

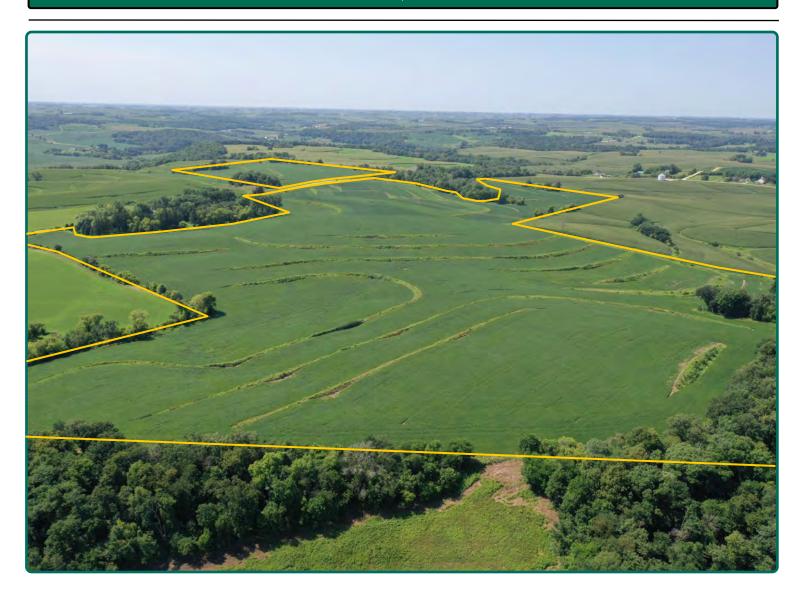
Land For Sale

ACREAGE:

LOCATION:

159.26 Acres, m/l

Allamakee County, IA



Property Key Features

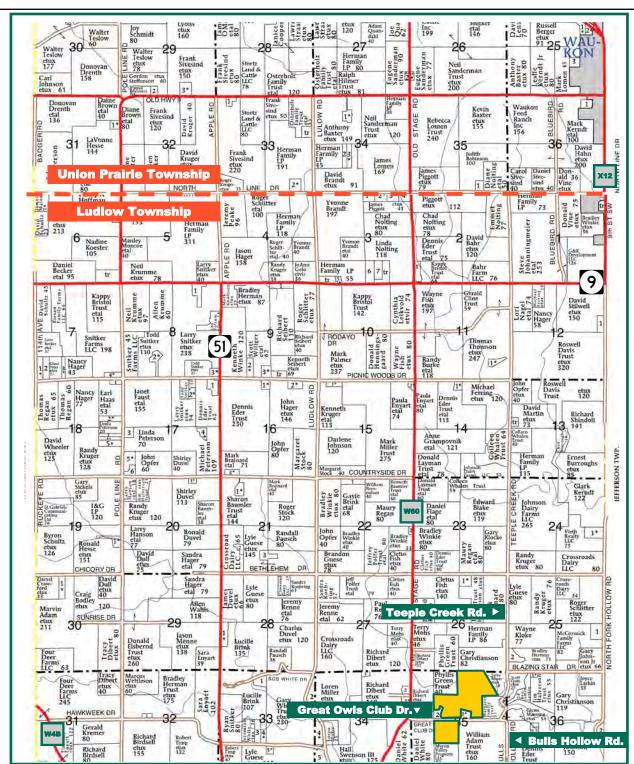
- Highly Tillable Tract of Land in Allamakee County
- Close Proximity to Highway W60
- Located 5 Miles Southwest of Waukon, IA

Morgan Troendle, AFM Licensed Broker in IA, MN 319.239.6500 MorganT@Hertz.ag **319.234.1949**6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613 **www.Hertz.ag**



Plat Map

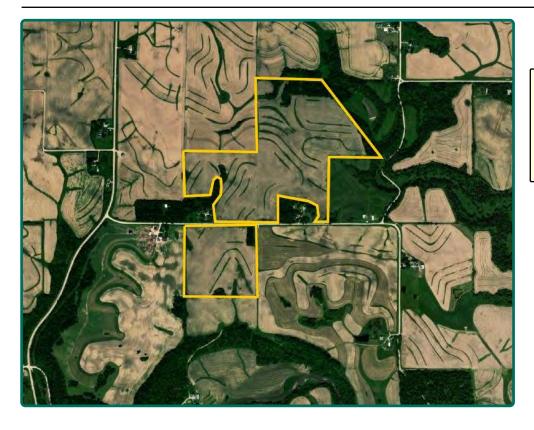
Ludlow Township, Allamakee County, IA





Aerial Photo

159.26 Acres, m/l



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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Soil Map

142.81 FSA/Eff. Crop Acres



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	52.87	37.02	3	72	
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	50.98	35.70	3	54	
162B	Downs silt loam, 2 to 6 percent slopes	18.96	13.27	2	90	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	8.82	6.18	3	46	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	4.42	3.09	3	80	
85B	Eitzen silt loam, 2 to 5 percent slopes	2.61	1.83	2	79	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.26	1.58	4	35	
40D	Fayette silt loam, karst, 2 to 14 percent slopes	1.18	0.83	7	5	
703E	Dubuque silt loam, 14 to 18 percent slopes	0.59	0.41	4	8	
499G	Nordness silt loam, 25 to 40 percent slopes	0.07	0.05	7	5	
478G	Nordness-Rock outcrop complex, 25 to 60 percent slopes	0.06	0.04	7	5	

Measured Tillable Acres: 142.81

Average CSR2: 65.27

Water & Well Information

None known.

Comments

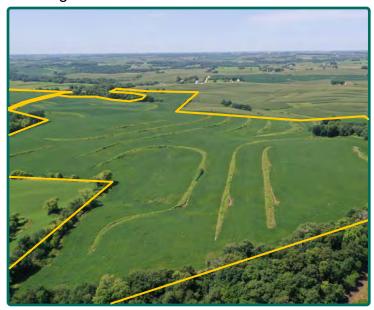
Highly tillable tract, located just off a hard-surface road. Within close proximity of Waukon, Iowa.

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.

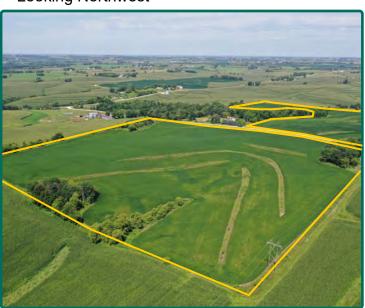


Property Photos

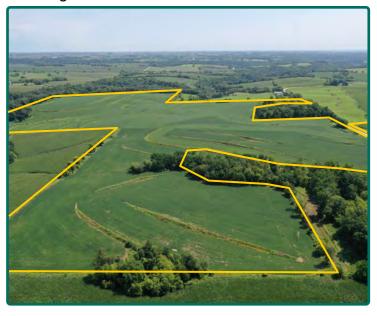
Looking West



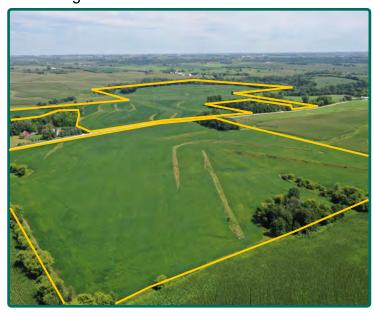
Looking Northwest



Looking East



Looking Northeast





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- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals