

Land For Sale

ACREAGE:

159.26 Acres, m/l

LOCATION:

Allamakee County, IA



Property *Key Features*

- **Highly Tillable Tract of Land in Allamakee County**
- **Close Proximity to Highway W60**
- **Located 5 Miles Southwest of Waukon, IA**

Morgan Troendle, AFM

Licensed Broker in IA, MN

319.239.6500

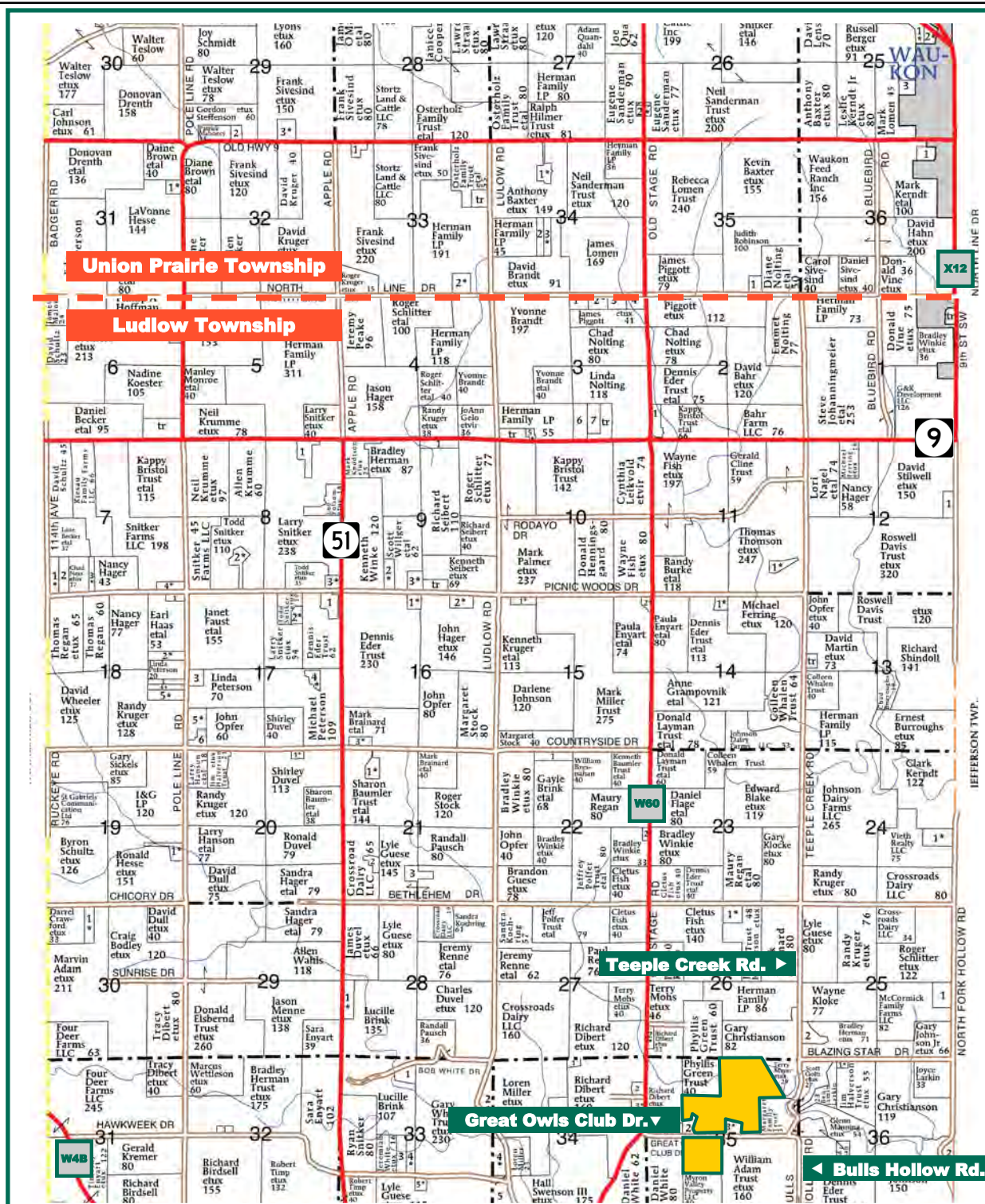
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FSA/Eff. Crop Acres: 142.81
Corn Base Acres: 35.06
Bean Base Acres: 17.54
Soil Productivity: 65.27 CSR2

Property Information

159.26 Acres, m/l

Location

Approximately 5 miles southwest of Waukon, Iowa.

