

Land For Sale

ACREAGE:

156.00 Acres, m/l

LOCATION:

Iowa County, IA



Property *Key Features*

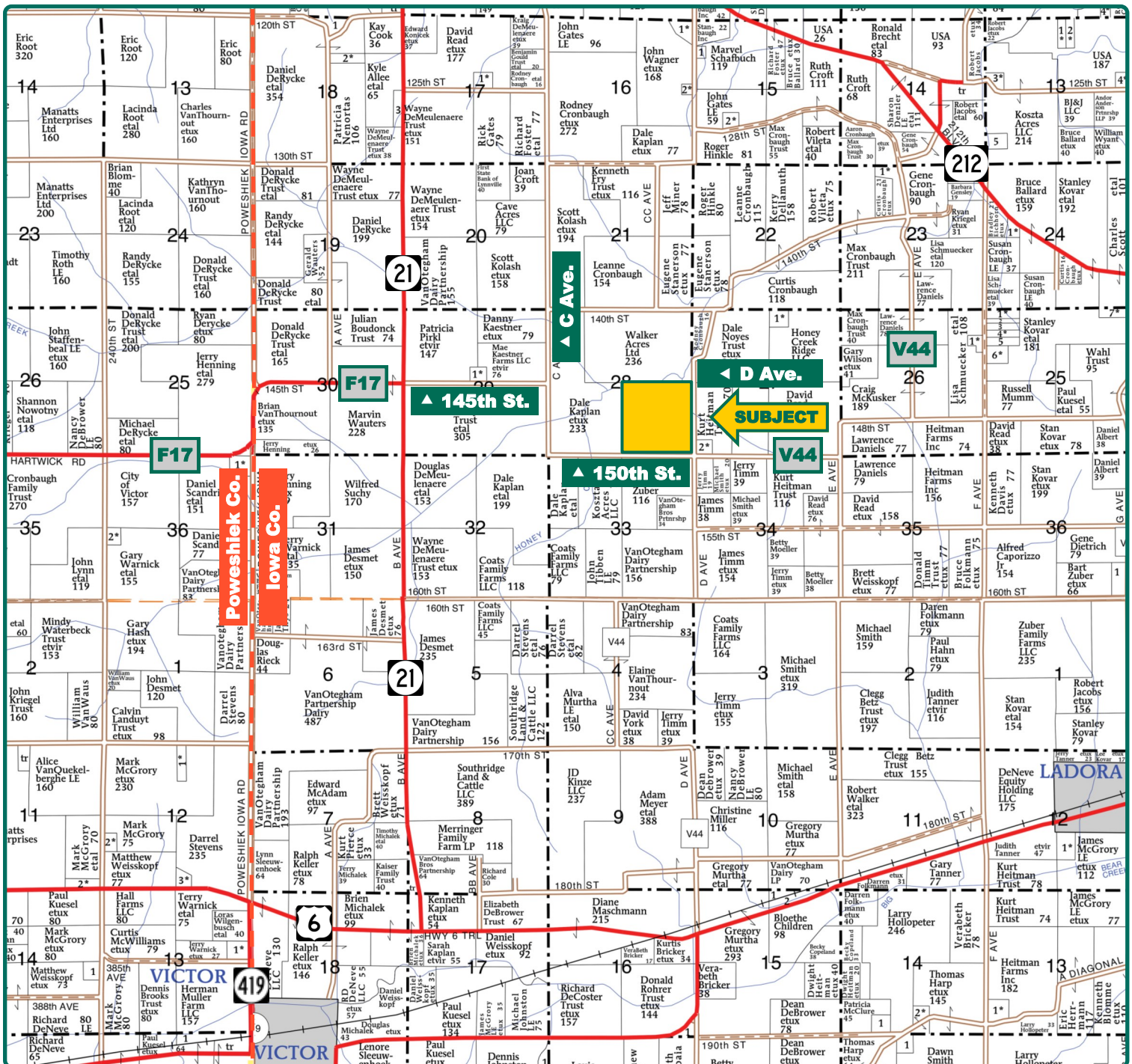
- Located 5 Miles Northeast of Victor, Iowa
- 126.14 FSA/Eff. Crop Acres with a 79.83 CSR2 and 6.73 Acres of CRP
- Productive Iowa County Farm

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REID: 010-2267-01



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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:	79.83 CSR2

Property Information

156.00 Acres, m/l

Location

From Victor: ¾ mile north on Highway 419, 1¼ miles east on Highway 6, 3¾ miles north on Highway 21, 1 mile east on 145th Street, ½ mile south on C Avenue and ½ mile east on 150th Street. The farm is located on the north side of the road.

Legal Description

The SE¼ 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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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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