

Land For Sale

ACREAGE:

LOCATION:

156.00 Acres, m/l

Iowa County, IA



Property Key Features

- Located 5 Miles Northeast of Victor, Iowa
- 126.14 FSA/Eff. Crop Acres with a 79.83 CSR2 and 6.73 Acres of CRP
- Productive Iowa County Farm

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag **319-895-8858** 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 **www.Hertz.ag** Rebecca Frantz Licensed Salesperson in IA 319-330-2945 RebeccaF@Hertz.ag

REID: 010-2267-01



Plat Map

Honey Creek Township, Iowa County, IA

Eric Root 320 120 80	120th ST 1 Kay 36 2*	dward David Dekeu- tux 7 177 177 Englamin Groud Bengamin Groud Bengamin Groud Bengamin Groud Bengamin Groud Bengamin Groud Bengamin Groud Bengamin	John Gates LE 96 John Wagner	Inc 42 Stan-22 hard 1 Marvel 11 Marvel 119 119 119 119 119 119 119	Ronald Brecht etal 83	Robert Jacobs gran H USA 187
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Aerial Photo

156.00 Acres, m/l



FSA/Eff. Crop Acres:	126.14
CRP Acres:	6.73
Cert. Grass Acres:	1.30
Corn Base Acres:	67.40
Bean Base Acres:	50.10
Soil Productivity: 79.8	33 CSR2

Property Information 156.00 Acres, m/l

Location

From Victor: $\frac{3}{4}$ mile north on Highway 419, 1¹/₄ miles east on Highway 6, $\frac{3}{4}$ miles north on Highway 21, 1 mile east on 145th Street, $\frac{1}{2}$ mile south on C Avenue and $\frac{1}{2}$ mile east on 150th Street. The farm is located on the north side of the road.

Legal Description

The SE¹/₄ of Section 28, Township 81 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$1,638,000.00
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession Negotiable. Subject to 2021 lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$5,020.00 Net Taxable Acres: 156.00 Tax per Net Taxable Acre: \$32.18

FSA Data

Farm Number 5983, Tract 157 FSA/Eff. Crop Acres: 126.14 CRP Acres: 6.73 Cert. Grass Acres: 1.30 Corn Base Acres: 67.40 Corn PLC Yield: 184 Bu. Bean Base Acres: 50.10 Bean PLC Yield: 49 Bu.

CRP Contracts

There are 6.73 acres enrolled in a CP-21 contract with a payment of \$221.46 per

acre, for a total annual payment of \$1,490.00. This contract expires September 30, 2023.

Soil Types/Productivity

Primary soils are Tama and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 79.83. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

Buildings/Improvements

Includes a 55' x 78' and 20' x 60' machine sheds and an older corn crib.

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Soil Map 126.14 FSA/Eff. Crop Acres

		83 4208 4208 1200 9118 1200 2402 1442D2 12000 12002 12002 10000 10000 10000 100000 100000000	120C2 120C2	911B 120D2	1206 1208 87+ 9111B 9111B				
l l	Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2			
	120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	27.06 26.01	21.45	3	62			
	120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded		20.62	3	87			
	911B	Colo-Ely complex, 0 to 5 percent slopes	17.78 16.64	14.10	2	86			
	120B	Tama silty clay loam, 2 to 5 percent slopes		13.19	2	95			
	120C	Tama silty clay loam, 5 to 9 percent slopes Downs silt loam, till plain, 5 to 9 percent slopes		9.34	3	90			
	M162C			4.71	3	85			
	587+	Chequest silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.92 3.66	3.11	2	65			
	430	flooded I42D2 Tama-Sparta-Pillot complex, 9 to 14 percent slopes, moderately eroded 3 Judson silty clay loam, 2 to 5 percent slopes IC2 Shelby loam, 5 to 9 percent slopes, moderately eroded 20B Tama silty clay loam, terrace, 2 to 5 percent slopes		2.90	2	70			
I L	1442D2			2.65	3	32			
	8B			2.14	2	94			
	24C2			2.11	3	76			
	420B			1.55	2	95			
	24D2 Shelby loam, 9 to 14 percent slopes, moderately eroded 88 Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded			1.09	3	53			
٤				1.03	1	93			
Ę	54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.01	0.01	2	60			
l –	Measured Tillable Acres: 126.14 Average CSR2: 79.83								

Water & Well Information

There is an abandoned well located north of the 55' x 78' machine shed.

Comments

This is a high-quality Iowa County farm with a 79.83 CSR2. Includes a mixture of cropland, CRP and a building site.

