

Land For Sale

ACREAGE:

128.97 Acres, m/l

LOCATION:

Iowa County, IA



Property Key Features

- Located 2 Miles North of North English
- 101.98 FSA/Eff. Crop Acres with a 45.74 CSR2
- Mixture of Rolling Cropland, Pasture and Timber

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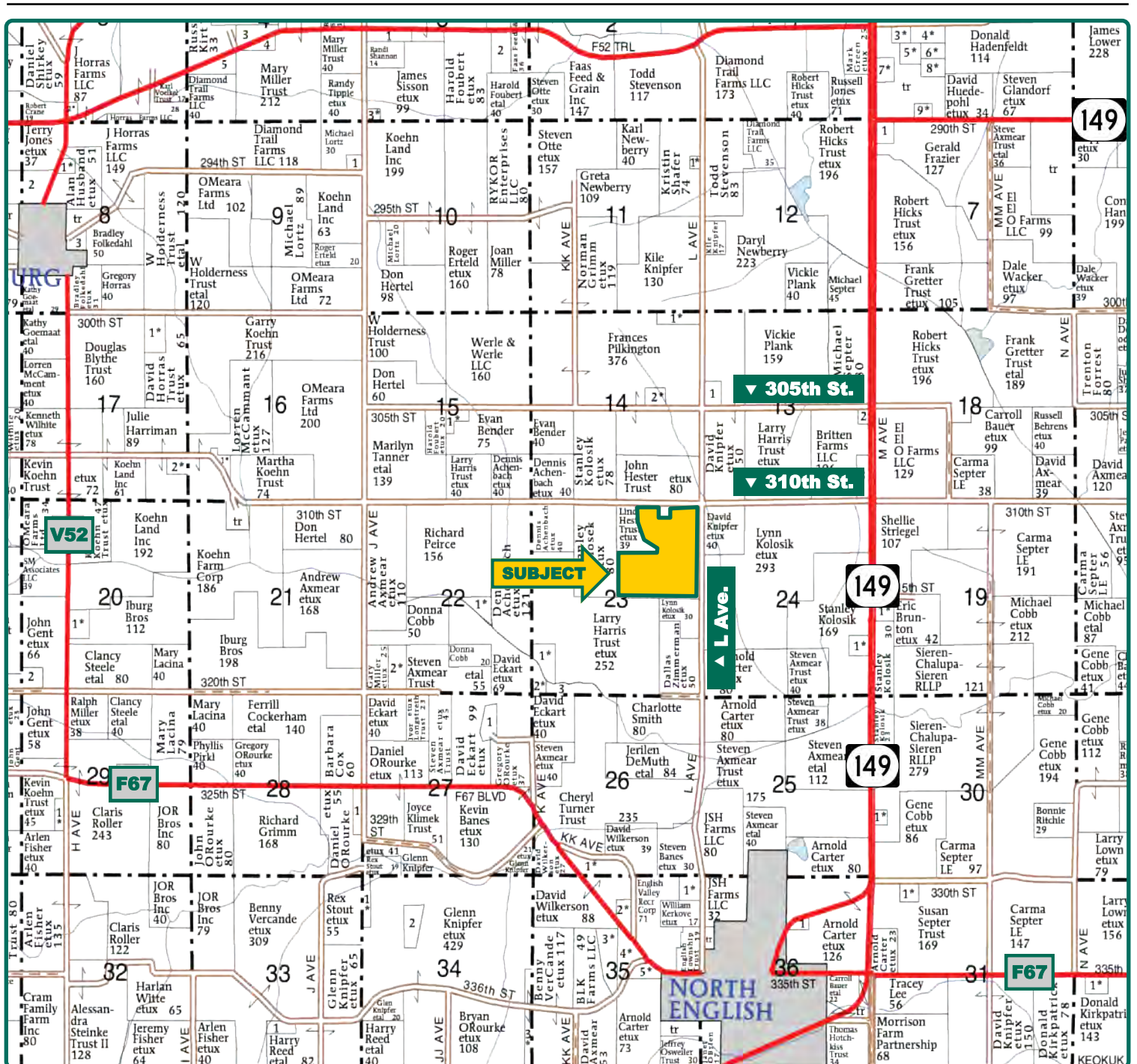
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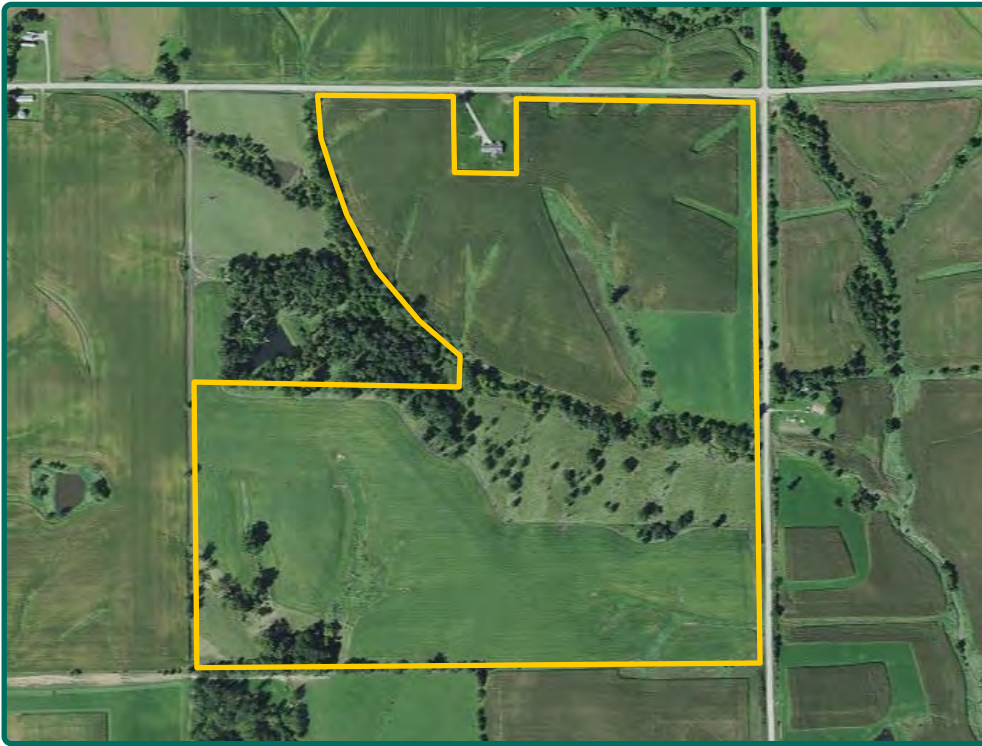


