

Land For Sale

ACREAGE:

39.39 Acres, m/l

LOCATION:

Floyd County, IA



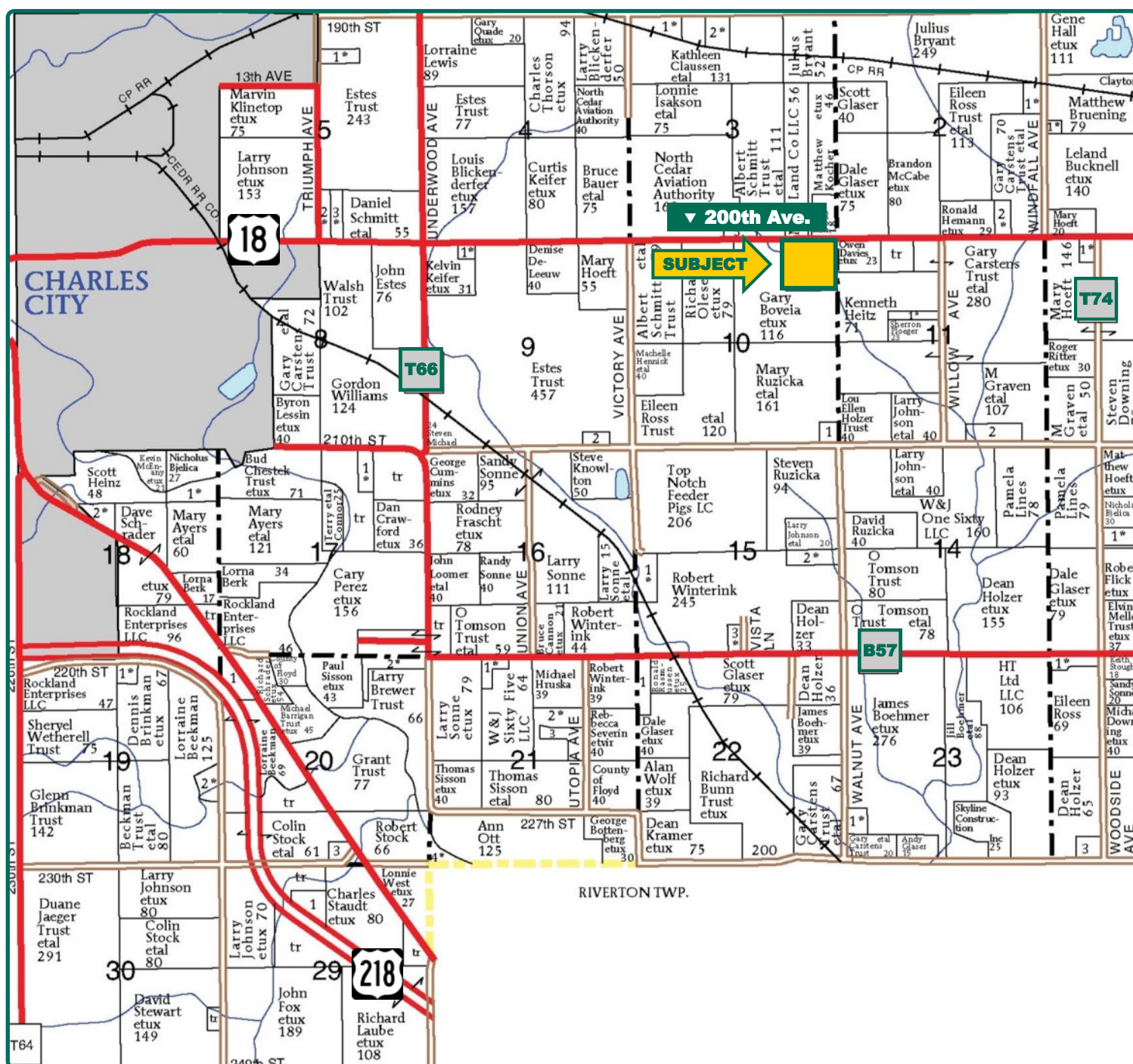
Property *Key Features*

- Located Along Highway 18
- Well-Maintained Farm with Quality Soils
- 38.78 FSA/Eff. Crop Acres with a CSR2 of 82.99

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FSA/Eff. Crop Acres: 38.78
Corn Base Acres: 13.50
Soil Productivity: 82.99 CSR2

Property Information

39.39 Acres, m/l

Location

Approximately 2½ miles east of Charles City. North Boundary is Highway 18.

