

# Land For Sale

**ACREAGE:**

**77.53 Acres, m/l**

**LOCATION:**

**Buchanan County, IA**



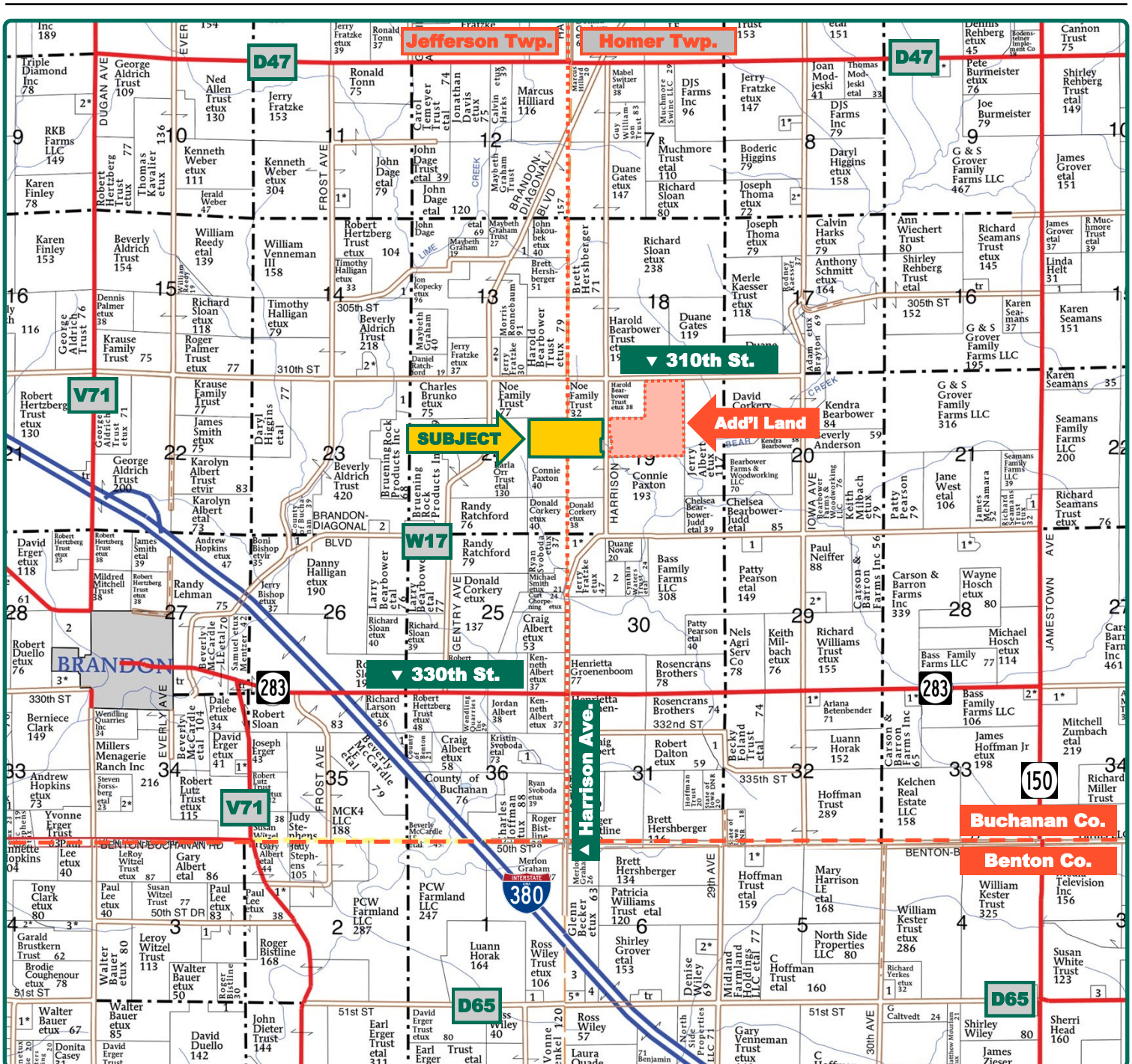
## Property *Key Features*

- Located 4½ Miles Northeast of Brandon, Iowa
- 71.33 FSA/Eff. Crop Acres with a 79.20 CSR2
- Good Income-Producing Buchanan County Farm

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**FSA/Eff. Crop Acres:** 71.33  
**Cert. Grass Acres:** 0.80  
**Corn Base Acres:** 59.92\*  
**Bean Base Acres:** 4.46\*  
**Soil Productivity:** 79.20 CSR2

*\*Acres are estimated.*

## Property Information

### 77.53 Acres, m/l

### Location

**From Brandon:** 2½ miles east on 330th St. and 1½ miles north on Harrison Ave. The property is on the west side of the road.

