	5.1
680G	Lindley-Douds-Orwood silt loams, 18	6	1.6%	VIIe	2.9
653	Tuskeego silt loam, sandy substratum,	71	1.3%	IIIw	2.3
566B	Moingona loam, 2 to 5 percent slopes	91	1.3%	Ile	2.3
179F	Gara loam, 14 to 25 percent slopes	26	0.3%	VIe	0.5
M162C	Downs silt loam, till plain, 5 to 9	85	0.2%	IIle	0.4
M163E2	Fayette silt loam, till plain, 14 to 18	36	0.1%	IVe	0.2

Comments

This is a nice-laying, productive Muscatine County farm located on the west edge of Atalissa, Iowa.

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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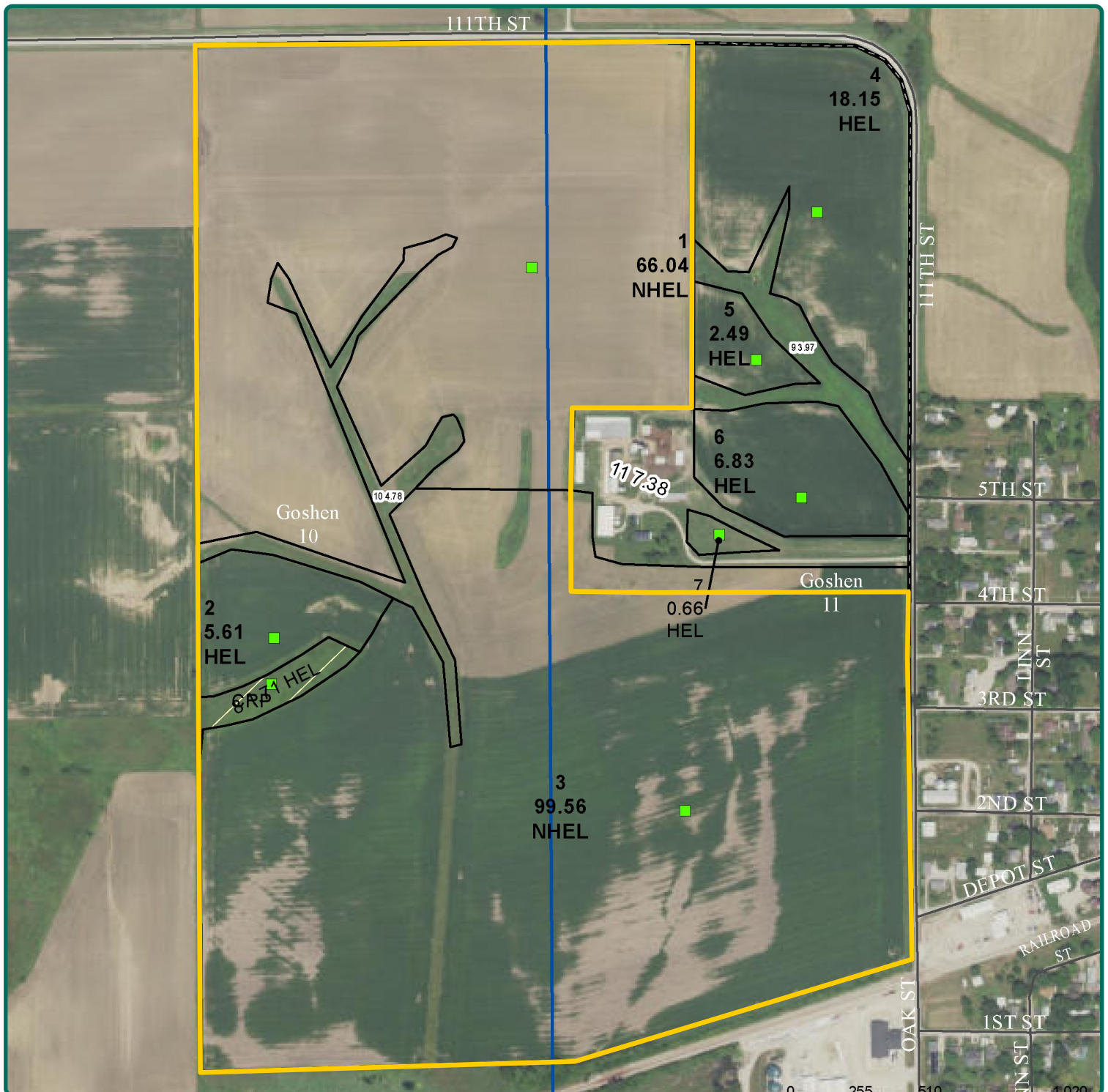
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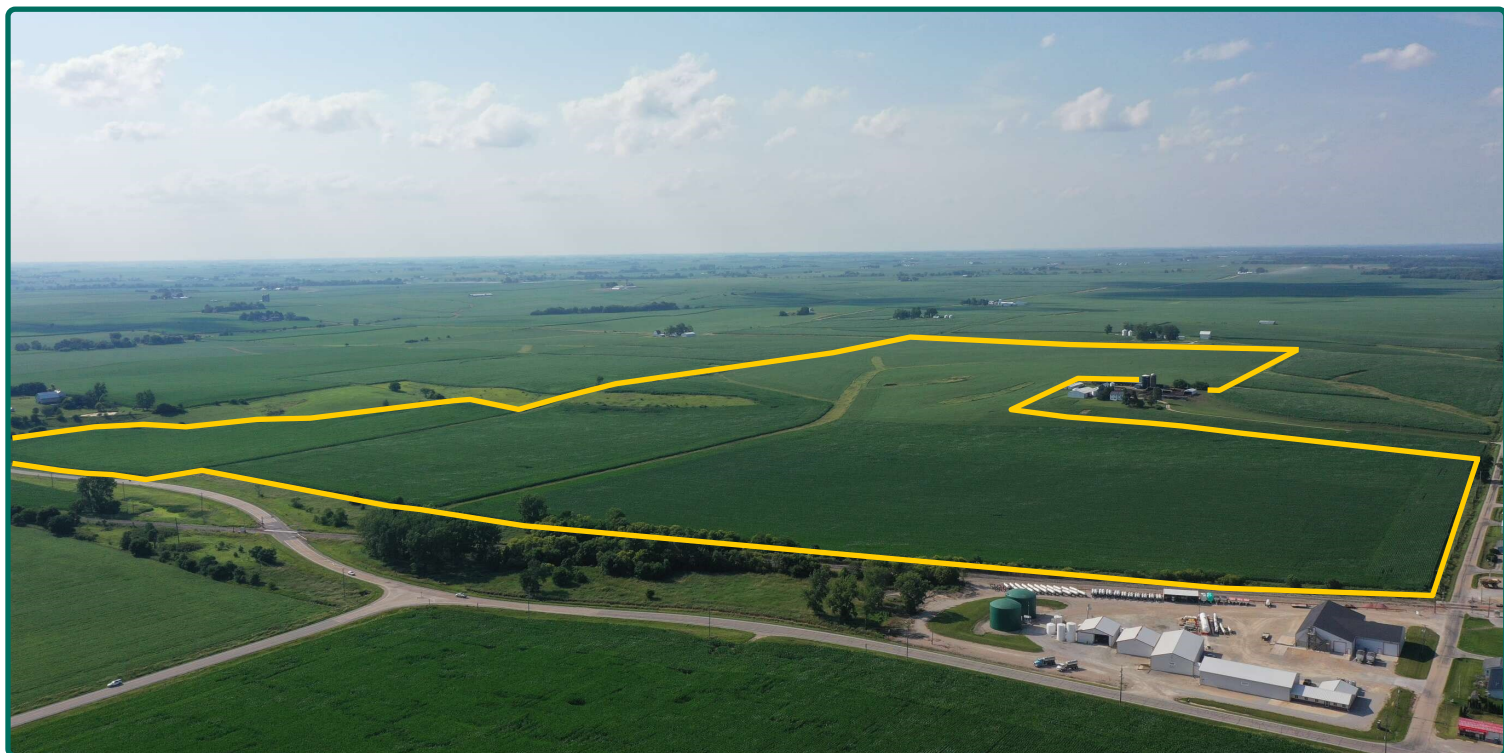
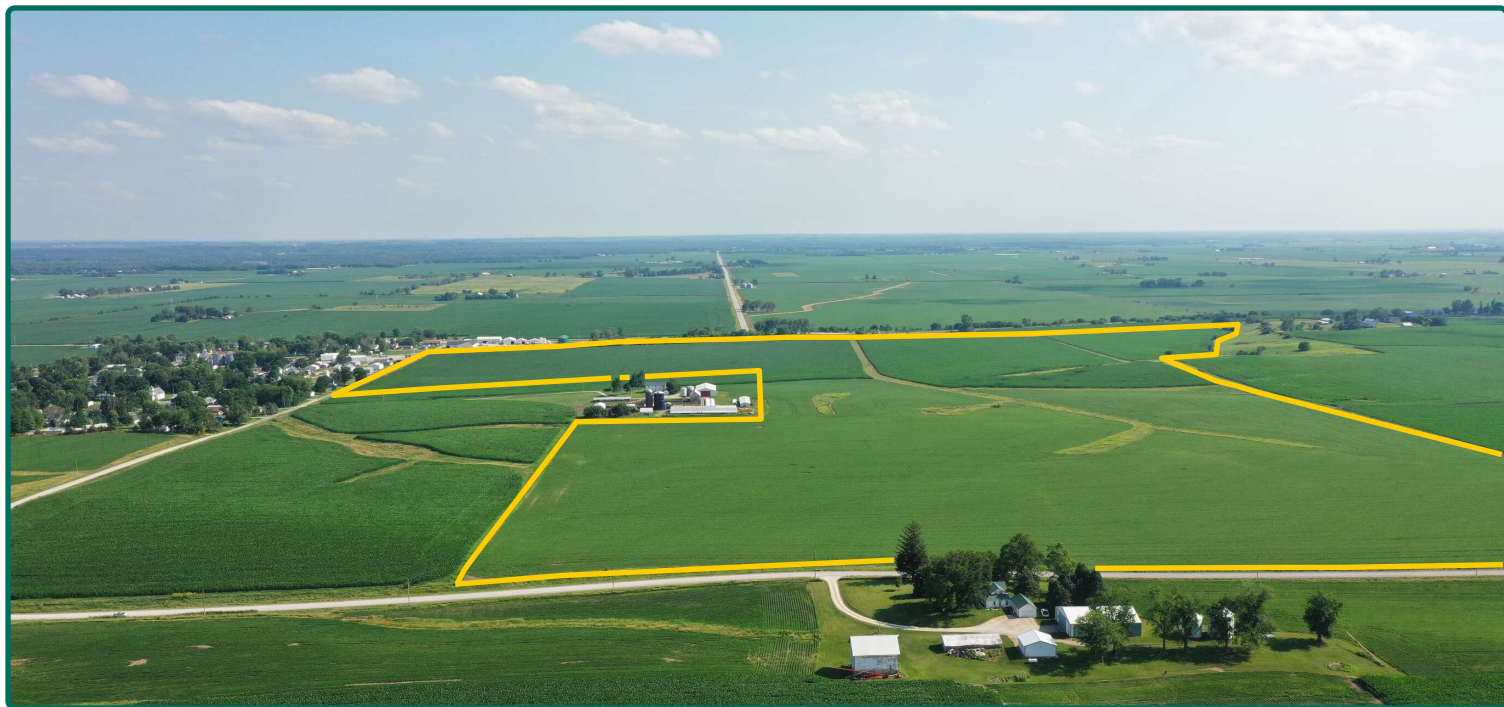
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