Legal Description

SE¼ NW¼ Ex. Lot 1; SW¼ NE¼ Ex. Lot 1; NW¼ NE¼; NE¼ NE¼ Ex. NE½ & Ex. Lots 1 & 2; N 6 - Rods SE¼ NE¼ Lying W of Co. Rd. Ex. Lot 2 SE¼ NE¼; NE¼ SW¼ Section 35, Township 97 North, Range 6 West of the 5th P.M.

Price & Terms

PRICE REDUCED!

- ~~\$1,831,490~~ \$1,712,045
- ~~\$11,500/acre~~ \$10,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$4,906.00

Gross Acres: 159.26

Net Taxable Acres: 155.84

Tax per Net Taxable Acre: \$31.48

Lease Status

Currently leased for the 2021 crop year.

Open lease for the 2022 crop year.

FSA Data

Farm Number 3133, Tract 5754

FSA/Eff. Crop Acres: 142.81

Corn Base Acres: 35.06

Corn PLC Yield: 156 Bu.

Bean Base Acres: 17.54

Bean PLC Yield: 56 Bu.

Soil Types/Productivity

Primary soils are Fayette silt loam and Downs silt loam. CSR2 on the FSA/Eff. crop acres is 65.27. See soil map for detail.

Mineral Rights

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

Land Description

Rolling.

Drainage

Natural drainage with tile to terrace intakes. Contact listing agent for details.

Buildings/Improvements

None.

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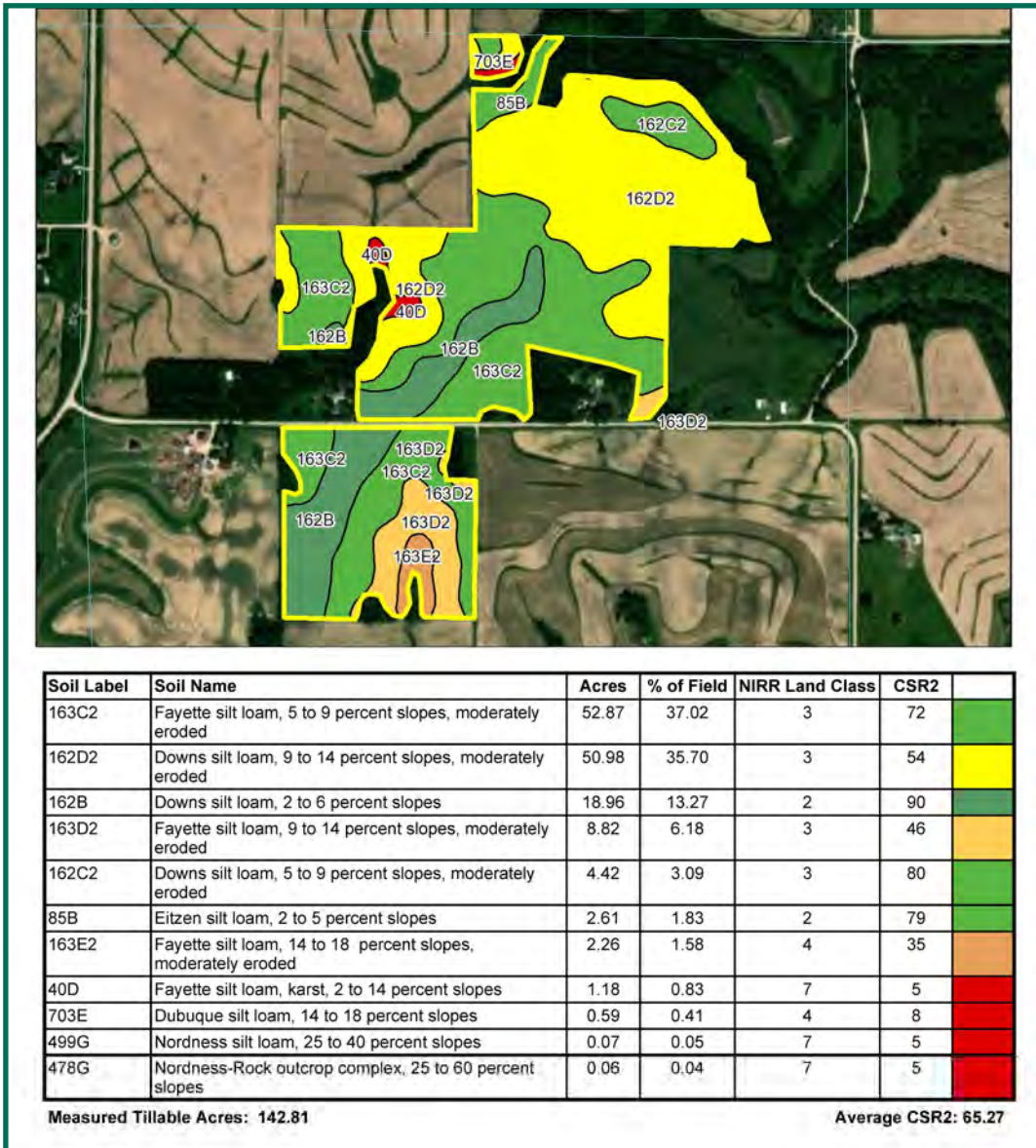
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Water & Well Information

