

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Iowa County, IA



Property Key Features

- Located 2½ Miles North of North English
- 69.83 FSA/Eff. Crop Acres with a 54.52 CSR2
- Opportunity to Own a Nice Iowa County Farm

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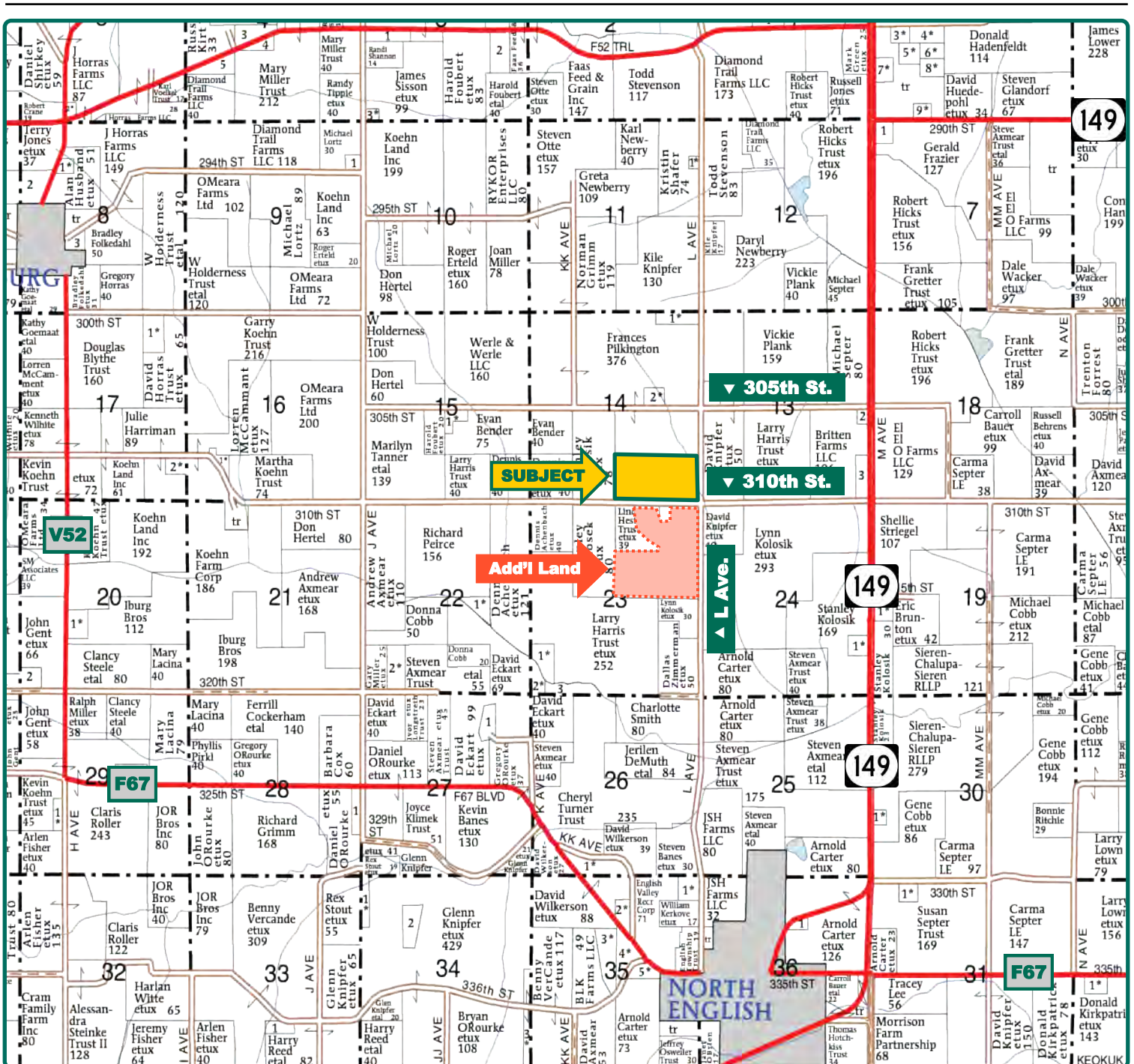
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FSA/Eff. Crop Acres:	69.83
Cert. Mixed Forage Acres:	1.32
Corn Base Acres:	30.63*
Bean Base Acres:	16.12*
Oats Base Acres:	0.65*
Soil Productivity:	54.52 CSR2

**Acres are estimated.*

Property Information

80.00 Acres, m/l

Location

From North English: 2½ miles north on L Ave. The property is located on the west side of the road.

