

# Acreage For Sale

**ACREAGE:**

**3.21 Acres, m/l**

**LOCATION:**

**Clayton County, IA**



## Property Key Features

- Large Lot Within Strawberry Point City Limits
- Great Location on Commercial Street
- 1,777 Sq. Ft. of Living Space with 4 Bedrooms and 2 Bathrooms

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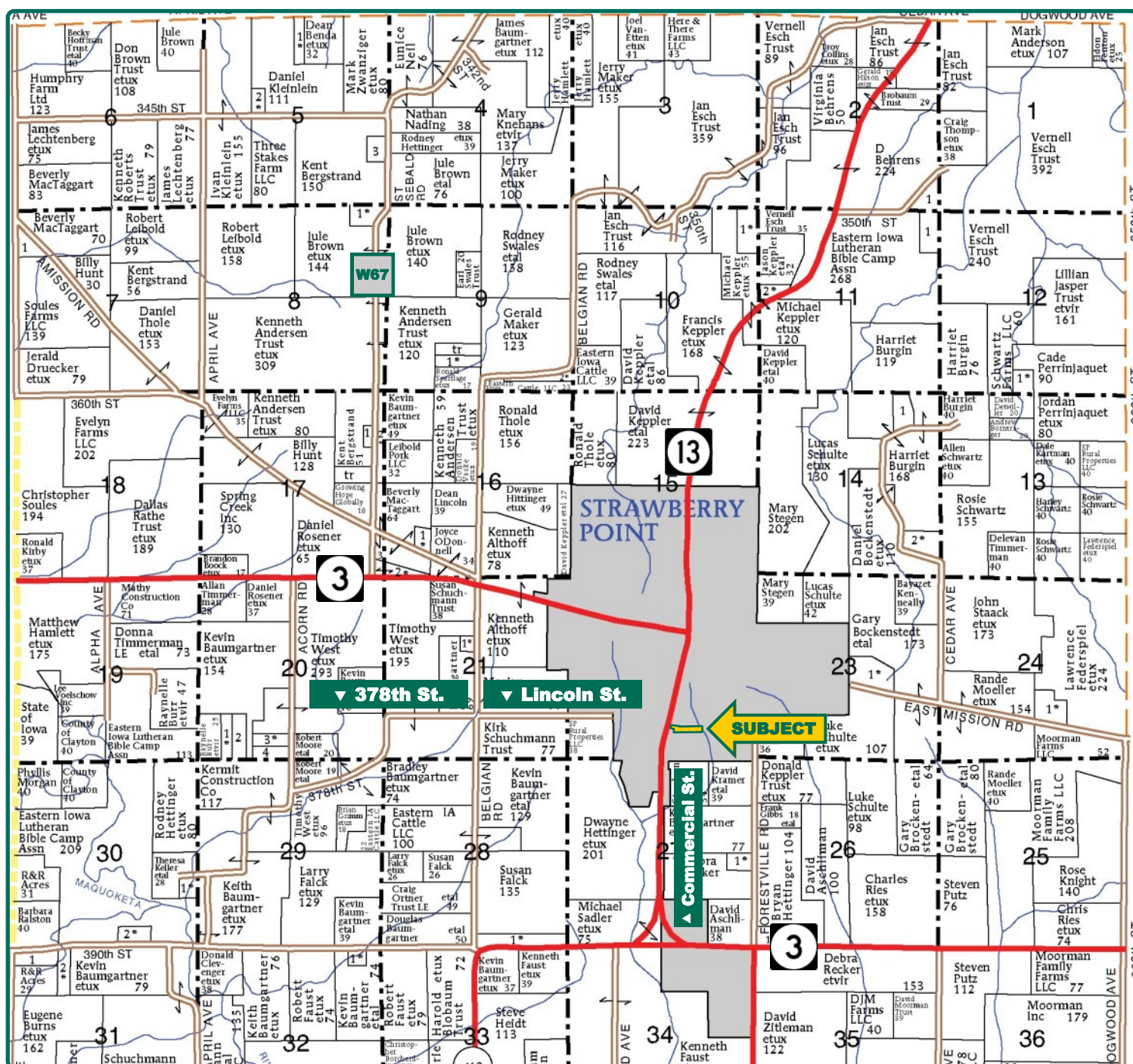
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**FSA/Eff. Crop Acres:** 0.05  
**CRP Acres:** 2.80  
**Corn Base Acres:** 0.05  
**Soil Productivity:** 83.43 CSR2

**Total Living SF:** 1,777  
**Bedrooms:** 4  
**Bathrooms:** 2 Full  
**Year Built:** 1900

**ADDRESS:**  
512 Commercial St.  
Strawberry Point, IA 52076

## Property Information

### 3.21 Acres, m/l

### Address

512 Commercial St.  
Strawberry Point, IA 52076

### Legal Description

Hawkins 1st, Lot 2 Exc Lots 1 of 2 and 2 of 2 all in Section 22, Township 91 North, Range 6 West of the 5th P.M., Clayton County.

### Price & Terms

#### PRICE REDUCED!

- \$140,000 \$130,000
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$1,262.00  
Net Taxable Acres: 3.21

### School District

Starmont School District.

### Dwelling

This is a 1½ story house that was built in 1900. It consists of 1,777 square feet of finished living space with a full unfinished basement. There are 2 bedrooms and 1 full bath on the main level and 2 bedrooms and 1 full bath on the second level. There are hardwood and vinyl floorings on the main level and carpeting and vinyl floorings on the second level. Attached frame garage built in 1940.

