

Land For Sale

ACREAGE:

67.31 Acres, m/l

LOCATION:

Muscatine County, IA

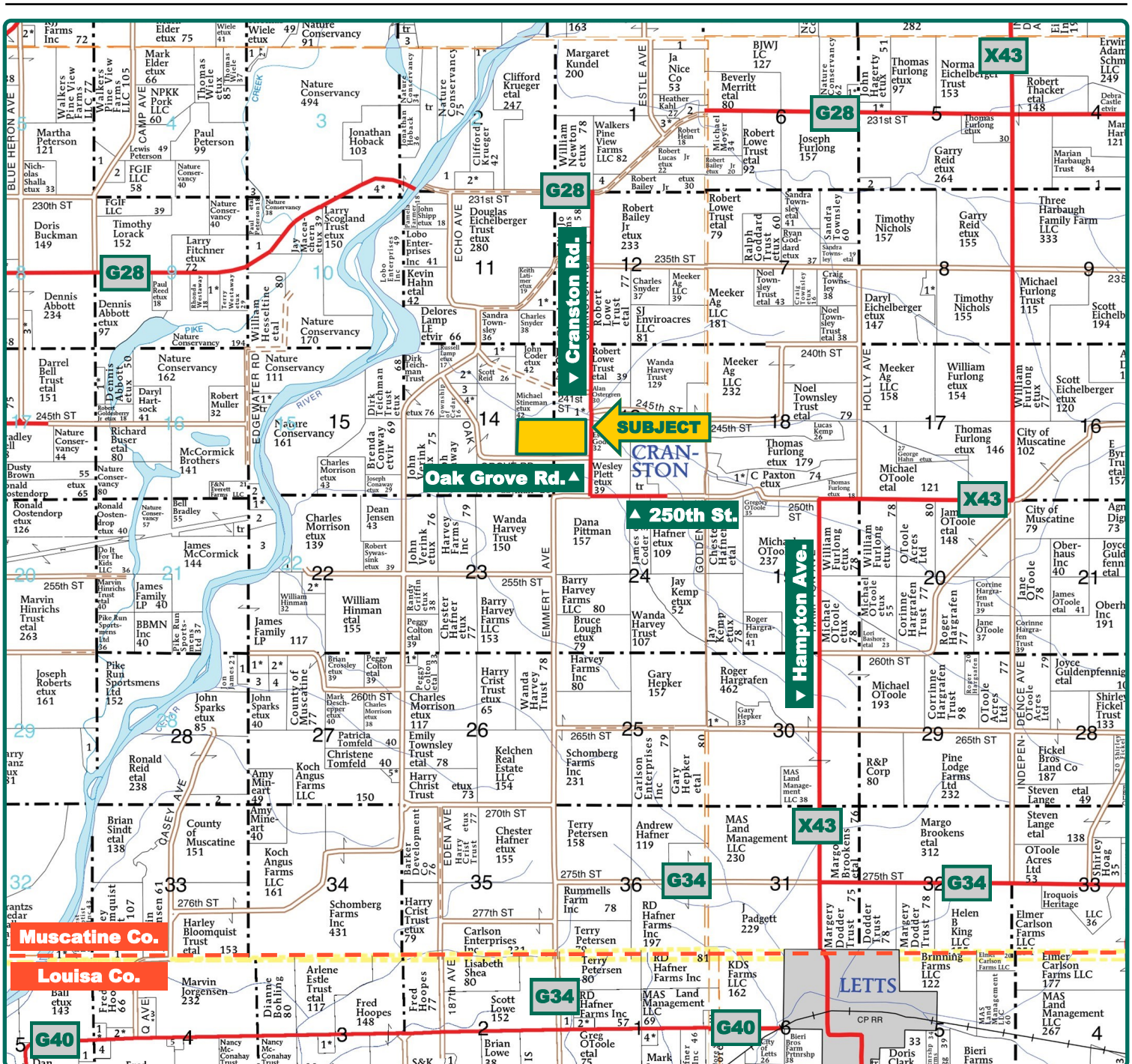


Property Key Features

- Located 4 Miles Northwest of Letts, Iowa
- 56.53 FSA/Eff. Crop Acres with a 64.95 CSR2
- Nice Muscatine County Farm with a Mixture of Cropland and Mature Timber

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FSA/Eff. Crop Acres: 56.53*
Cert. Grass Acres: 3.80
Corn Base Acres: 51.59*
Bean Base Acres: 5.56*
Soil Productivity: 64.95 CSR2

**Acres are estimated.*

Property Information

67.31 Acres, m/l

Location

From Cranston: 1/3 mile west on 250th St. and 1/3 mile north on Cranston Rd. The property is located on the west side of the road.

