

Land For Sale

ACREAGE:

50.09 Acres, m/l

LOCATION:

Mahaska County, IA

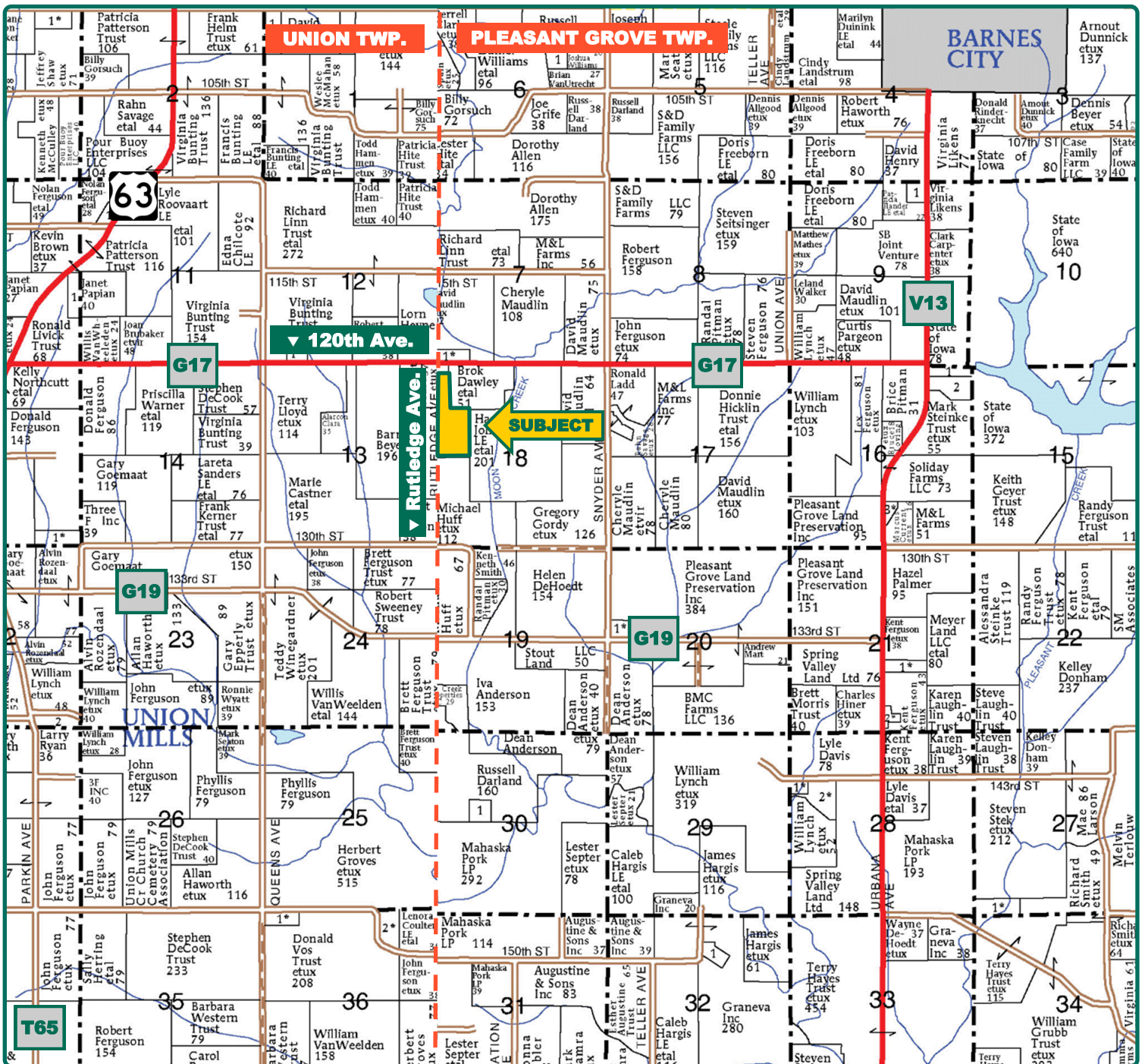


Property *Key Features*

- Located Between New Sharon and Barnes City
- 40.00 FSA/Eff. Crop Acres Carrying a 49.70 CSR2
- Mix of Cropland, Timber and Pasture Acres

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FSA/Eff. Crop Acres: 40.00
Soil Productivity: 49.70 CSR2

Property Information

50.09 Acres, m/l

Location

From Barnes City: Go south on Highway V13 for 2 miles. Then head west on Highway G17 / 120th Street for 3 miles. Go south on Rutledge Avenue, property is on the east side of the road.