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FSA Aerial 126.14 FSA/Eff. Crop Acres



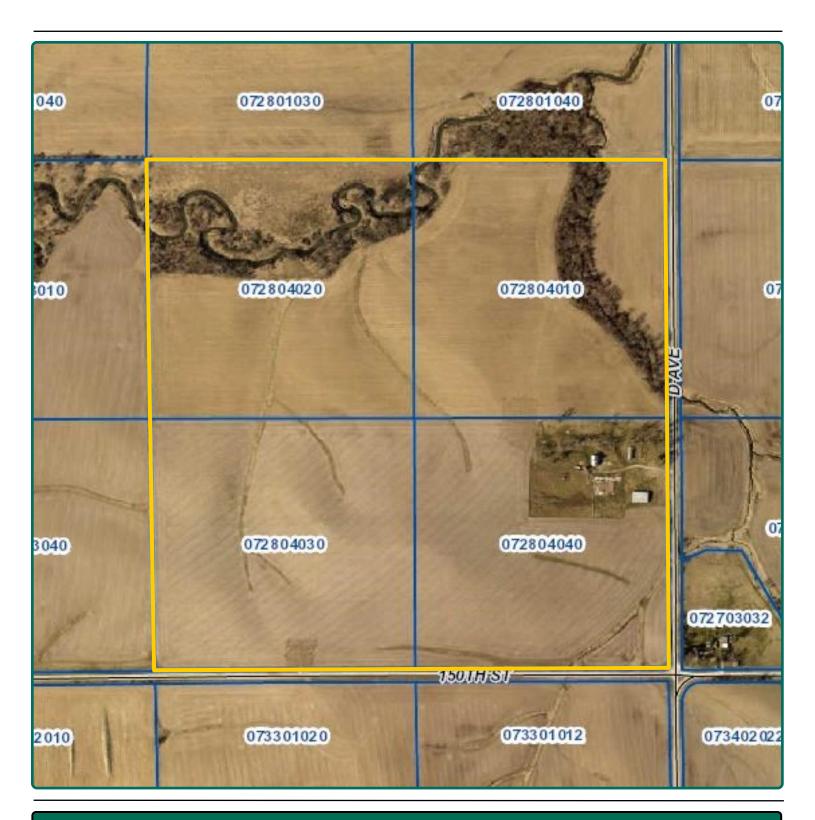
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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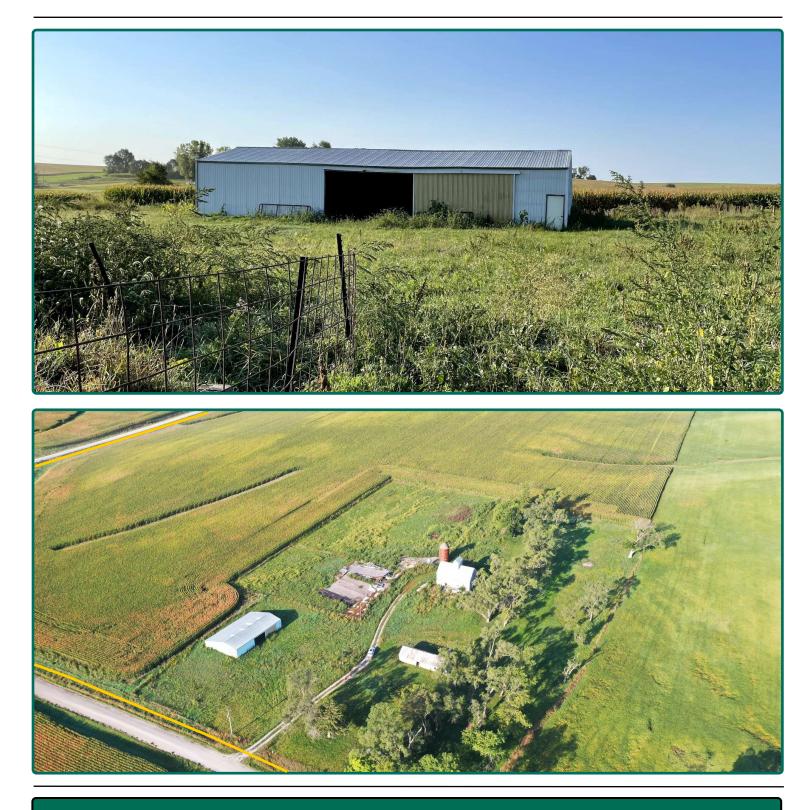
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Property Photos



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