From Letts: 3 miles north on Hampton Ave., 1 1/2 mile west on 250th St. and 1/3 mile north on Cranston Rd.

Legal Description

The NE 1/4 of the SE 1/4 of Section 14 and the NW 1/4 of the SW 1/4 of Section 13; all in Township 76 North, Range 4 West of the 5th P.M., Muscatine County, Iowa, except that part included in Parcel "B" thereof.

Price & Terms

- \$706,755.00
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2022 lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,588.00
 Gross Acres: 67.31
 Exempt Forest Reserve Acres: 8.23
 Net Taxable Acres: 59.08
 Tax per Net Taxable Acre: \$26.88
 Tax Parcel ID #s: 1113300010 and 1114400007

FSA Data

Part of Farm Number 5522, Tract 4065
 FSA/Eff. Crop Acres: 56.53*
 Cert. Grass Acres: 3.80
 Corn Base Acres: 51.59*
 Corn PLC Yield: 126 Bu.
 Bean Base Acres: 5.56*
 Bean PLC Yield: 43 Bu.

**Acres are estimated pending reconstitution of farm by the Muscatine County FSA office.*

Soil Types/Productivity

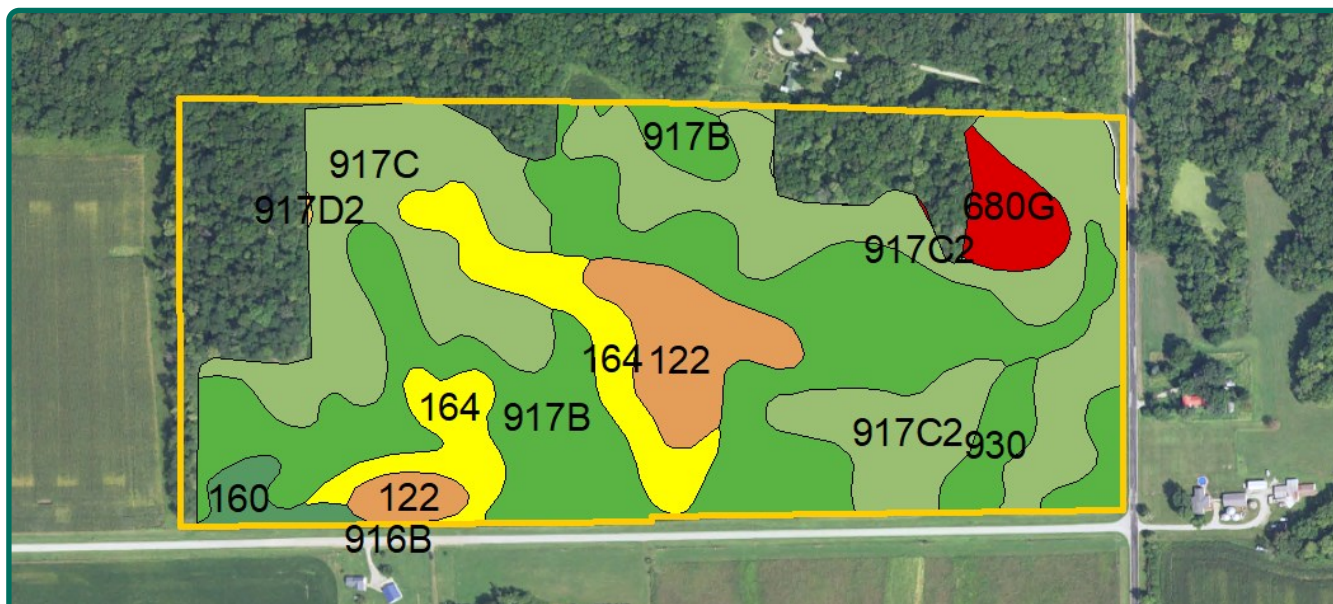
Primary soils are Fayette and Traer. CSR2 on the Est. FSA/Eff. crop acres is 64.95. See soil map for detail.

