

Land For Sale

ACREAGE:

117.53 Acres, m/l

LOCATION:

Buchanan County, IA

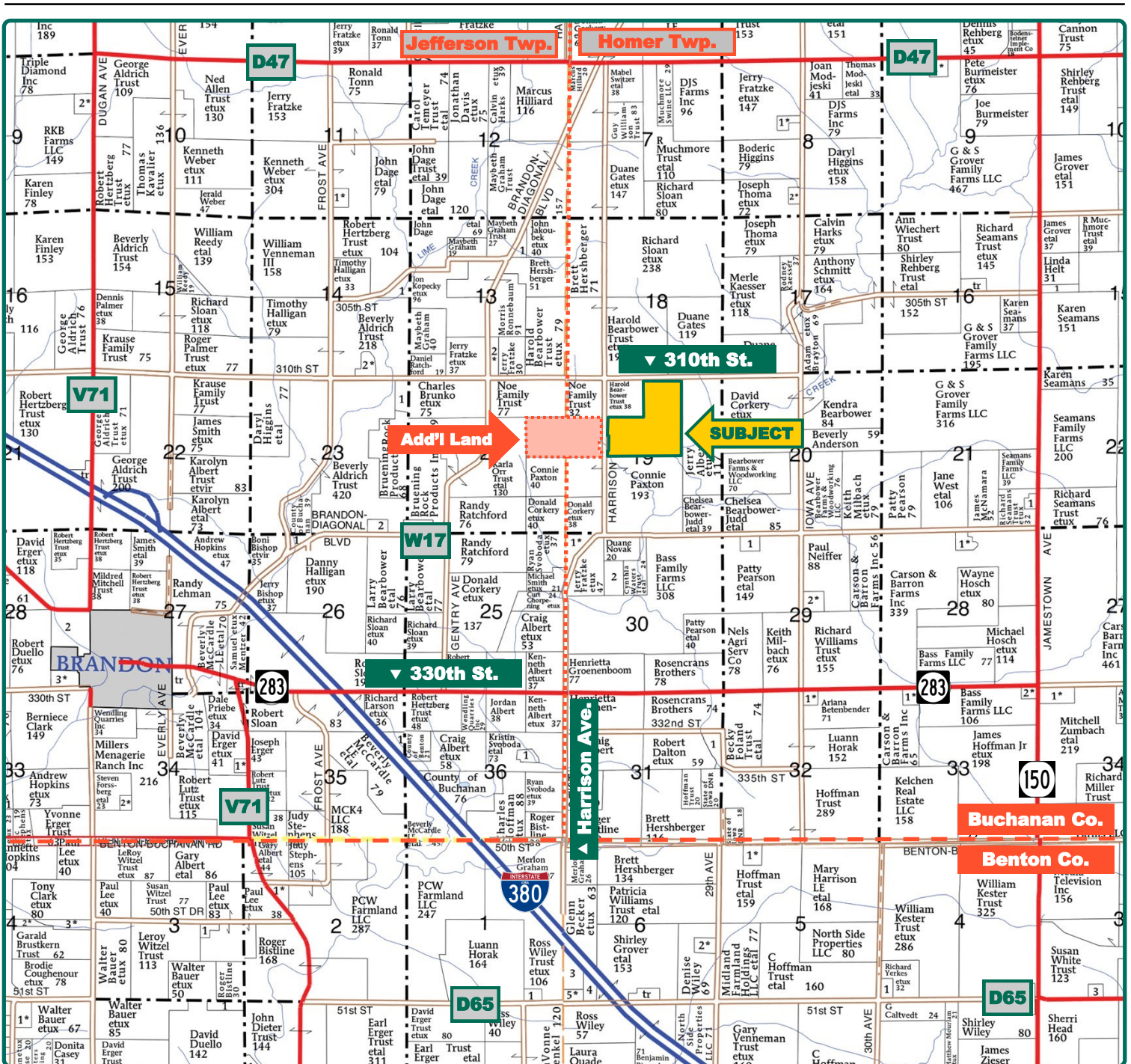


Property Key Features

- Located 4½ Miles Northeast of Brandon, Iowa
- 107.94 FSA/Eff. Crop Acres with a 78.20 CSR2
- Productive Buchanan County Farm