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FSA/Eff. Crop Acres:	101.98
Cert. Mixed Forage Acres:	0.98
Corn Base Acres:	44.74*
Bean Base Acres:	23.55*
Oats Base Acres:	0.95*
Soil Productivity:	45.74 CSR2

**Acres are estimated.*

Property Information

128.97 Acres, m/l

Location

From North English: 2 miles north on L Ave. The property is located on the west side of the road.

Legal Description

The NE¼ of Section 23, except Auditor's Parcel "2008-17" and further excepting Auditor's Parcel "2022-65"; all located in Township 78 North, Range 11 West of the 5th P.M., Iowa County, Iowa. Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$899,500.00~~ \$870,547.50
- \$7,000/acre \$6,750/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 2022-2023: \$2,780.00*
 Net Taxable Acres: 128.97*
 Tax per Net Taxable Acre: \$21.56*
 Tax Parcel ID #: 022301011, 022301040, 022301030 & part of 022301021
**Taxes estimated due to recent survey. Iowa County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 111, Tract 4390 and part of 4391
 FSA/Eff. Crop Acres: 101.98
 Cert. Mixed Forage Acres: 0.98
 Corn Base Acres: 44.74*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 23.55*
 Bean PLC Yield: 50 Bu.
 Oats Base Acres: 0.95*
 Oats PLC Yield: 44 Bu.
**Acres are estimated pending reconstitution of farm by the Iowa County FSA office.*

Soil Types/Productivity

Primary soils are Clinton and Lindley-Keswick. CSR2 on the FSA/Eff. crop acres is 45.74. See soil map for detail.

Land Description

Rolling.

