

# Land For Sale

ACREAGE:

LOCATION:

33.82 Acres, m/l

Franklin County, IA

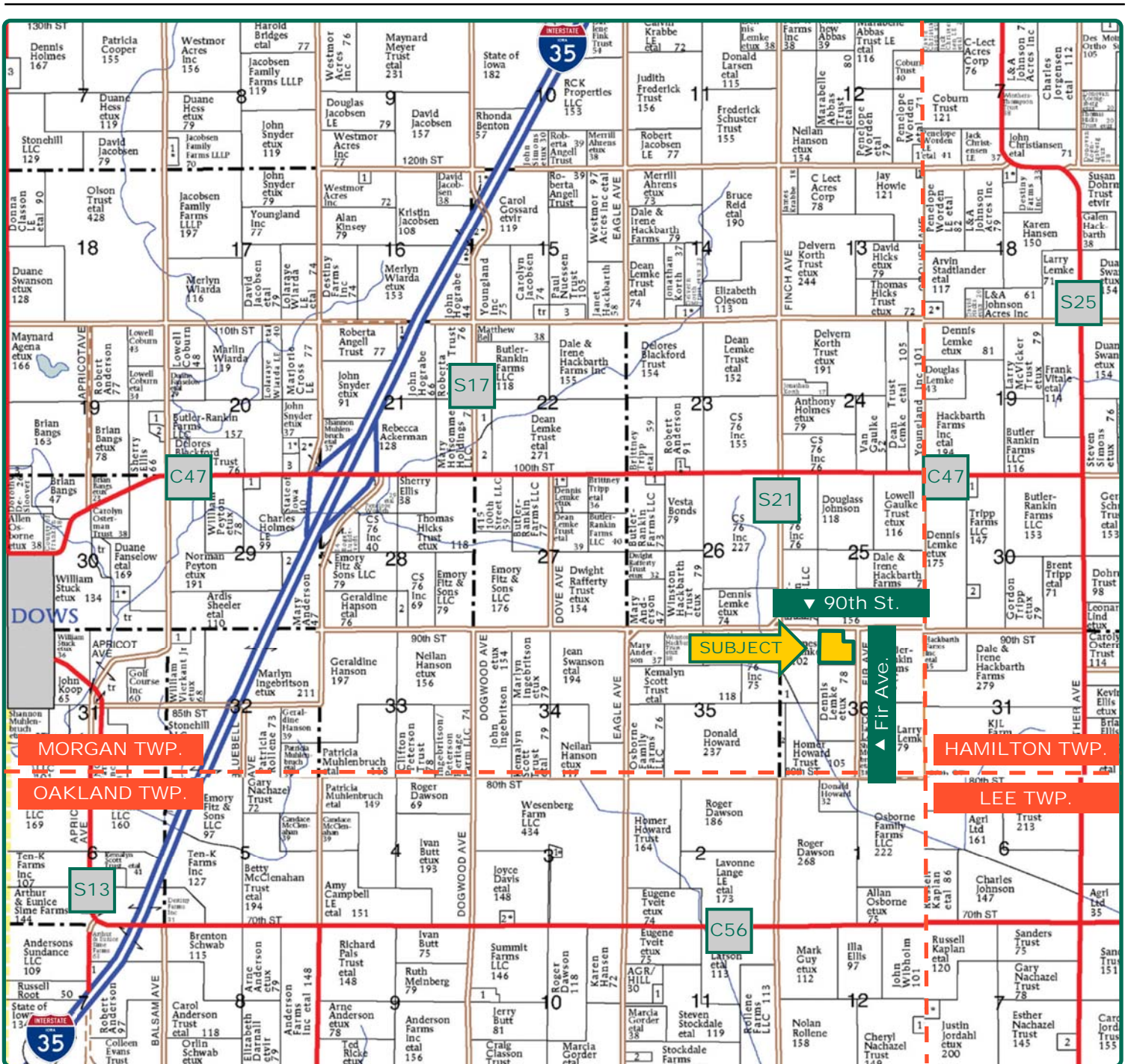


## Property *Key Features*

- **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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**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/l

