

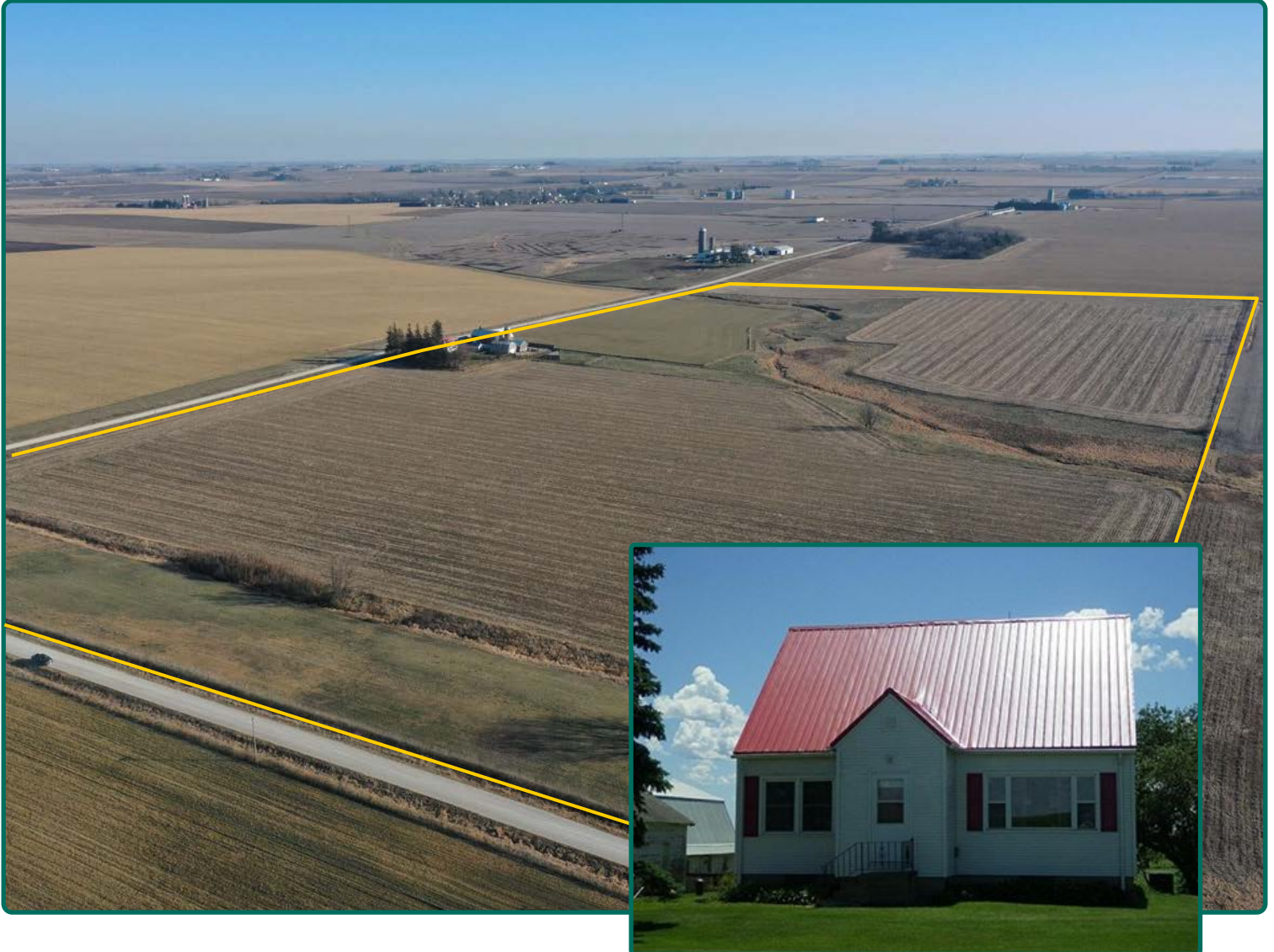
Land For Sale

ACREAGE:

76.62 Acres, m/l

LOCATION:

Fayette County, IA



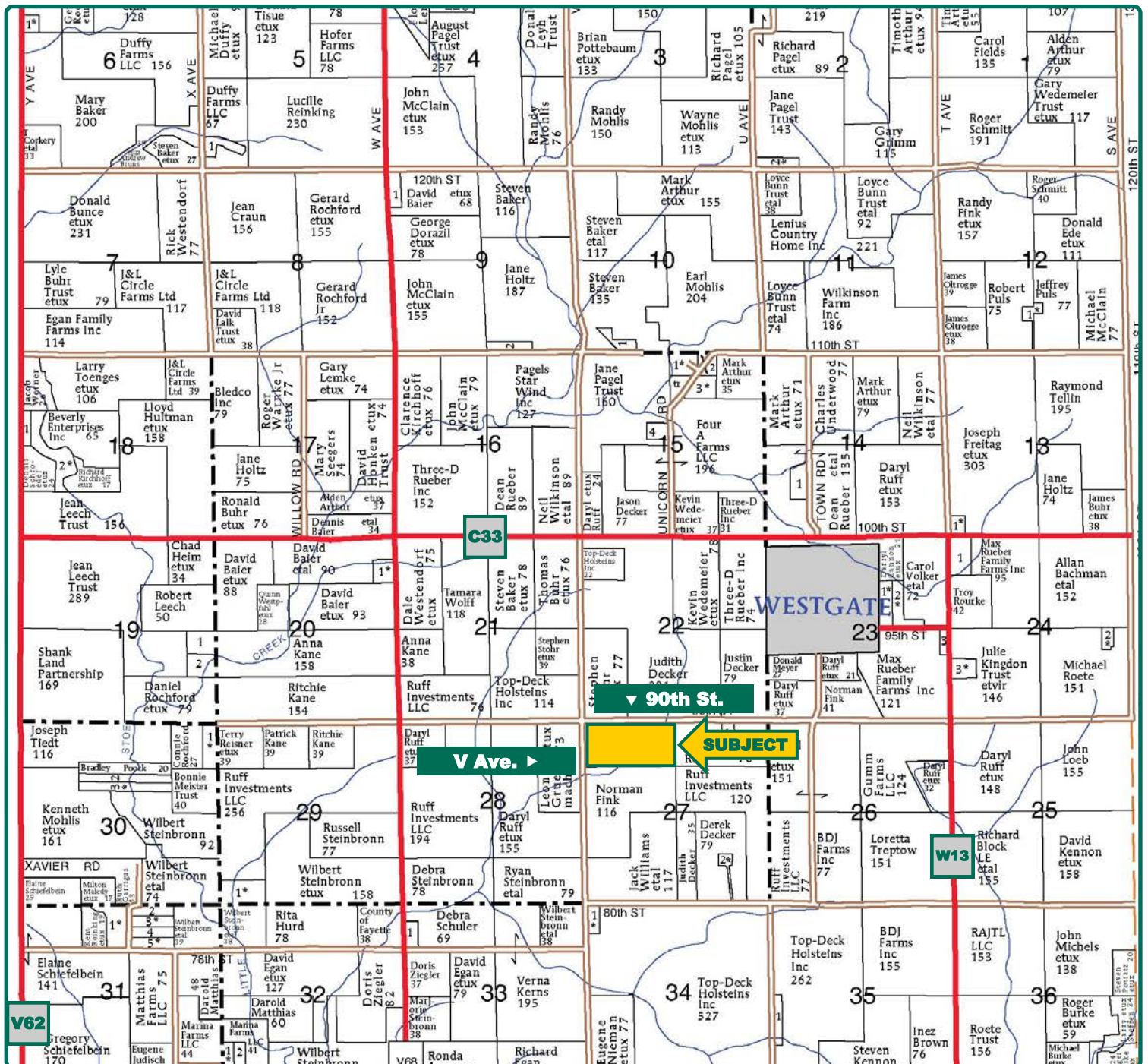
Property Key Features

- Mixed-Use Land with Tillable Acres, Grass Acres, Creek, & House
- Close Proximity to Westgate, Iowa
- CSR2 of 86.37 on 56.79 Tillable Acres