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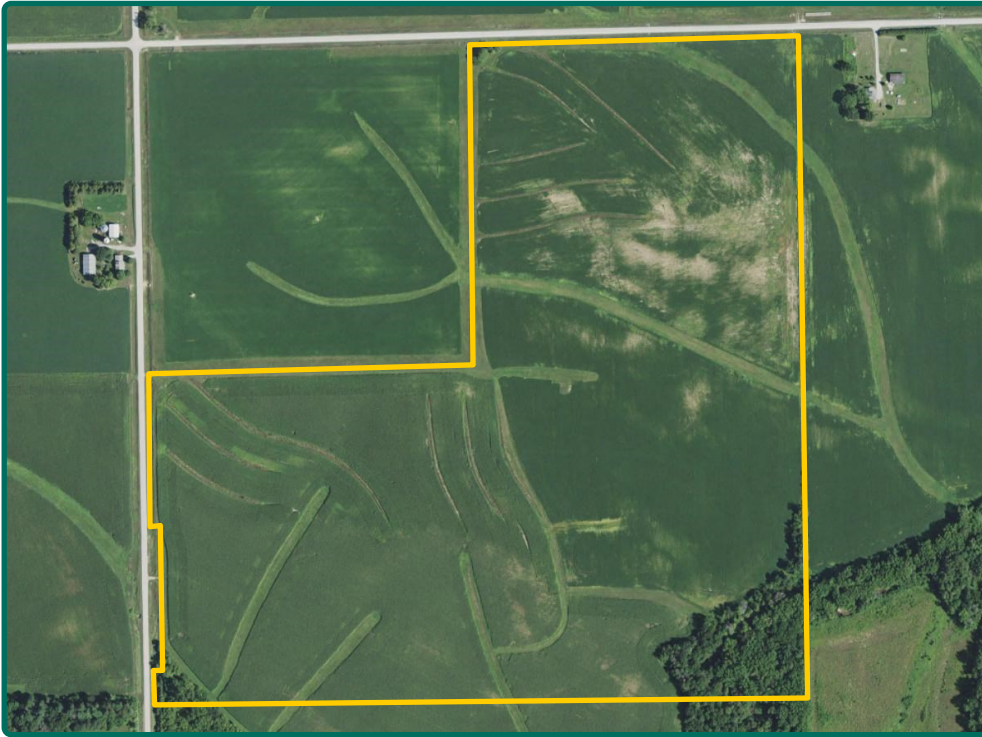
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FSA/Eff. Crop Acres: 107.94
CRP Acres: 0.36
Cert. Grass Acres: 5.50
Corn Base Acres: 90.68*
Bean Base Acres: 6.74*
Soil Productivity: 78.20 CSR2

**Acres are estimated.*

Property Information

117.53 Acres, m/l

Location

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

Legal Description

The SE¼ of the NW¼ and the W½ of the NE¼ of Section 19, Township 87 North, Range 9 West of the 5th P.M., Buchanan County, Iowa.

Price & Terms

- \$1,762,950.00
- \$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: \$3,590.00
 Net Taxable Acres: 117.53
 Tax per Net Taxable Acre: \$30.55
 Tax Parcel ID #: 1419100004, 1419200001 & 1419200003

FSA Data

Part of Farm Number 1515, Tract 23505
 FSA/Eff. Crop Acres: 107.94
 CRP Acres: 0.36
 Cert. Grass Acres: 5.50
 Corn Base Acres: 90.68*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 6.74*
 Bean PLC Yield: 39 Bu.

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

CRP Contracts

There are 0.36 acres enrolled in a CP-22 contract that pays \$81.20/acre - or \$29.00 annually - and expires September 30, 2028.