### Water & Well Information

Access to city water. No known well.

### Utilities

Black Hills gas. Hot water heating.

### Easements

- There is a Sanitary Sewer Easement in place across the northeast corner of the property providing the City of Strawberry Point access to care and maintenance of the sanitary sewer system. See easement map.
- Additionally there is a Driveway Easement that runs with the land.

### Outbuildings

40' x 30' steel utility building built in 1978.

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## FSA Data

Farm Number 4667, Tract 6907  
FSA/Eff. Crop Acres: 0.05  
CRP Acres: 2.80  
Corn Base Acres: 0.05  
Corn PLC Yield: 1.35 Bu.

## CRP Contracts

There are 2.80 acres enrolled in a CP-1 contract that pays \$919 annually and expires September 30, 2023.

## Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the combined FSA/Eff. crop acres plus CRP is 83.43. CSR2 on FSA/Eff. Crop acres only is 90.00. See soil map for detail.

## Mineral Rights

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

## Comments

Well maintained home with a large lot in Strawberry Point.

*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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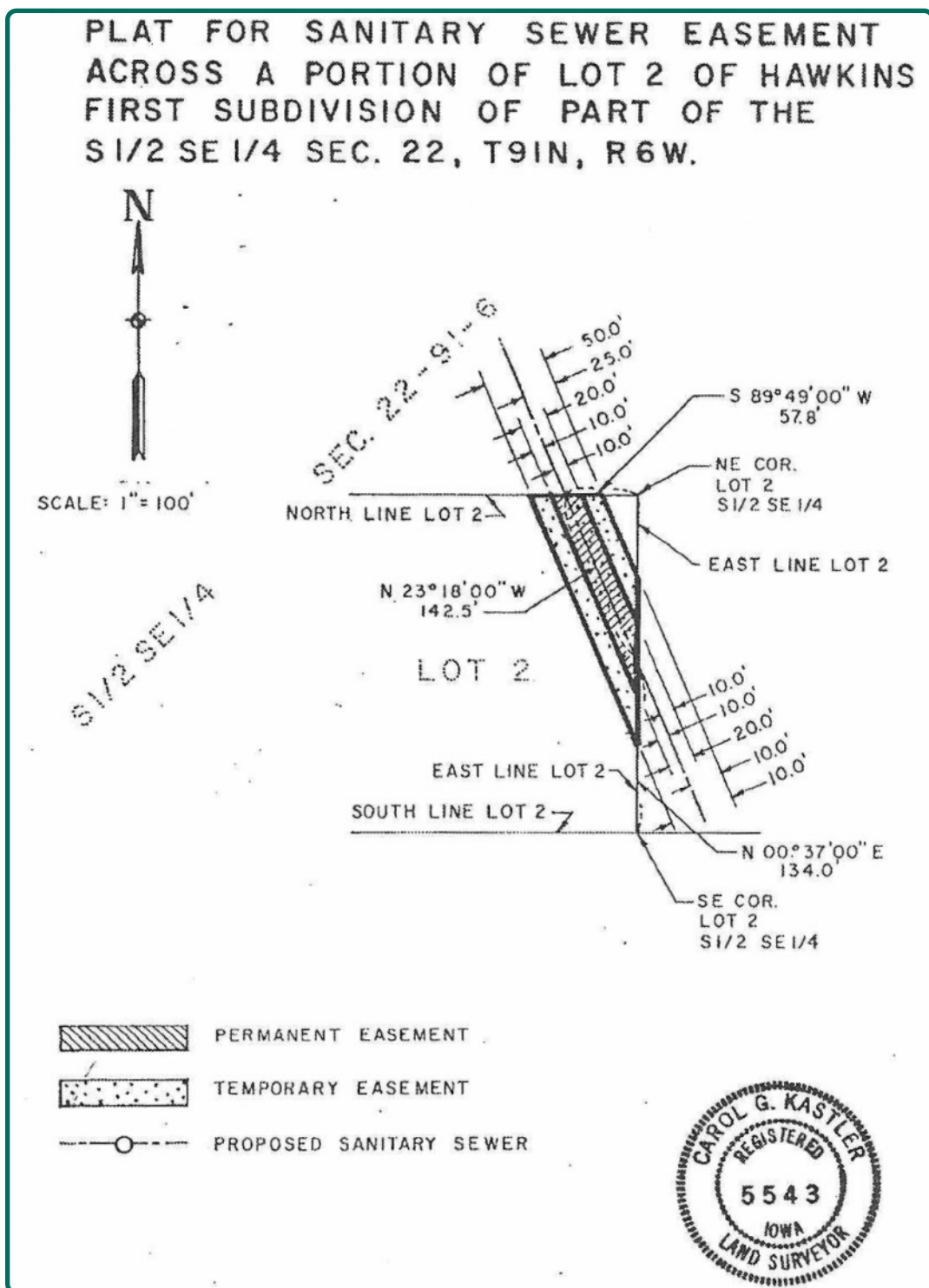


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Outbuilding



Garage



CRP Field



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Main Floor Living and Dining Room



Main Floor Living and Dining Room



Main Floor additional Living and Dining Room



Kitchen



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Main Floor Bedroom



Main Floor Bedroom



Main Floor Bathroom



2nd Floor Common Area



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2nd Floor Bedroom



2nd Floor Bedroom



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