Land Description

Level to gently rolling.

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Est. FSA/Eff. Crop Acres 56.53

Avg. CSR2 64.95

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
917B	Fayette silt loam, sandy substratum, 2% to 5% slopes	75	37.24%	Ile	21.05
917C2	Fayette silt loam, sandy substratum, 5% to 9% slopes, eroded	66	22.68%	IIle	12.82
917C	Fayette silt loam, sandy substratum, 5% to 9% slopes	70	15.46%	IIIle	8.74
164	Traer silt loam, 0% to 2% slopes	52	9.78%	IIIw	5.53
122	Sperry silt loam, depressional, 0% to 1% slopes	36	7.62%	IIIw	4.31
680G	Lindley-Douds-Orwood silt loams, 18% to 40% slopes	6	2.99%	VIIle	1.69
930	Orion silt loam, 0% to 3% slopes	72	2.37%	IIw	1.34
160	Walford silt loam, 0% to 2% slopes	82	1.80%	IIw	1.02
917D2	Downs silt loam, sandy substratum, 2% to 5% slopes	42	0.04%	IIIle	0.02
916B	Fayette silt loam, sandy substratum, 9% to 14%, eroded	88	0.02%	Ile	0.01

Drainage

Natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

The neighbor to the north has an ingress/egress easement in the northeast corner of this farm.