None known.

Comments

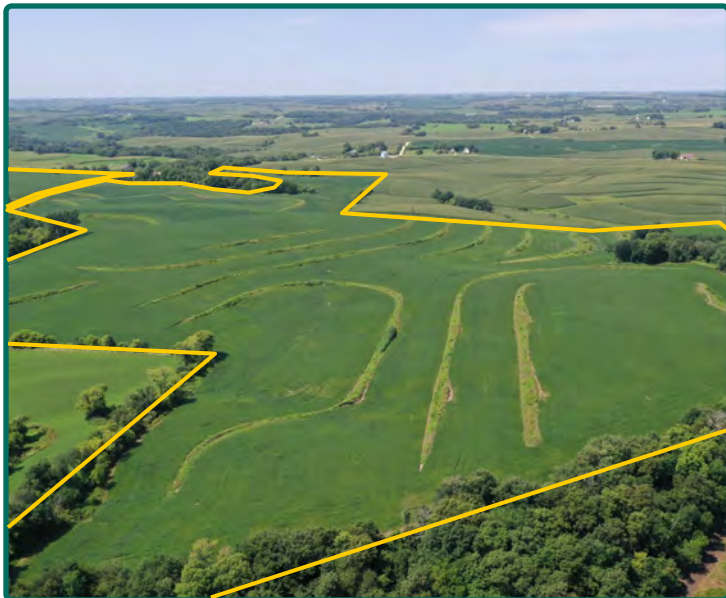
Highly tillable tract, located just off a hard-surface road. Within close proximity of Waukon, Iowa.

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.

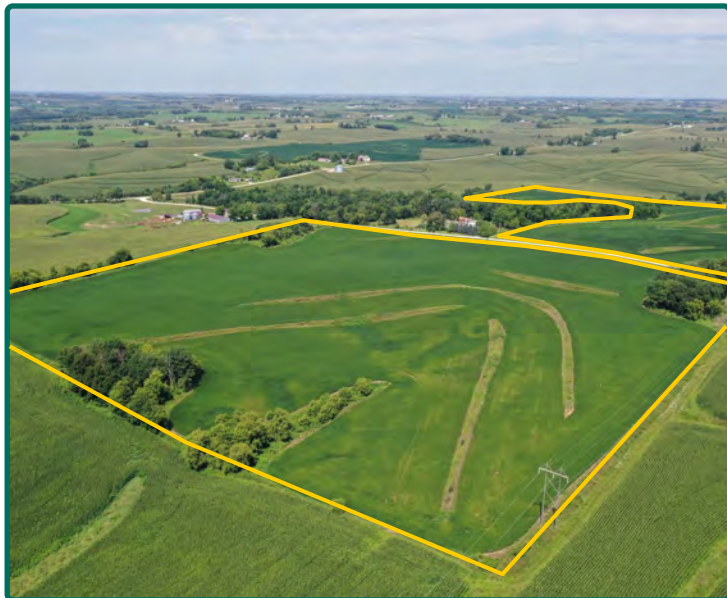
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Looking West



Looking Northwest



Looking East



Looking Northeast



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