### 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 ¼ mile. Property is on the south side of the road.

### Legal Description

NE¼ NW¼, except Parcel 'A', Section 36, Township 91 North, Range 22 West of the 5th P.M. (Morgan Township)

### Price & Terms

**PRICE REDUCED!**

- ~~\$437,969.00~~ \$405,840.00
- ~~\$12,950/acre~~ \$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

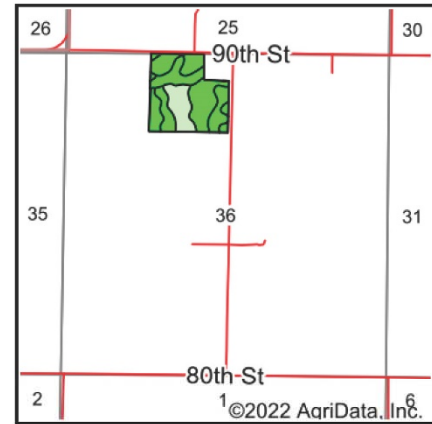
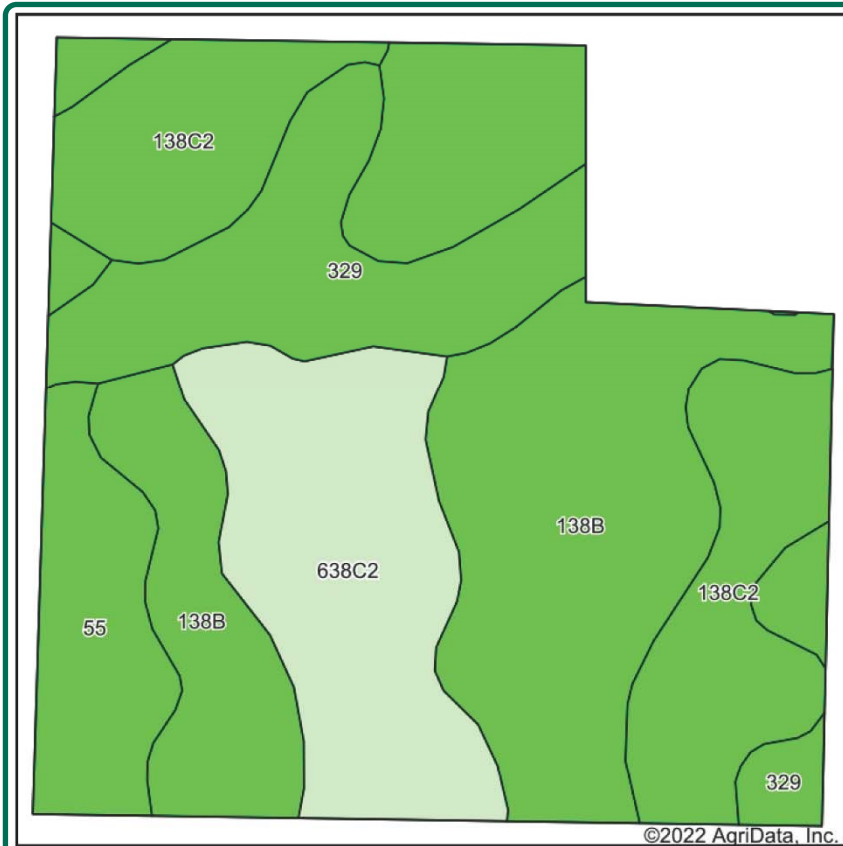
None.

### Water & Well Information

No known wells.

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State: **Iowa**  
 County: **Franklin**  
 Location: **36-91N-22W**  
 Township: **Morgan**  
 Acres: **33.82**  
 Date: **4/12/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA069, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	13.36	39.5%		IIe	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.31	18.7%		IIe	83
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.02	17.8%		IIe	75
329	Webster-Nicollet complex, 0 to 3 percent slopes	5.36	15.8%		IIw	87
55	Nicollet clay loam, 1 to 3 percent slopes	2.77	8.2%		Iw	89
<b>Weighted Average</b>						<b>2.28 85.1</b>

## 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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Northwest Looking Southeast



Southwest Looking Northeast



South Looking North



Southeast Looking Northwest



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