

Land For Sale

ACREAGE:

225.46 Acres, m/l

LOCATION:

Buchanan County, IA

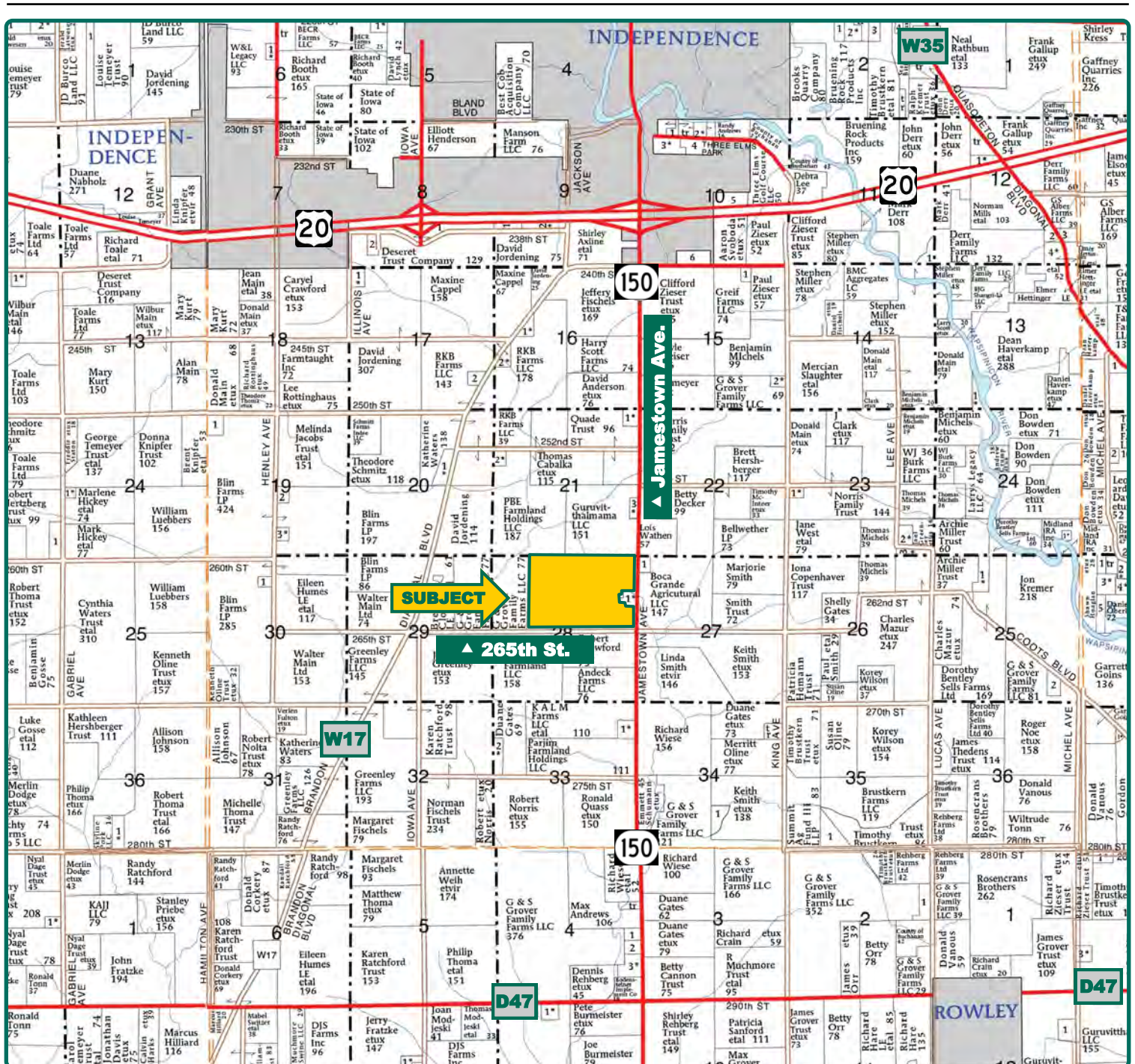


Property Key Features

- Located 2 Miles South of Independence, Iowa
- 204.31 FSA/Eff. Crop Acres with a 68.32 CSR2
- Productive Buchanan County Farm Located Along a Hard-Surface Road