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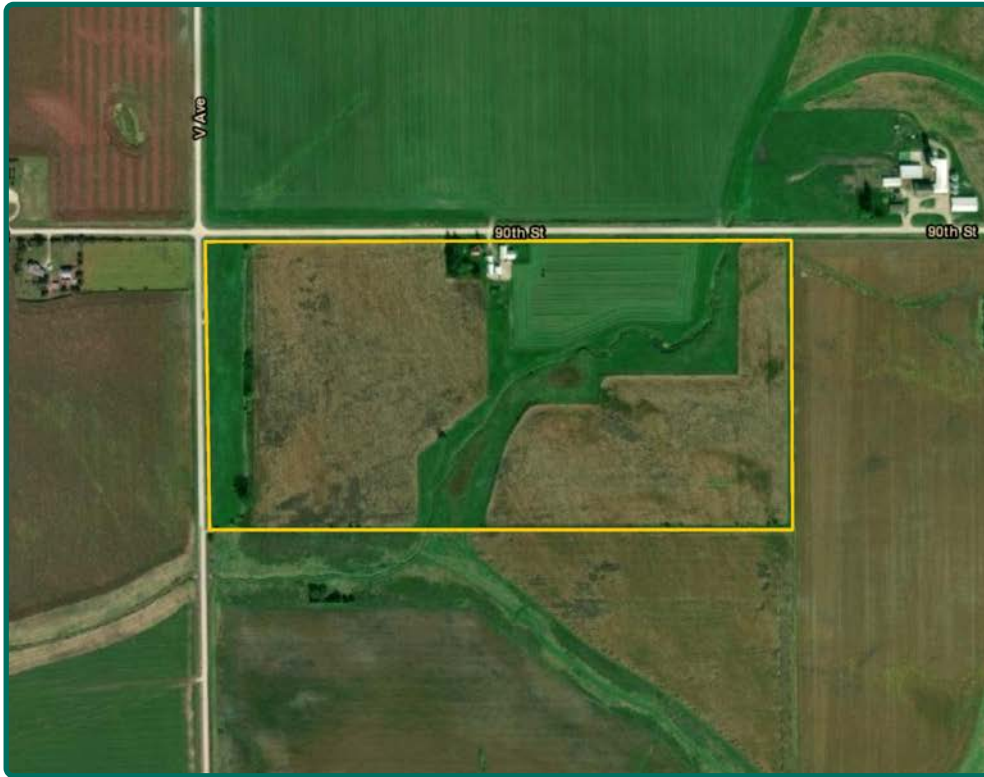


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FSA/Eff. Crop Acres: 56.79
Corn Base Acres: 49.70
Oat Base Acres: 1.50
Soil Productivity: 86.37 CSR2

Total Living SF: 1,449
Bedrooms: 3
Bathrooms: 1½
Year Built: 1956

ADDRESS:
 21753 90th St.
 Westgate, IA 50681

Open Houses

Sat., Jan. 29 2-4 p.m.

Property Information

76.62 Acres, m/l

Location

1 mile southwest of Westgate, Iowa.

Legal Description

N½ NW¼ Section 27, Township 92 North, Range 10 West of the 5th P.M.

Price & Terms

- \$890,000
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,908.00
 Net Taxable Acres: 76.62

Lease Status

Open lease for 2022.

FSA Data

Farm Number 888, Tract 631
 FSA/Eff. Crop Acres: 56.79
 Corn Base Acres: 49.70
 Corn PLC Yield: 165 Bu.
 Oat Base Acres: 1.50
 Oat PLC Yield: 59 Bu.

Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 86.37. 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

Level to gently rolling.

Drainage

Drainage tile. Contact listing agent for details.

Dwelling

1-story frame home built in 1956 with 1,449 square feet. There are 3 bedrooms and 1½ bathrooms. The home is heated with gas and there is central air. The attic is fully finished with 493 square feet.