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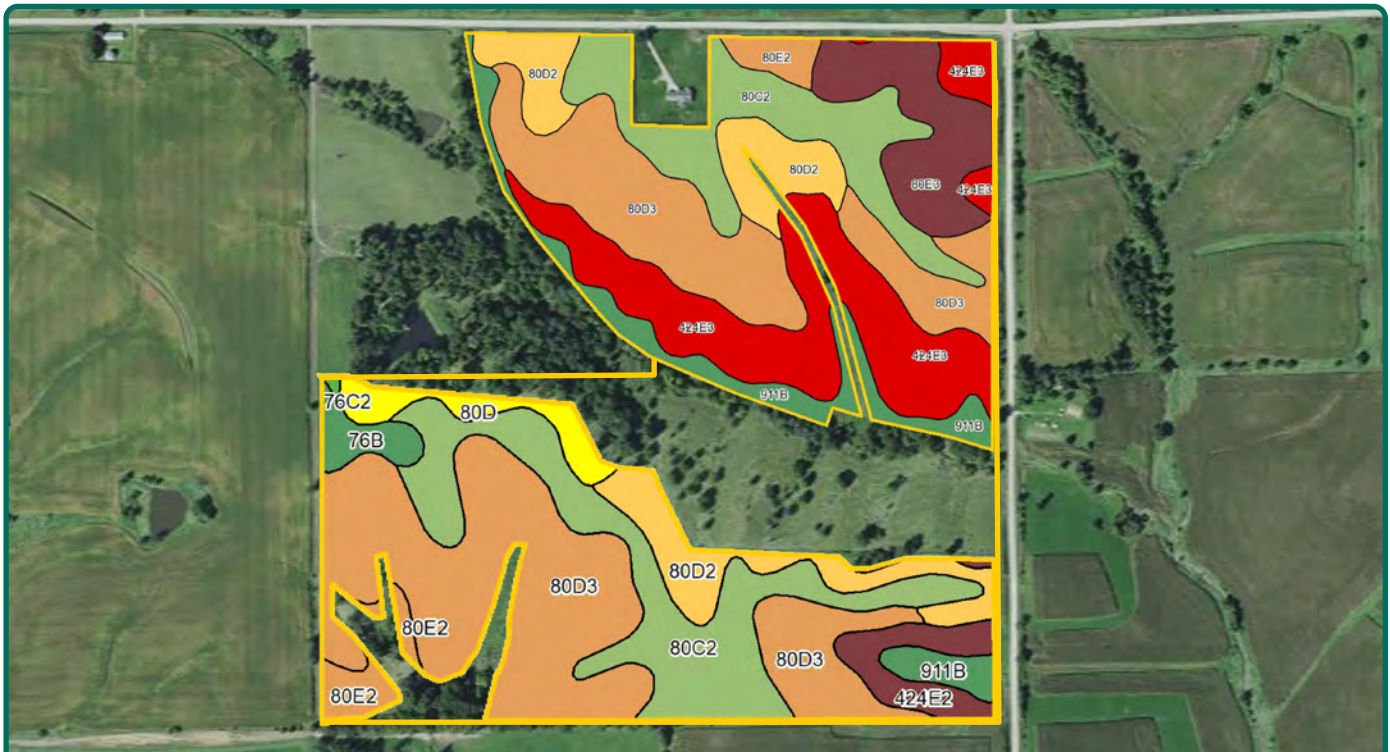
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	35.47	34.78	4e	39	
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	21.27	20.86	3e	69	
424E3	Lindley-Keswick complex, 14 to 18 percent slopes, severely eroded	13.98	13.71	7e	19	
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	9.67	9.48	3e	46	
80E3	Clinton silty clay loam, 14 to 18 percent slopes, severely eroded	6.03	5.91	4e	29	
911B	Colo-Ely complex, 0 to 5 percent slopes	5.97	5.85	2e	86	
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	2.95	2.89	6e	21	
80E2	Clinton silty clay loam, 14 to 18 percent slopes, moderately eroded	2.73	2.68	4e	36	
80D	Clinton silt loam, 9 to 14 percent slopes	2.32	2.27	3e	51	
76B	Ladoga silt loam, 2 to 5 percent slopes	1.51	1.48	2e	86	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	0.09	0.09	3e	75	

Measured Tillable Acres: 101.98

Average CSR2: 45.74

Drainage

Some tile. Contact agent for maps.

Water & Well Information

None.

Buildings/Improvements

None.

Comments

This is a nice Iowa County farm with a mixture of rolling cropland, pasture, and timber!

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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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