

Land For Sale

ACREAGE:

8.00 Acres, m/l

LOCATION:

Clayton County, IA



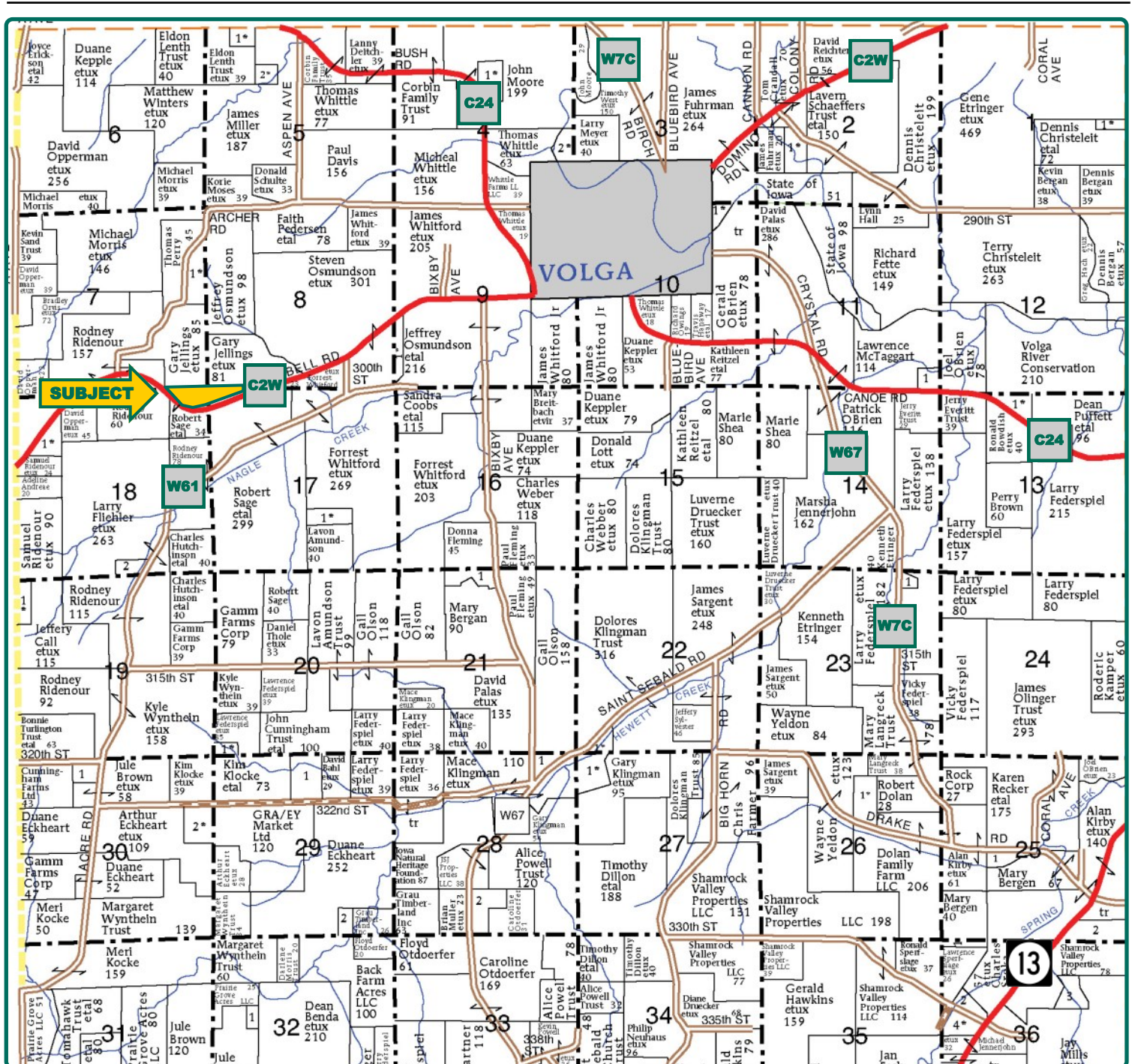
Property Key Features

- **Wooded Building Lot 2 Miles West of Volga**
- **Located on Hard-Surfaced Road**
- **Beautiful View Overlooking Clayton County**

Adam Meyer, AFM
Licensed Salesperson in IA
319.415.9651
AdamM@Hertz.ag

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed in Salesperson in IA
319.540.2957
Elliotts@Hertz.ag



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CRP Acres:	3.38
Soil Productivity:	34.42 CSR2

Property Information

8.00 Acres, m/l

Location

2 miles west of Volga on the north side of County Road C2W Bell Rd.

Legal Description

Part of the NE¼ NE¼ of Section 18 and Part of the NW¼ NW¼ of Section 17 lying North of Bell Rd., all in Township 92 North, Range 6 West of the 5th P.M., Clayton County IA. Exact legal to come from survey.