### Legal Description

The SE¼ of the NE¼ of Section 24, Township 87 North, Range 10 West, and the SW¼ of the NW¼ of Section 19, Township 87 North, Range 9 West; all in the 5th P.M., Buchanan County, Iowa.

### Price & Terms

- \$1,162,950.00
- \$15,000/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: \$2,426.00  
 Net Taxable Acres: 77.53  
 Tax per Net Taxable Acre: \$31.29  
 Tax Parcel ID #s: 1324200004 & 1419100003

### FSA Data

Part of Farm Number 1515, Tract 23505  
 FSA/Eff. Crop Acres: 71.33  
 Cert. Grass Acres: 0.80  
 Corn Base Acres: 59.92\*  
 Corn PLC Yield: 149 Bu.  
 Bean Base Acres: 4.45\*  
 Bean PLC Yield: 39 Bu.

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

### Soil Types/Productivity

Primary soils are Kenyon, Olin and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 79.20. See soil map for detail.

### Land Description

Gently rolling.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a nice Buchanan County farm with a 79.20 CSR2.





Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
408B	Olin fine sandy loam, 2 to 5 percent slopes	20.71	29.03	2e	74	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	19.90	27.91	2w	87	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	12.18	17.07	3e	84	
83B	Kenyon loam, 2 to 5 percent slopes	11.68	16.37	2e	90	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	5.70	8.00	4s	39	
408C	Olin fine sandy loam, 5 to 9 percent slopes	0.65	0.91	3e	65	
399	Readlyn silt loam, 1 to 3 percent slopes	0.51	0.71	1w	91	

Measured Tillable Acres: 71.33

Average CSR2: 79.20

### Additional Land for Sale

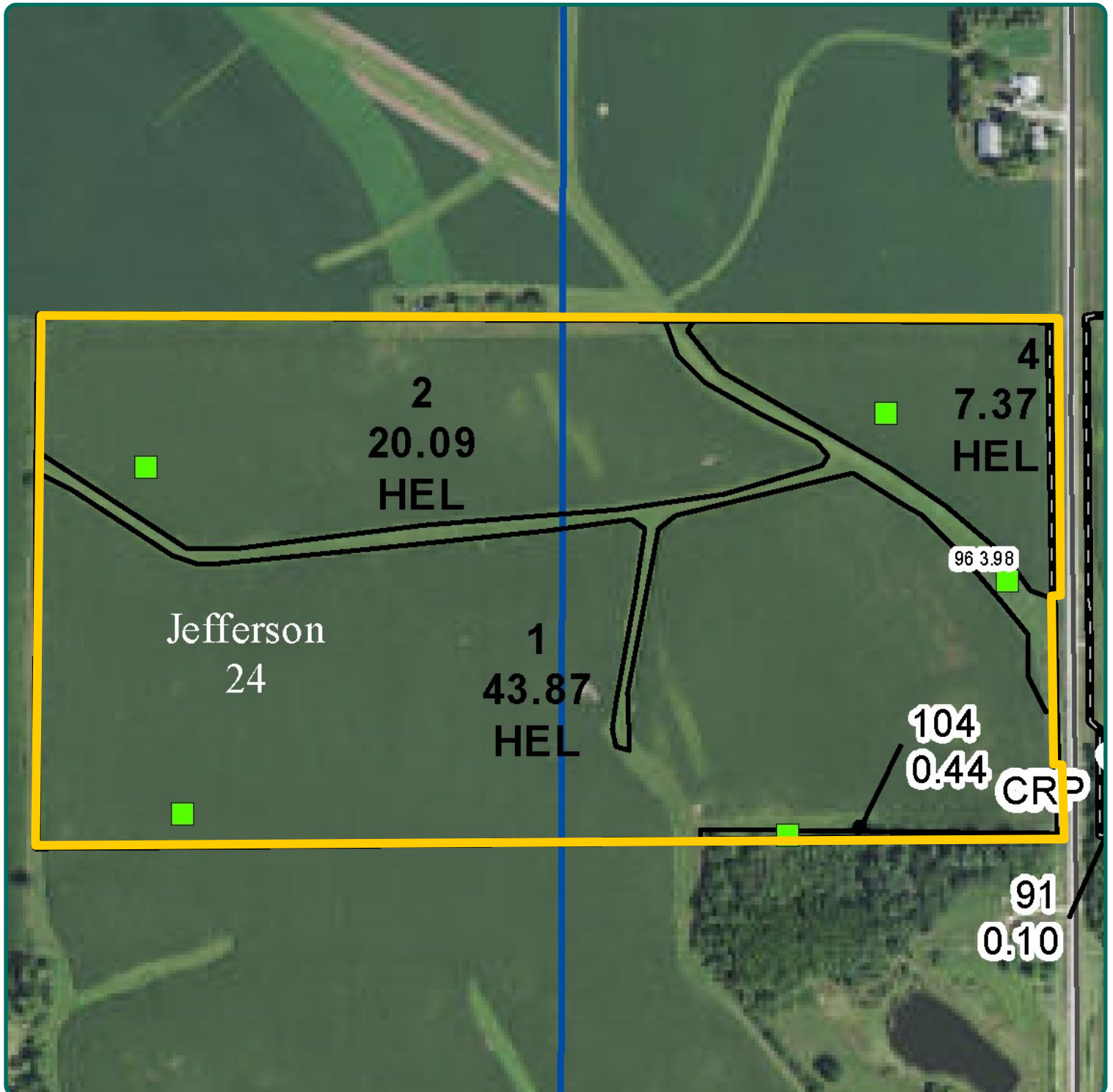
Seller has an additional tract of land for sale located east of this property. See Additional Land Aerial Photo.

