

# Land For Sale

#### ACREAGE:

33.82 Acres, m/l

#### Franklin County, IA

LOCATION:



#### **Property Key Features**

- Located Five Miles East of Dows
- 33.82 Est. FSA/Eff Crop Acres with an 85.10 CSR2
- High-Quality Franklin County Farm

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REID: 000-3767-01



## Plat Map

Morgan Township, Franklin County, IA

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# **Aerial Photo**

33.82 Acres, m/l



FSA/Eff. Crop Acres:	33.82*			
Corn Base Acres:	33.82*			
Soil Productivity: 85.10 CSR2				
*Acres are estimated.				

### Property Information 33.82 Acres, m/I

#### Location

From Dows: Go east on Co. Rd. C47 for 5 miles. Head south on Co. Rd. S21 for 1 mile, then east on 90th Street for <sup>1</sup>/<sub>4</sub> mile. Property is on the south side of the road.

#### Legal Description

NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>, except Parcel 'A', Section 36, Township 91 North, Range 22 West of the 5th P.M. (Morgan Township)

#### Price & Terms PRICE REDUCED!

- <del>\$437,969.00</del> \$405,840.00
- <u>\$12,950/acre</u> \$12,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

**Possession** As agreed upon.

#### **Real Estate Tax**

Taxes Payable 2022 - 2023: \$1,204.00 Net Taxable Acres: 33.82 Tax per Net Taxable Acre: \$35.60

Lease Status Leased for the 2022 crop year.

#### FSA Data

Farm Number 7837, Tract 6752 FSA/Eff. Crop Acres: 33.82\* Corn Base Acres: 33.82\* Corn PLC Yield: 142 Bu. \*Acres are estimated pending reconstitution of farm by the Franklin County FSA office. **NRCS Classification** NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Clarion and Webster. CSR2 on the est. FSA/Eff. crop acres is 85.10. See soil map for detail.

Land Description Level to moderately sloped.

#### Drainage

Natural, plus some tile. No tile maps available.

Buildings/Improvements None.

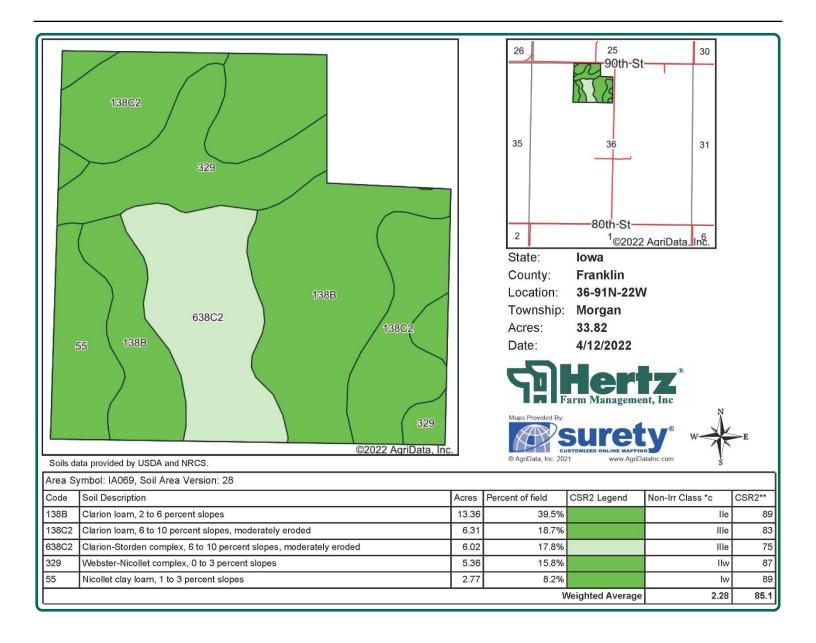
Water & Well Information No known wells.

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# Soil Map

33.82 Est. FSA/Eff. Crop Acres



#### Comments

Productive Franklin County farmland.

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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### Property Photos

#### Northwest Looking Southeast



#### Southwest Looking Northeast



#### South Looking North



#### Southeast Looking Northwest



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