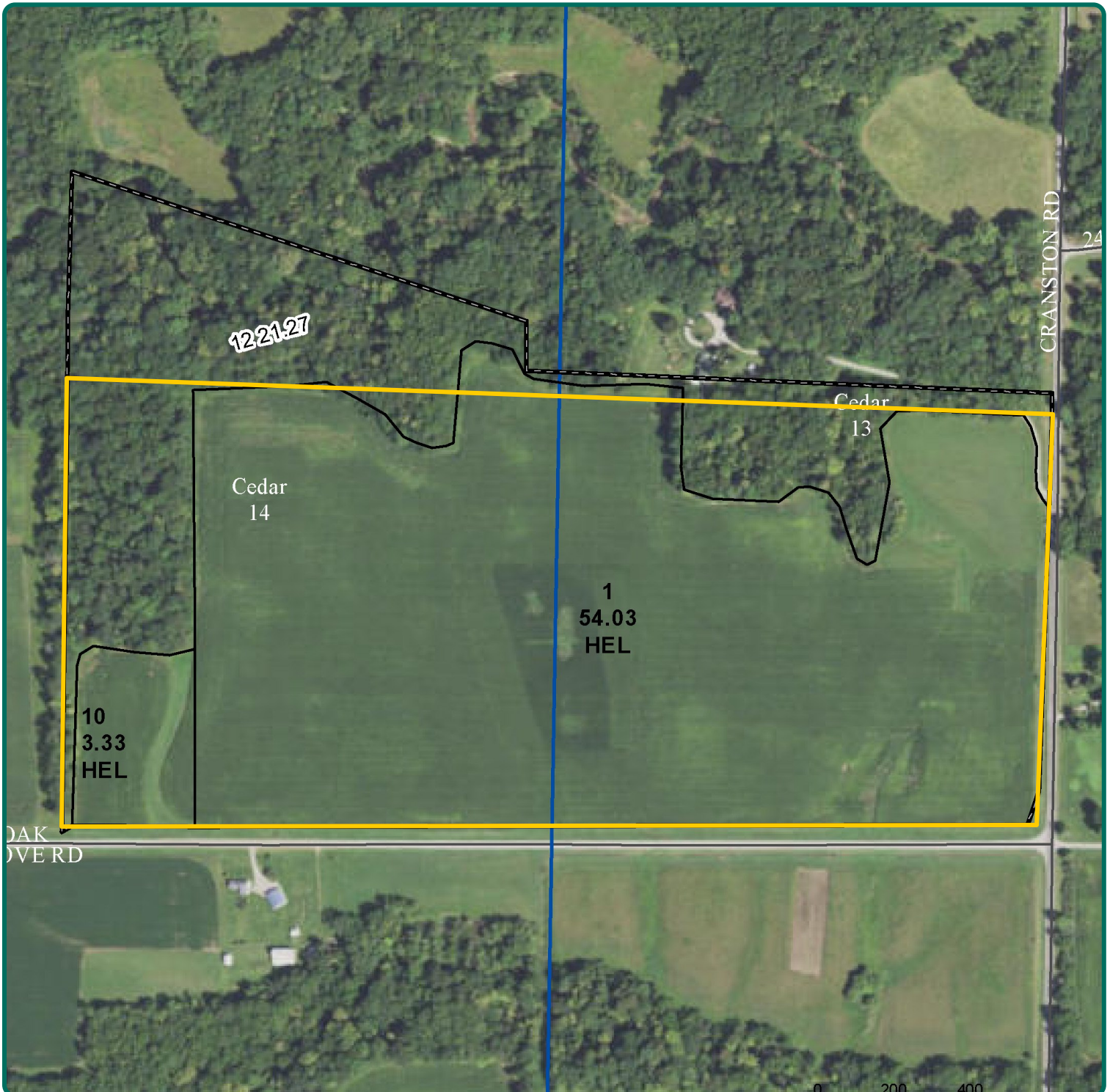
Comments

This is a good, income-producing Muscatine County farm. Mature timber and an abundance of deer and turkey provide opportunities for recreation and game hunting.