Legal Description

SW¼ NW¼ and W½ NW¼ NW¼, except north 26.70 feet, all in Section 18, Township 77 North, Range 14 West of the 5th P.M. (Pleasant Grove Township)

Price & Terms

- \$262,972.50
- \$5,250.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2021 - 2022: \$966.00
Net Taxable Acres: 50.09
Tax per Net Taxable Acre: \$19.28

Lease Status

Leased for the 2022 crop year. Contact agent for details.

FSA Data

Farm Number 1505, Tract 1758
FSA/Eff. Crop Acres: 40.00
Base acres and PLC yields not reported by FSA office.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Lindley-Keswick, and Clinton. CSR2 on the FSA/Eff. crop acres is 49.70. See soil map for detail.

Land Description

Level to very sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

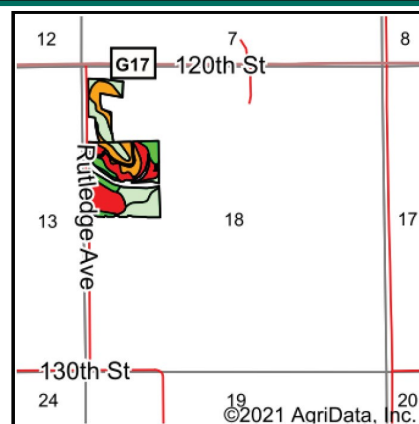
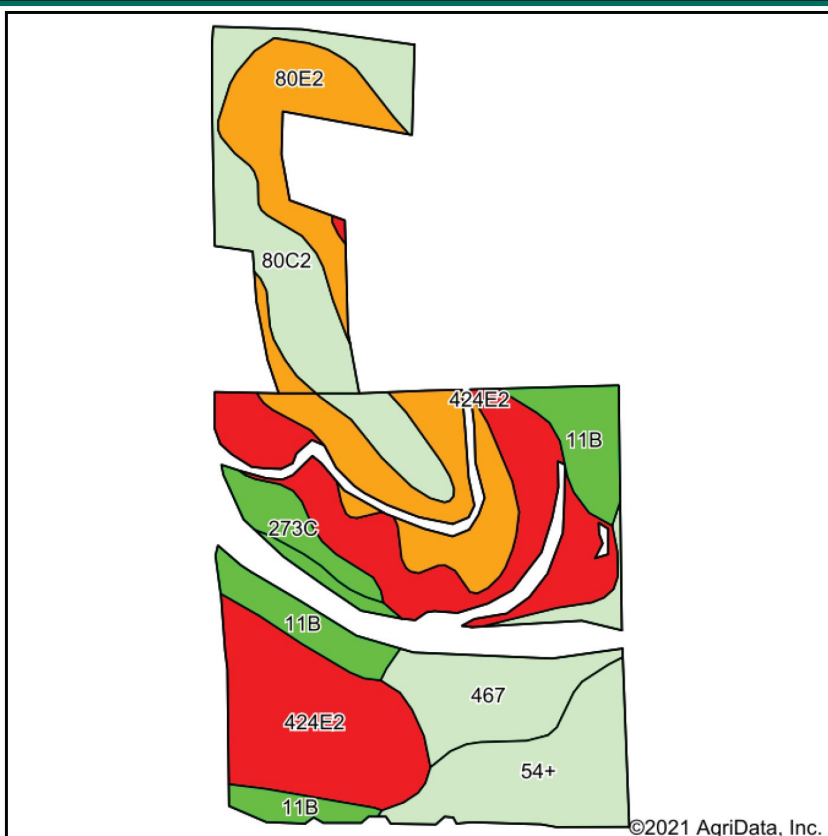
No known wells.

Comments

Productive soils on this Mahaska County farm.

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State: **Iowa**
County: **Mahaska**
Location: **18-77N-14W**
Township: **Pleasant Grove**
Acres: **40**
Date: **11/11/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	12.22	30.6%		Vle	19
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	8.22	20.6%		IVe	35
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	5.95	14.9%		IIIe	69
54+	Zook silt loam, overwash, 0 to 2 percent slopes	4.40	11.0%		IIw	69
11B	Colo-Ely complex, 0 to 5 percent slopes	4.28	10.7%		IIw	86
467	Radford silt loam, 0 to 2 percent slopes	3.72	9.3%		IIw	78
273C	Olmitz loam, 5 to 9 percent slopes	1.21	3.0%		IIIe	80
Weighted Average					3.81	49.7

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



South Looking North



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