Soil Types/Productivity

Primary soils are Olin, Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 78.20. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

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Ingress/Egress Easement

There is a 20'-wide ingress/egress easement in the southwest corner of the farm providing access to the adjacent property. See Easement Map.

Comments

This is a productive Buchanan County farm located in a strong area.

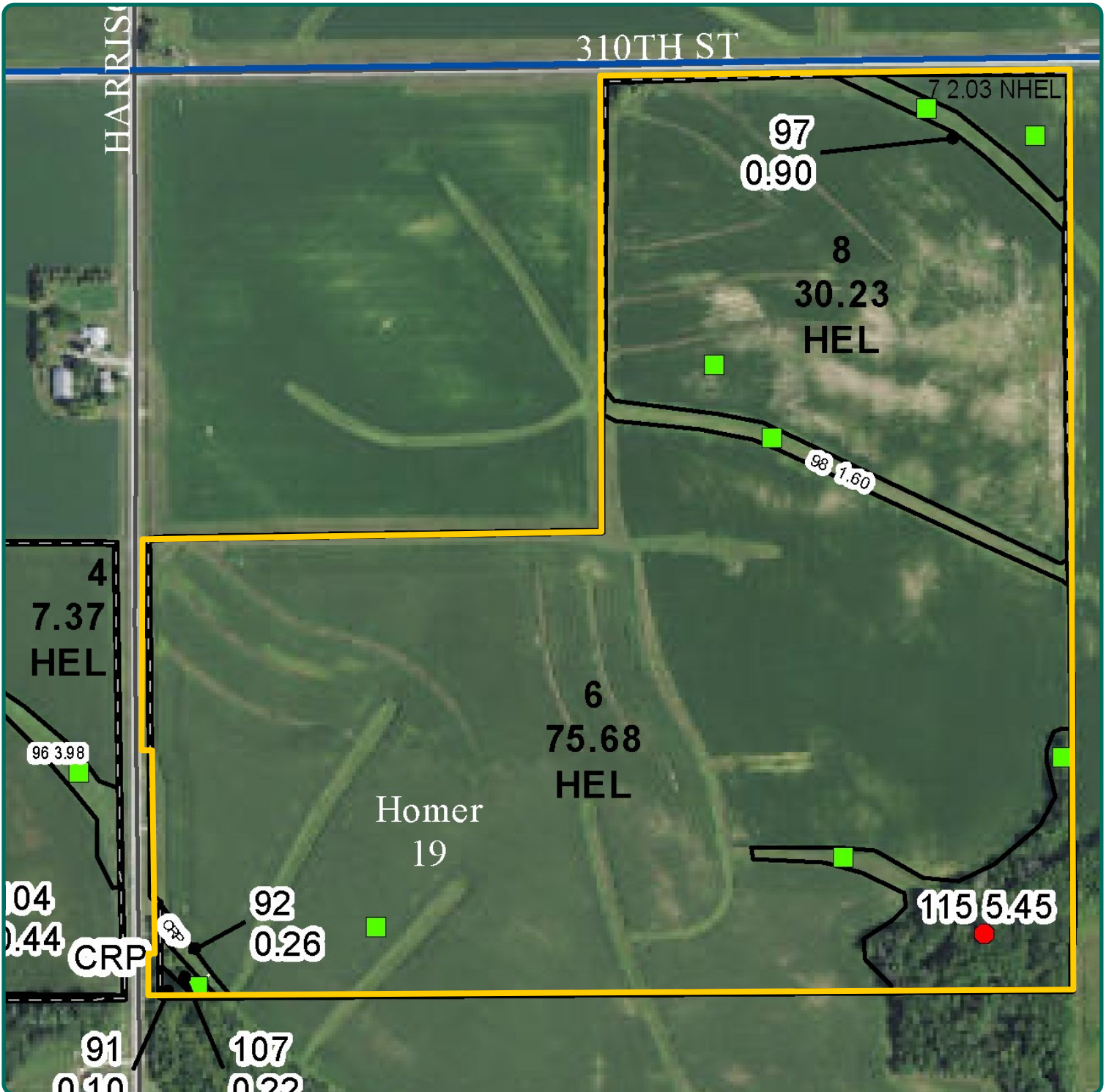
Additional Land for Sale