Legal Description

The S½ of the SE¼ of Section 14, Township 78 North, Range 11 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$700,000.00~~ \$680,000.00
- \$8,750/acre \$8,500/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 2022-2023: \$1,698.00
Gross Acres: 80.00
Exempt ROW Acres: 3.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$22.05
Tax Parcel ID #: 021404030 & 021404040

FSA Data

Part of Farm Number 111, Tract 4391
FSA/Eff. Crop Acres: 69.83
Cert. Mixed Forage Acres: 1.32
Corn Base Acres: 30.63*
Corn PLC Yield: 110.26 Bu.
Bean Base Acres: 16.12*
Bean PLC Yield: 37 Bu.
Oats Base Acres: 0.65*
Oats PLC Yield: 32.56 Bu.

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

Soil Types/Productivity

Primary soils are Clinton and Ladoga. CSR2 on the FSA/Eff. crop acres is 54.52. See soil map for detail.

Land Description

Rolling.

Drainage

Some tile. Contact agent for maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Opportunity to purchase a nice Iowa County farm with cropland and timber!

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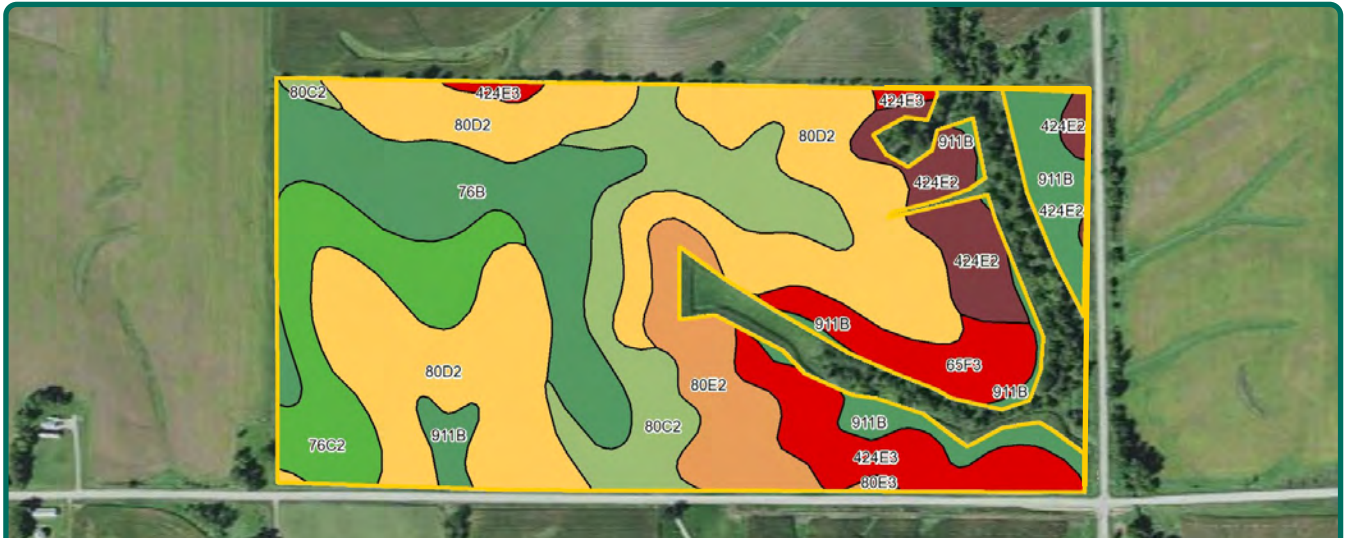
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








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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	23.01	32.95	3e	46	
76B	Ladoga silt loam, 2 to 5 percent slopes	9.65	13.82	2e	86	
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	8.62	12.35	3e	69	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	6.73	9.64	3e	75	
911B	Colo-Ely complex, 0 to 5 percent slopes	5.32	7.61	2e	86	
424E3	Lindley-Keswick complex, 14 to 18 percent slopes, severely eroded	4.85	6.95	7e	19	
80E2	Clinton silty clay loam, 14 to 18 percent slopes, moderately eroded	4.69	6.71	4e	36	
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	3.77	5.40	6e	21	
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	3.08	4.41	7e	6	
80E3	Clinton silty clay loam, 14 to 18 percent slopes, severely eroded	0.11	0.15	4e	29	

Measured Tillable Acres: 69.83

Average CSR2: 54.52

Additional Land for Sale

Seller has an additional tract of land for sale located south of this property. See Additional Land Aerial Photo.

