

Land For Sale

ACREAGE:

149.80 Acres, m/l

LOCATION:

Howard County, IA

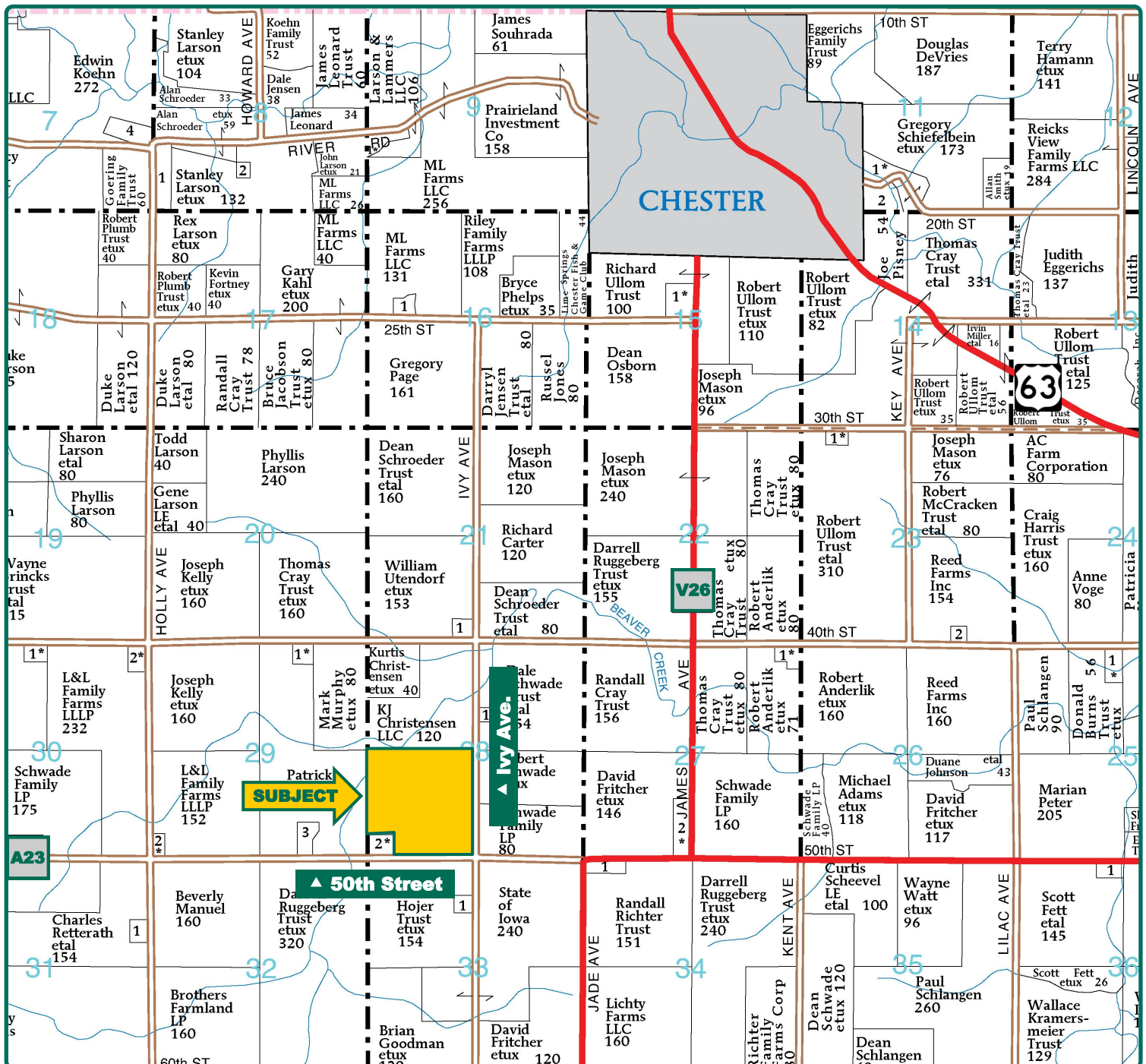


Property *Key Features*

- 142.00 Cropland Acres with CSR2 Rating of 81.61
- Recreational Property with Excellent Wildlife Habitat and Strong CRP Income
- Located on a Hard-Surface Road Near Hayden Prairie State Preserve

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CRP Acres: 142.00
Soil Productivity: 81.61 CSR2

Property Information

149.80 Acres, m/l

Location

Approximately 3 miles southwest of Chester, IA

Legal Description

SW 1/4 Section 28, Township 100 North, Range 13 West of the 5th P.M. excluding acreage in the SW corner

Price & Terms

- \$1,250,000
- \$8,344.46/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,718.00
Net Taxable Acres: 149.80
Tax per Net Taxable Acre: \$24.82

FSA Data

Farm Number 3882, Tract 99
CRP Acres: 142.00

Land Description

Level to gently rolling.