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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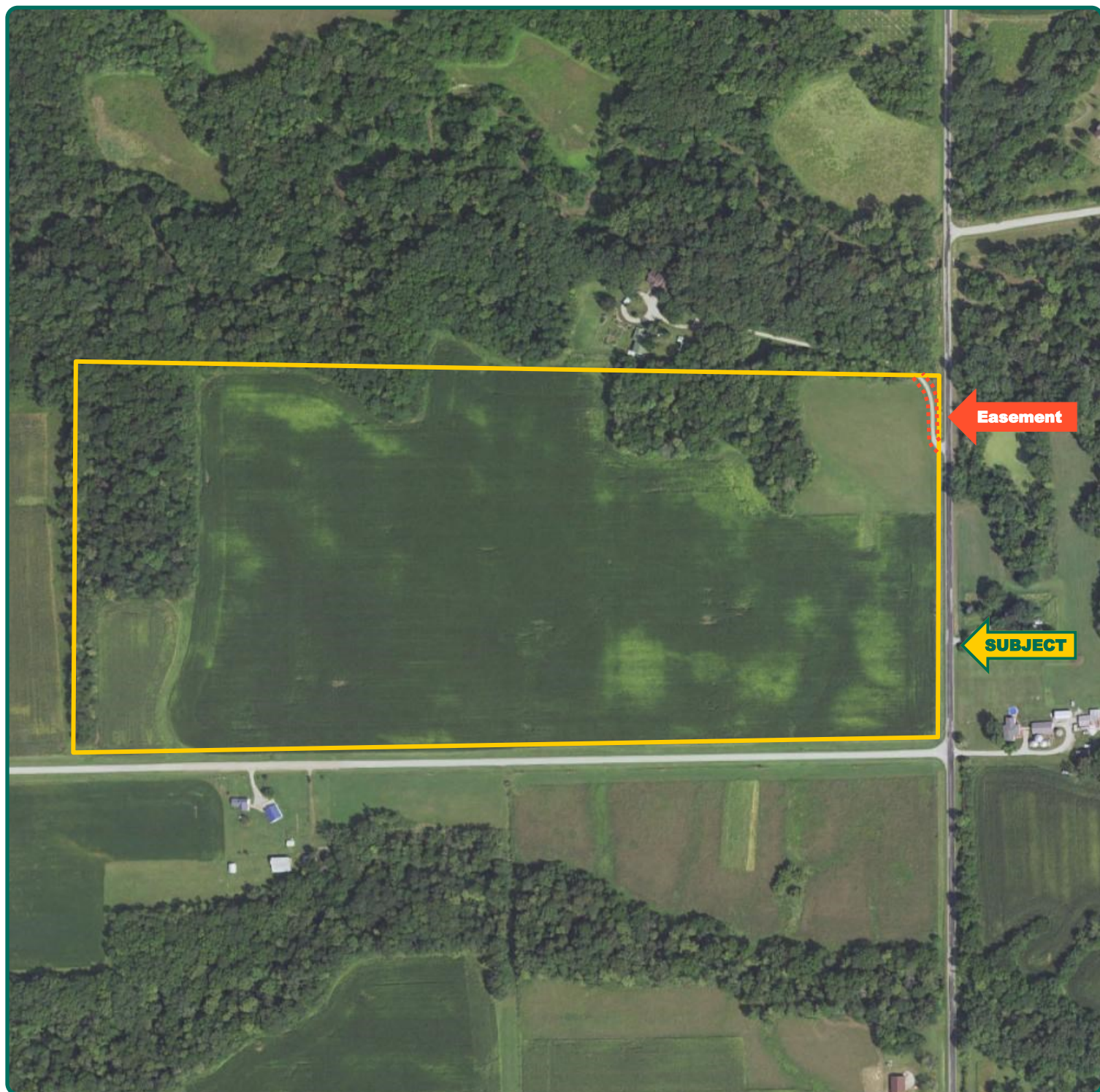