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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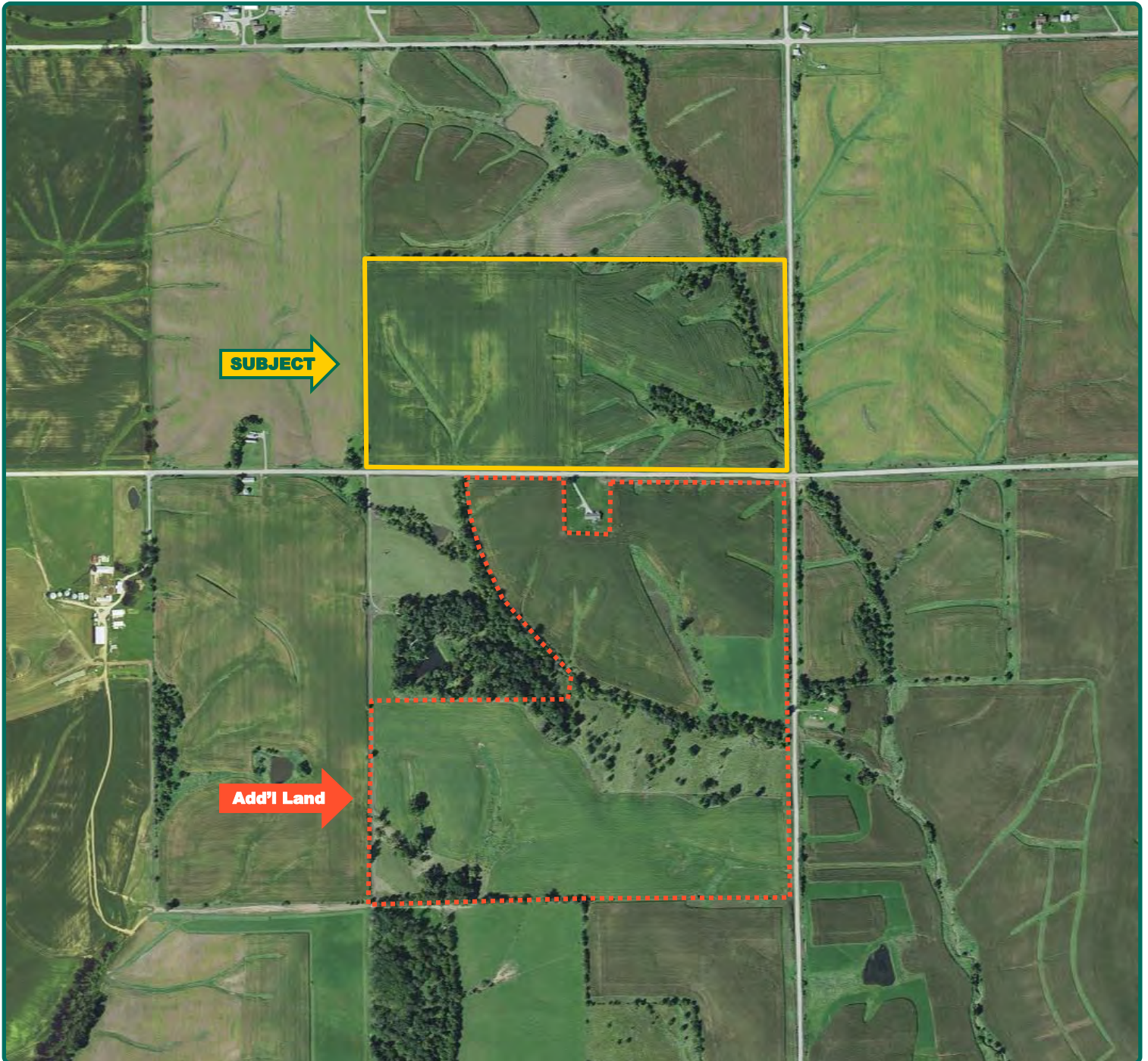
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