Drainage

Extensive drainage tile. See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

CRP Contracts

There are 107.70 acres enrolled in a CP42 contract that pays \$302.00/acre and expires on 9/30/27.

There are 21.50 acres enrolled in a CP27 & CP28 contract that pays \$226.69/acre and expires 9/30/2025.

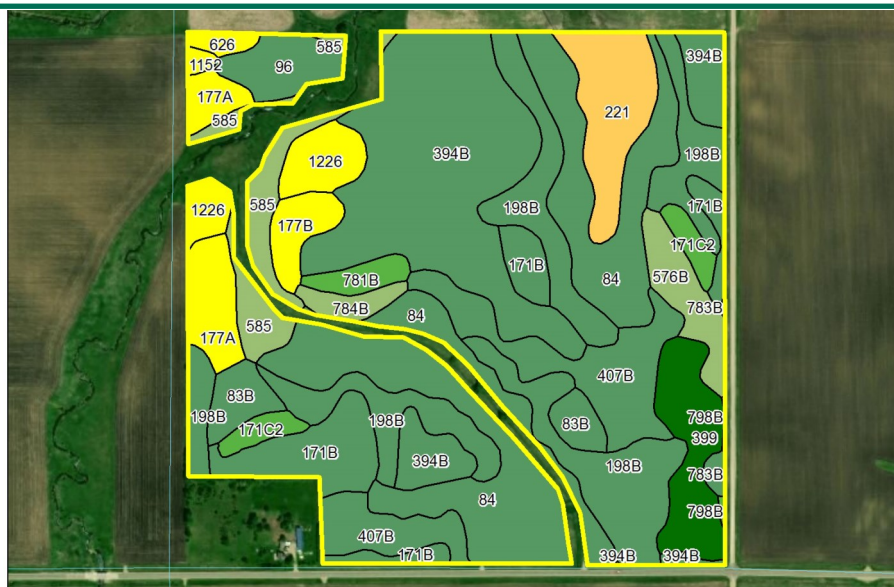
There are 12.80 acres enrolled in a CP21 contract that pays \$347.64/acre and expires 9/30/2027.

Soil Types/Productivity

Primary soils are Ostrander, Clyde silty clay loam and Floyd loam. CSR2 on the CRP acres is 81.61. See soil map for detail.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
394B	Ostrander loam, 2 to 5 percent slopes	27.74	19.54	2	88	
84	Clyde silty clay loam, 0 to 3 percent slopes	26.40	18.59	2	88	
198B	Floyd loam, 1 to 4 percent slopes	22.67	15.97	2	89	
407B	Schley silt loam, 1 to 4 percent slopes	11.33	7.98	2	81	
171B	Bassett loam, 2 to 5 percent slopes	8.50	5.98	2	85	
221	Klossner muck, 1 to 4 percent slopes	6.44	4.54	3	48	
399	Readlyn silt loam, 1 to 3 percent slopes	5.93	4.17	1	91	
585	Spillville-Colo complex	5.16	3.63	2	70	
177A	Saude loam, 0 to 2 percent slopes	4.73	3.33	2	60	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	3.96	2.79	2	59	
576B	Dickinson-Racine complex, 2 to 5 percent slopes	3.45	2.43	3	70	
83B	Kenyon loam, 2 to 5 percent slopes	3.42	2.41	2	90	
96	Turlin silt loam, acid variant	3.25	2.29	2	87	
177B	Saude loam, 2 to 5 percent slopes	2.32	1.64	2	55	
171C2	Bassett loam, 5 to 9 percent slopes, eroded	2.18	1.54	3	77	
781B	Lourdes loam, 2 to 5 percent slopes	1.44	1.01	2	76	
784B	Riceville loam, 1 to 4 percent slopes	1.35	0.95	2	68	
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.73	0.52	2	53	
783B	Cresco loam, 2 to 5 percent slopes	0.47	0.33	2	86	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.35	0.24	2	54	
798B	Protivin loam, 1 to 4 percent slopes	0.17	0.12	2	71	