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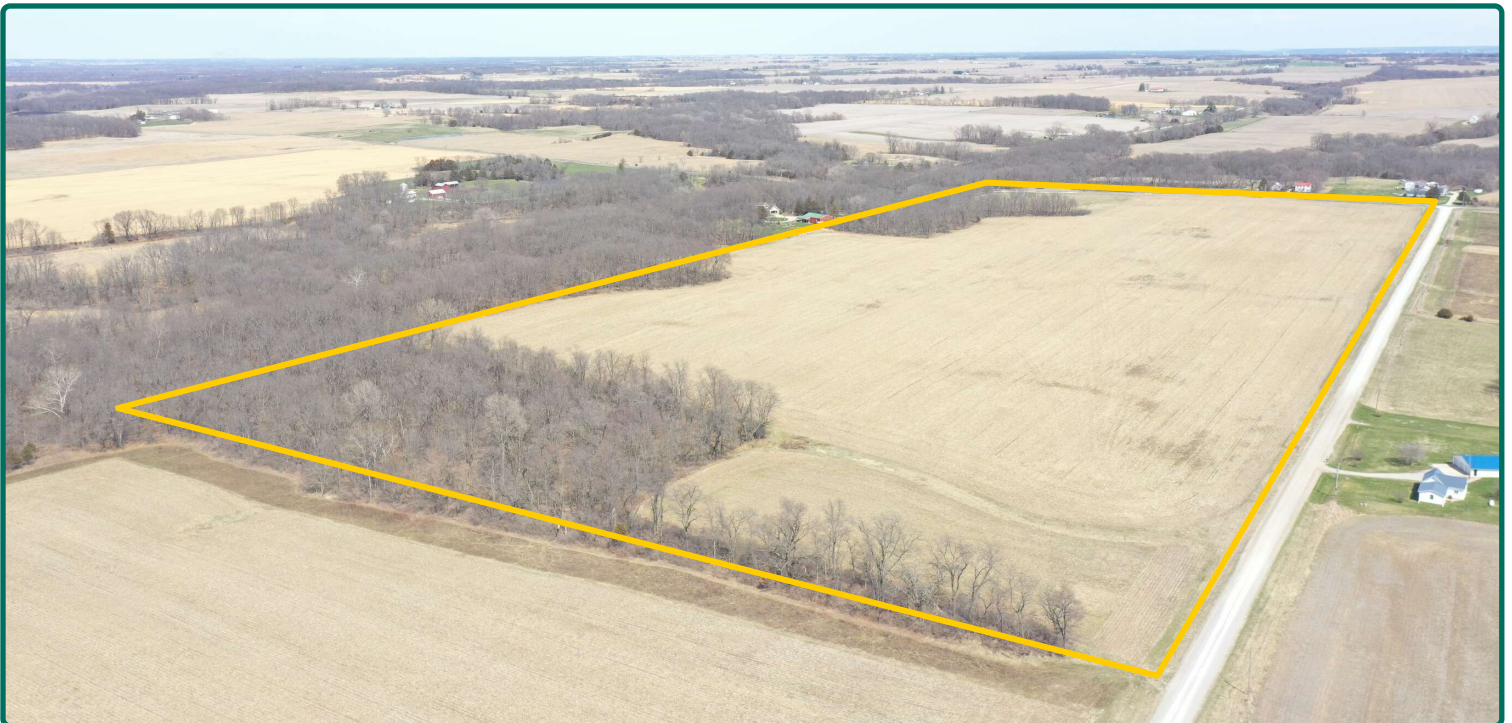
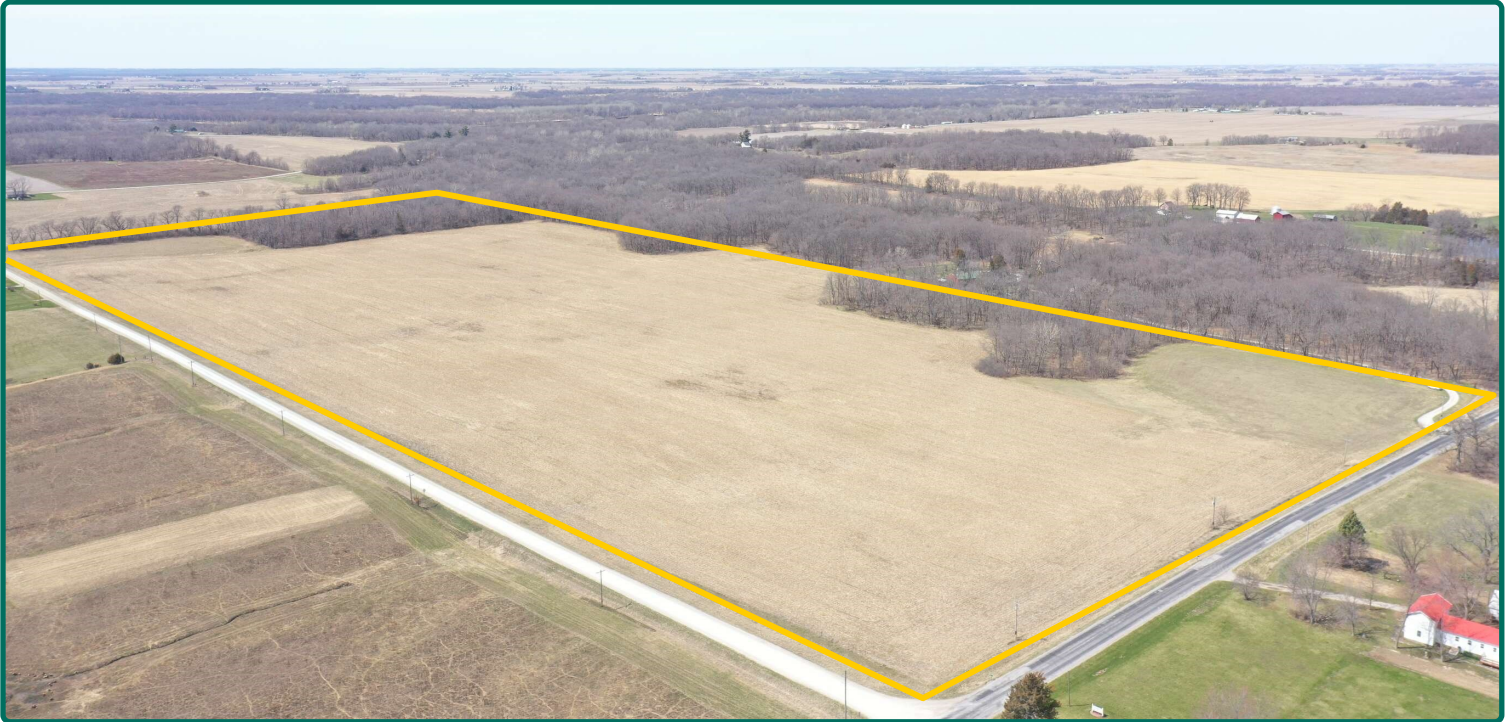
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