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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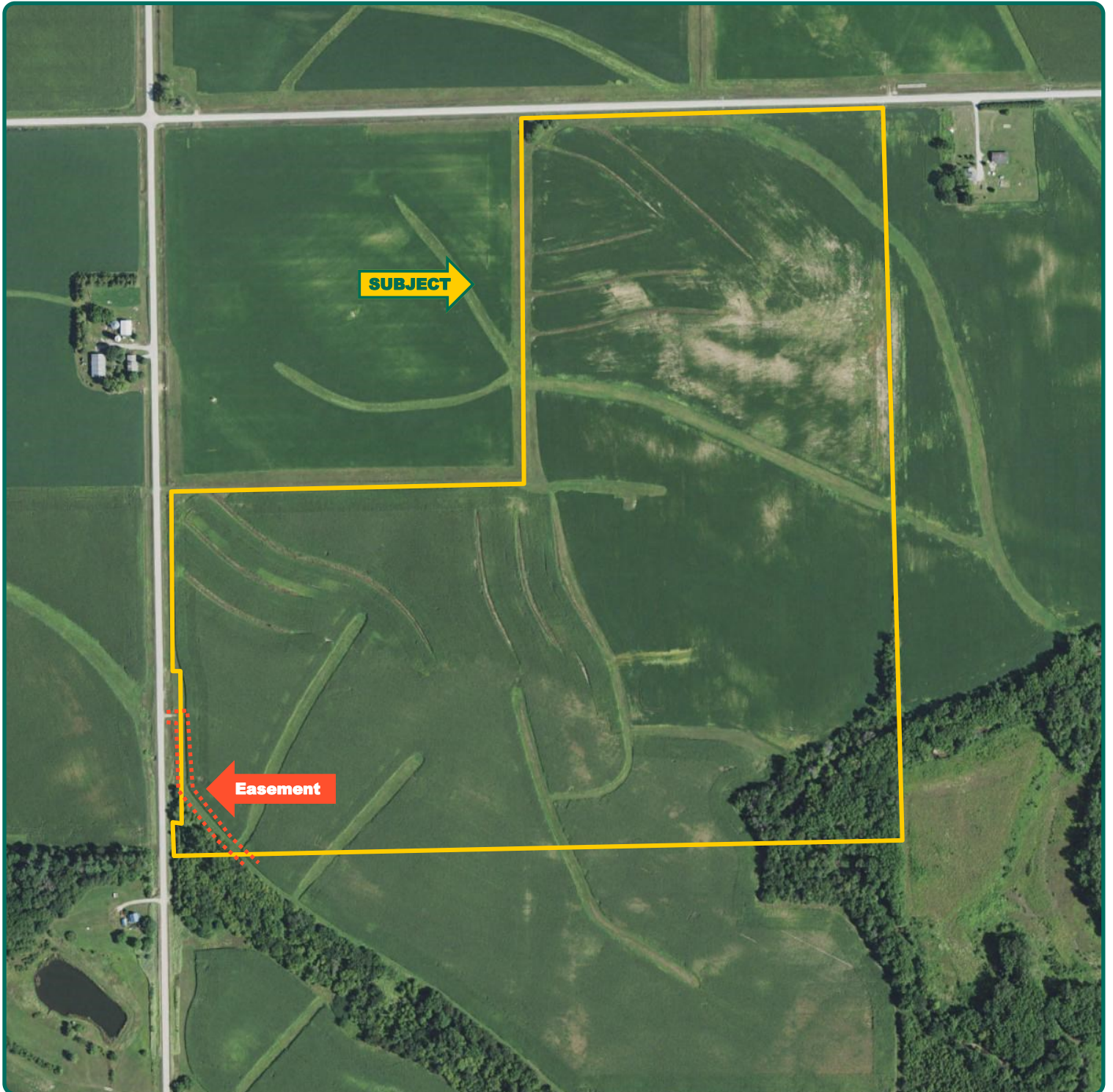
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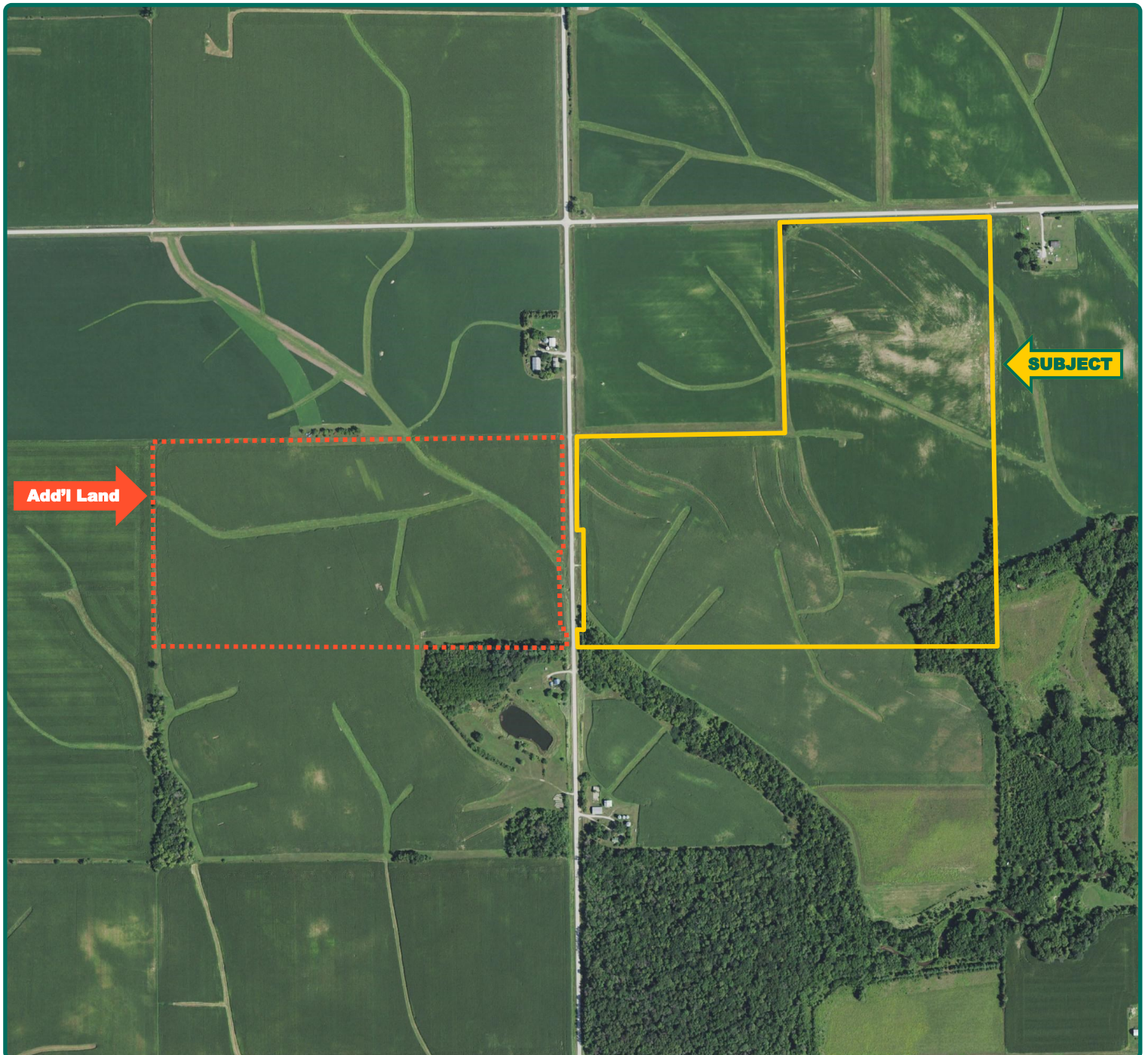
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