Measured Tillable Acres: 142.00

Average CSR2: 81.61

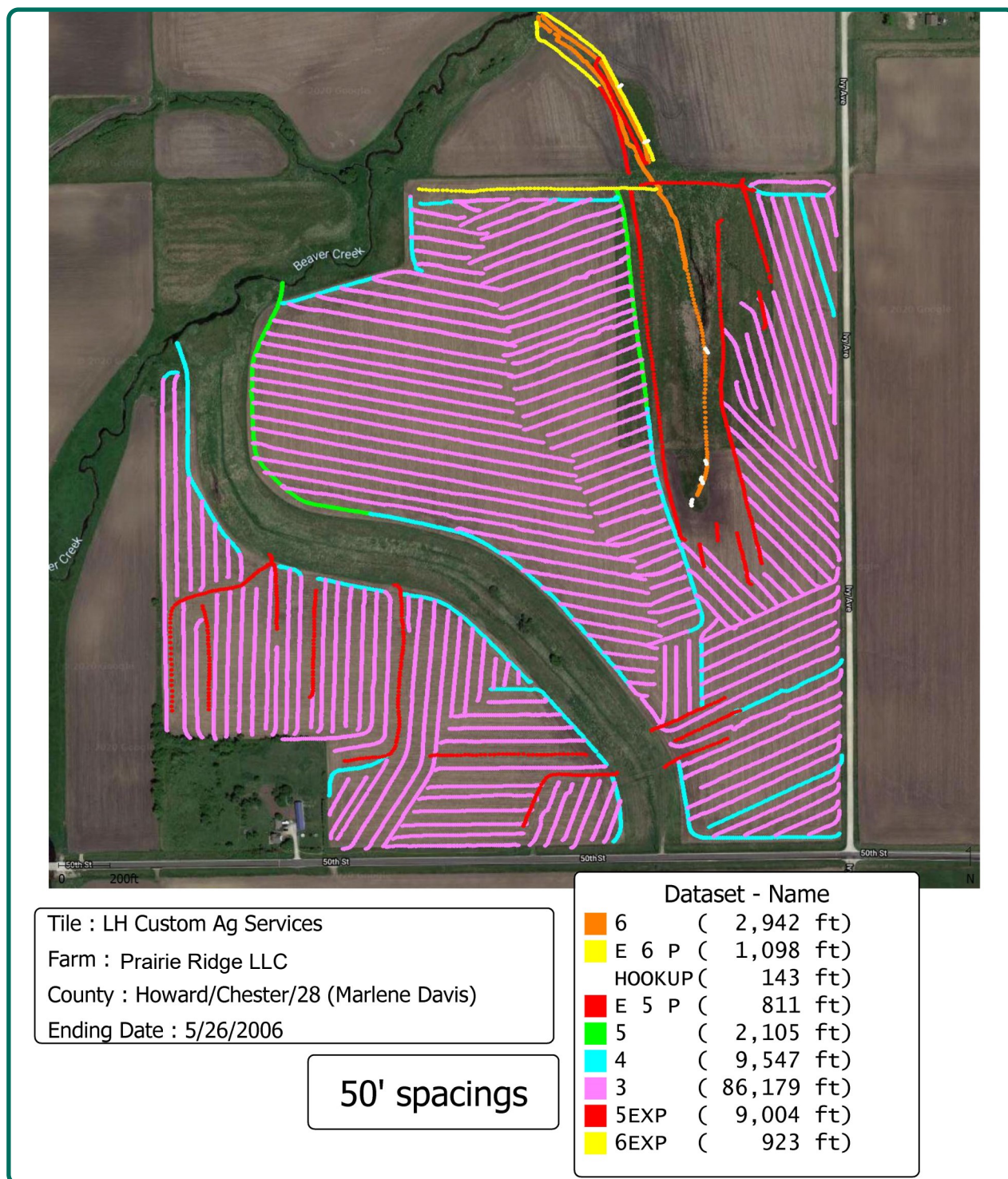
Comments

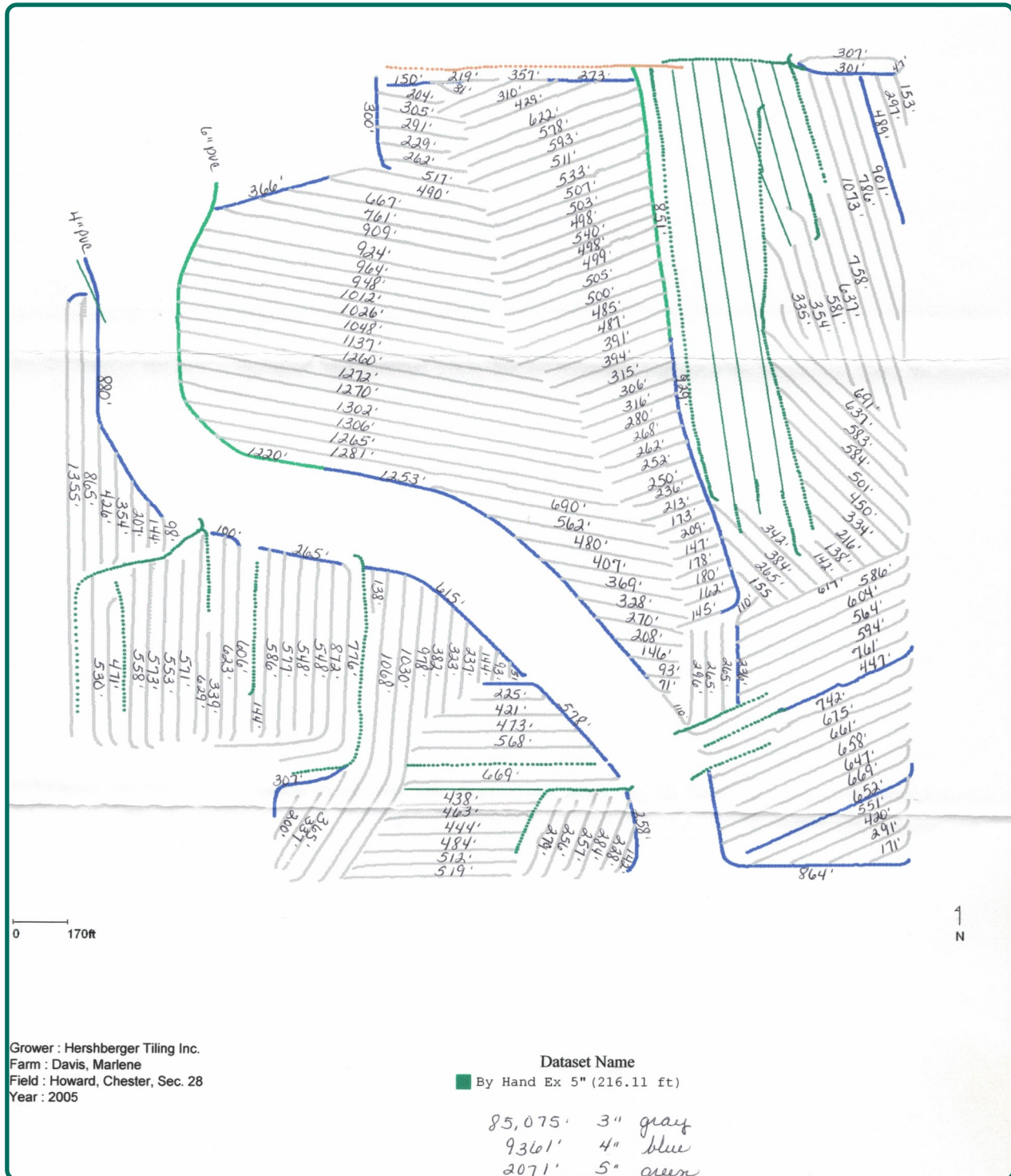
Attractive income-producing CRP contracts. Recreational property with excellent wildlife habitat. Located near Hayden Prairie State Preserve.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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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Looking northeast



Looking northwest



Looking southeast



Looking southwest



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CRP



CRP



CRP



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