Price & Terms

- \$125,000
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Estimated Real Estate Tax

Taxes Payable 2021 - 2022: \$101
Net Taxable Acres: 8.00
Tax per Net Taxable Acre: \$12.63
Tax Parcel ID #s: Pt. of 13-18-226-001 and Pt. of 13-17-102-001

Lease Status

No lease in place.

FSA Data

Part of Farm Number 7880, Tract 899
CRP Acres: 3.38

NRCS Classification

3.38 CRP acres are HEL: Highly Erodible Land. Remaining acres are UHEL Unidentified-Highly Erodible.

CRP Contracts

There are 3.38 acres enrolled in a CP-25 contract that pays \$175.54/acre or an estimated \$593 annually and expires September 30, 2027.

Soil Types/Productivity

Primary soils are Fayette silt loam and Nordness silt loam. CSR2 on the CRP acres is 34.42. 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

Strongly sloping to steep.

Drainage

No known tile.

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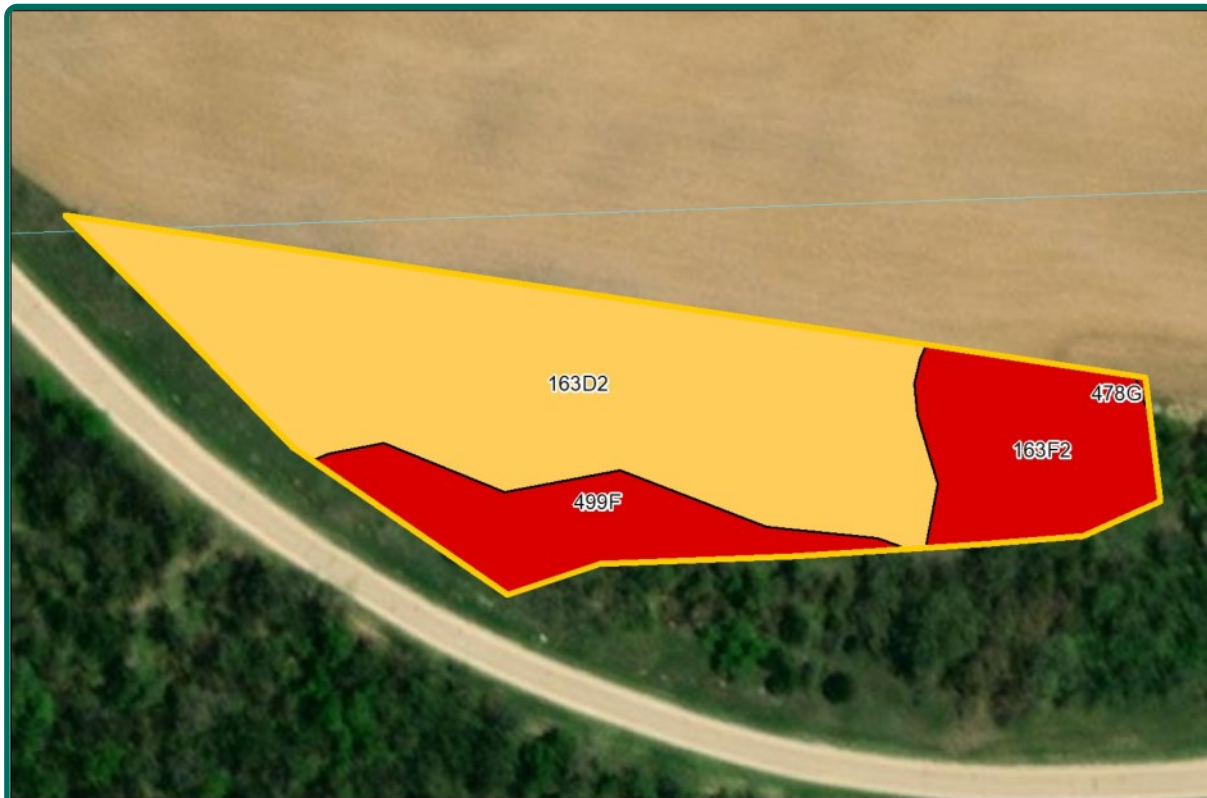
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	2.24	66.10	3e	46
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	0.60	17.85	6e	18
499F	Nordness silt loam, 14 to 25 percent slopes	0.54	15.96	7s	5
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	0.00	0.08	7s	5

Measured Tillable Acres: 3.38

Average CSR2: 34.42

Buildings/Improvements

None.

Water & Well Information

No known well.

School District

Central School District

Comments

- Potential building lot.
- Current Zoning Agriculture.
- Utilities available near property include: Alliant Energy for electric.

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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Southeast Looking Northwest



North Looking South



Northwest Looking Southeast



Southwest Looking Northeast



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