*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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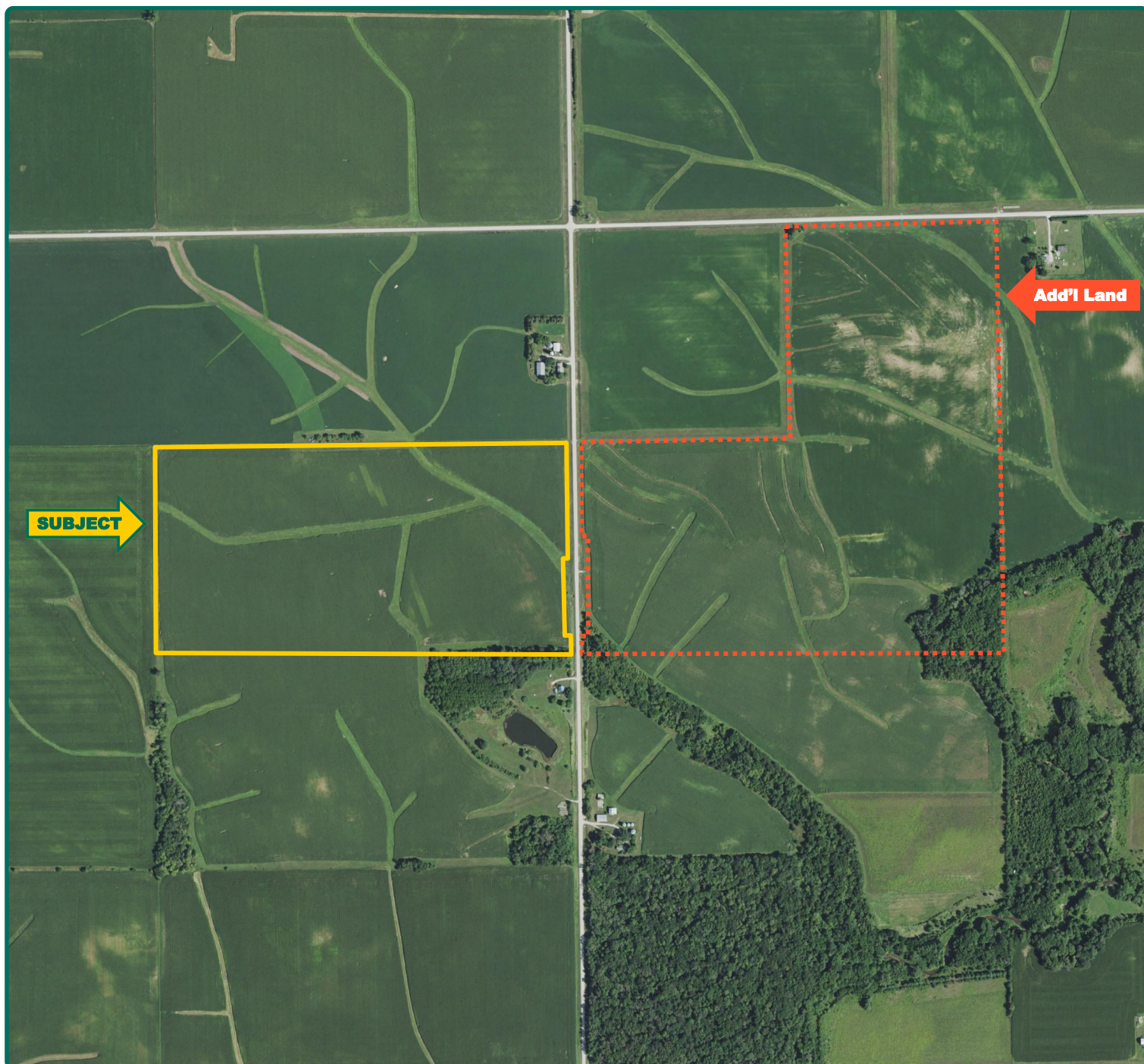


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# Additional Land Aerial Photo



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