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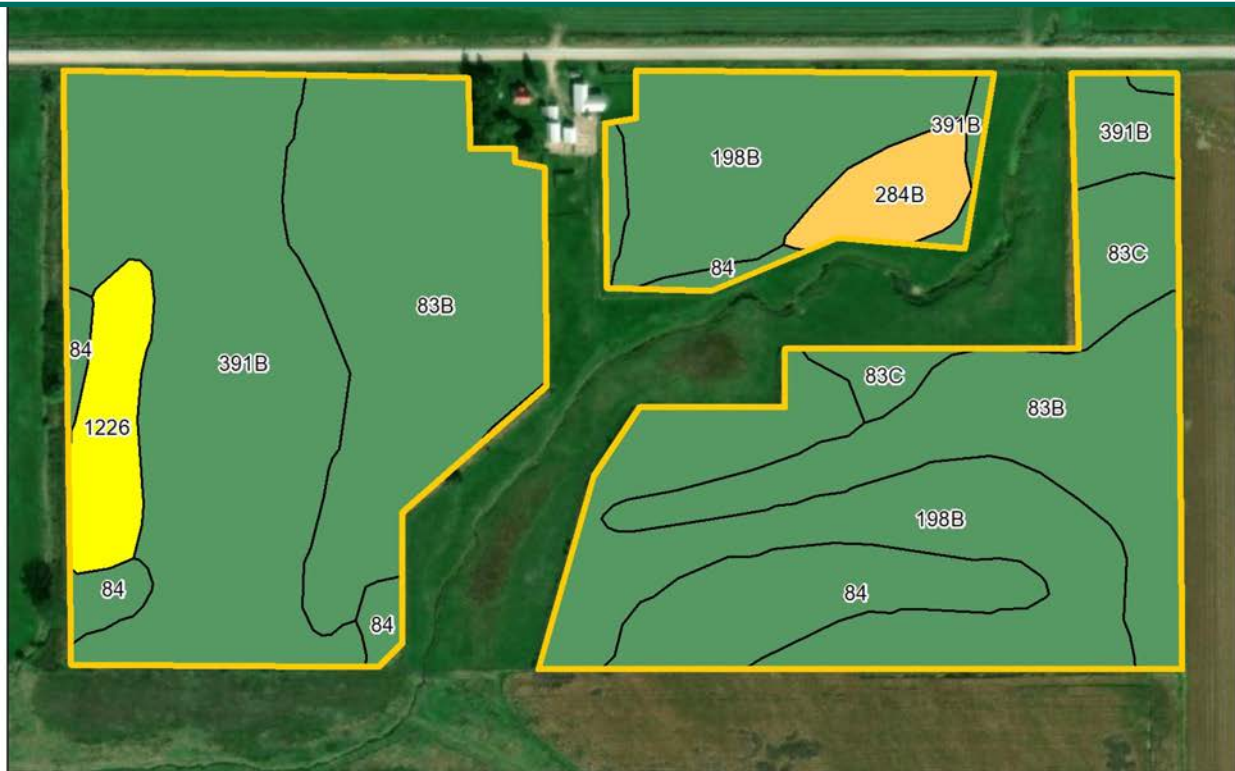
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	17.18	30.25	2e	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.43	25.41	2w	87	
198B	Floyd loam, 1 to 4 percent slopes	14.38	25.32	2w	89	
84	Clyde clay loam, 0 to 3 percent slopes	5.00	8.81	2w	88	
83C	Kenyon loam, 5 to 9 percent slopes	2.19	3.85	3e	85	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.08	3.67	2s	59	
284B	Flagler sandy loam, 2 to 5 percent slopes	1.53	2.70	3e	49	

Measured Tillable Acres: 56.79

Average CSR2: 86.37

Buildings/Improvements

- 26' x 56' Barn built in 1900
- 32' x 36' Lean-To built in 1900
- 12' x 30' Concrete Silo built in 1900
- 24' x 32' Crib built in 1900
- 24' x 40' Swine Finish and Farrow built in 1900
- 26' x 30' Poultry House built in 1900
- 12' x 20' Shed built in 1900
- 14' x 18' Detached Garage built in 1900

Water & Well Information

Drilled well.

Comments

Mixed-use land with tillable acres, grass, and creek. There is a dwelling and outbuildings on the property.

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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Looking west



Looking east



Horse stalls



Barn



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Kitchen



Living room



Back of dwelling



Main floor bedroom



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