Legal Description

NE NE EX HY Section 10, Township 95 North, Range 15 West of the 5th P.M., Floyd County, IA.

Price & Terms

PRICE REDUCED!

- \$510,000 \$475,000
- \$12,947.45/acre \$12,058.90/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,092
Net Taxable Acres: 39.39
Tax per Net Taxable Acre: \$27.72

Lease Status

Leased for 2021 crop year. Open lease for 2022 crop year.

FSA Data

Farm Number 7992 Tract 1641
FSA/Eff. Crop Acres: 38.78
Corn Base Acres: 13.50
Corn PLC Yield: 157 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Bassett loam. CSR2 on the FSA/Eff. crop acres is 82.99. 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

Nearly level to gently sloping.

Drainage

See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

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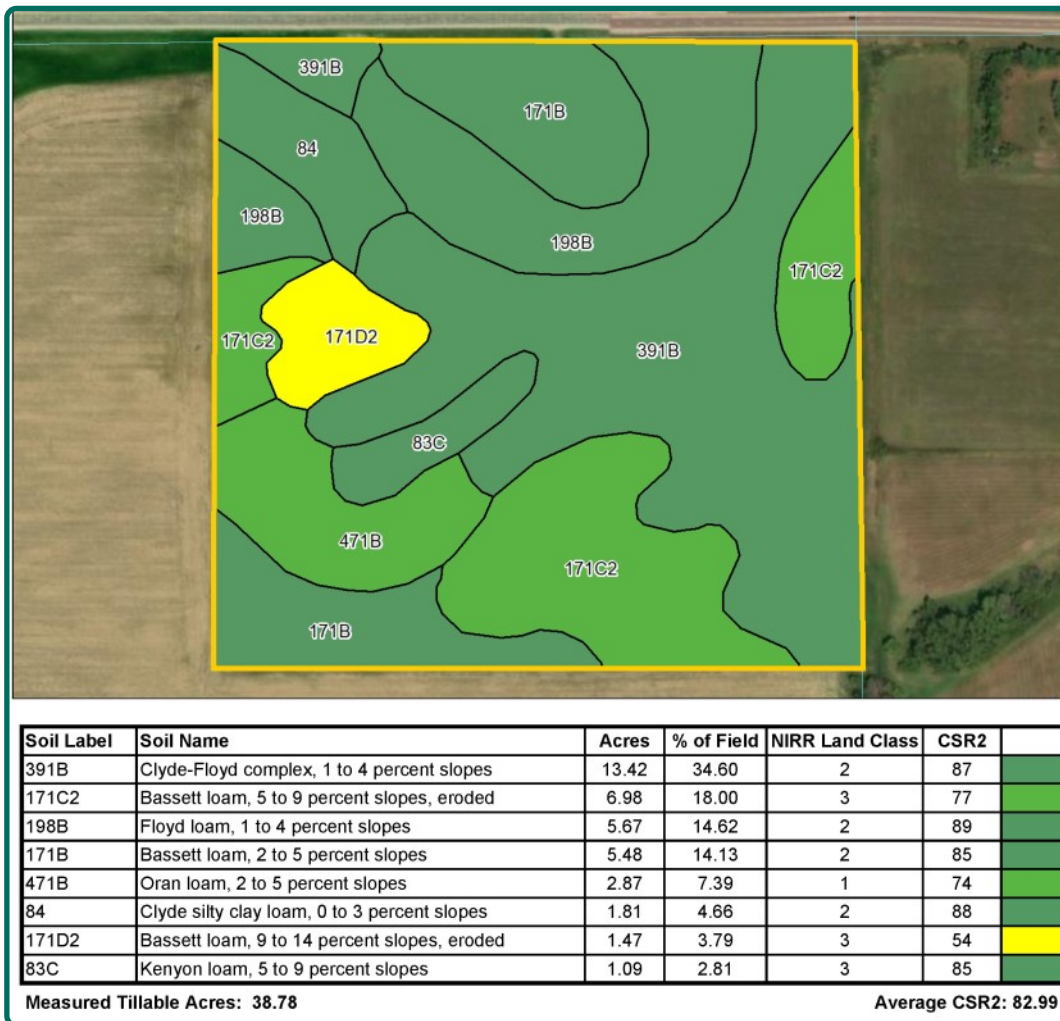
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Comments

Highly tillable tract with quality soils,
located along Highway 18.

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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North looking south



Northeast looking southwest



Southwest looking northeast



East looking west



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