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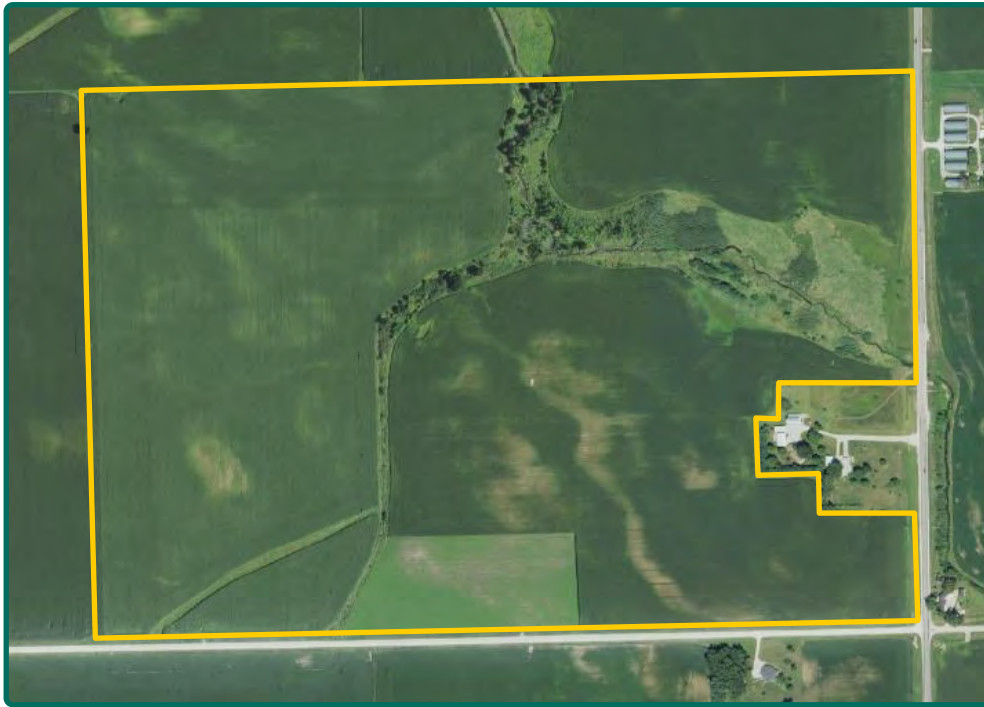
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FSA/Eff. Crop Acres:	204.31
CRP Acres:	1.00
Corn Base Acres:	156.83
Bean Base Acres:	43.67
Soil Productivity:	68.32 CSR2

Property Information

225.46 Acres, m/l

Location

From Independence—Intersection of Hwy 20 and Hwy 150: 2¼ miles south on Jamestown Ave. The property is on the west side of the road.

Legal Description

The E½ of the NW¼, and the NE¼ except the house, buildings and 8.12 acres; all located in Section 28, Township 88 North, Range 9 West of the 5th P.M., Buchanan County, Iowa.

Price & Terms

- \$2,401,149.00
- \$10,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2022, 2023 & 2024 lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$5,962.00
 Net Taxable Acres: 225.46
 Tax per Net Taxable Acre: \$26.44
 Tax Parcel ID #: 1028100015, 1028200018, 1028200020, 1028100005, 1028100009, 1028100013, 1028100014, 1028100016, 1028200001, 1028200004, 1028200012, 1028200014, 1028200016, 1028200017, 1028200019 & 1028200021

FSA Data

Farm Number 6239
 Tracts 22676, 22677 & 23570
 FSA/Eff. Crop Acres: 204.31
 CRP Acres: 1.00
 Corn Base Acres: 156.83
 Corn PLC Yield: 129 Bu.
 Bean Base Acres: 43.67
 Bean PLC Yield: 39 Bu.

CRP Contracts

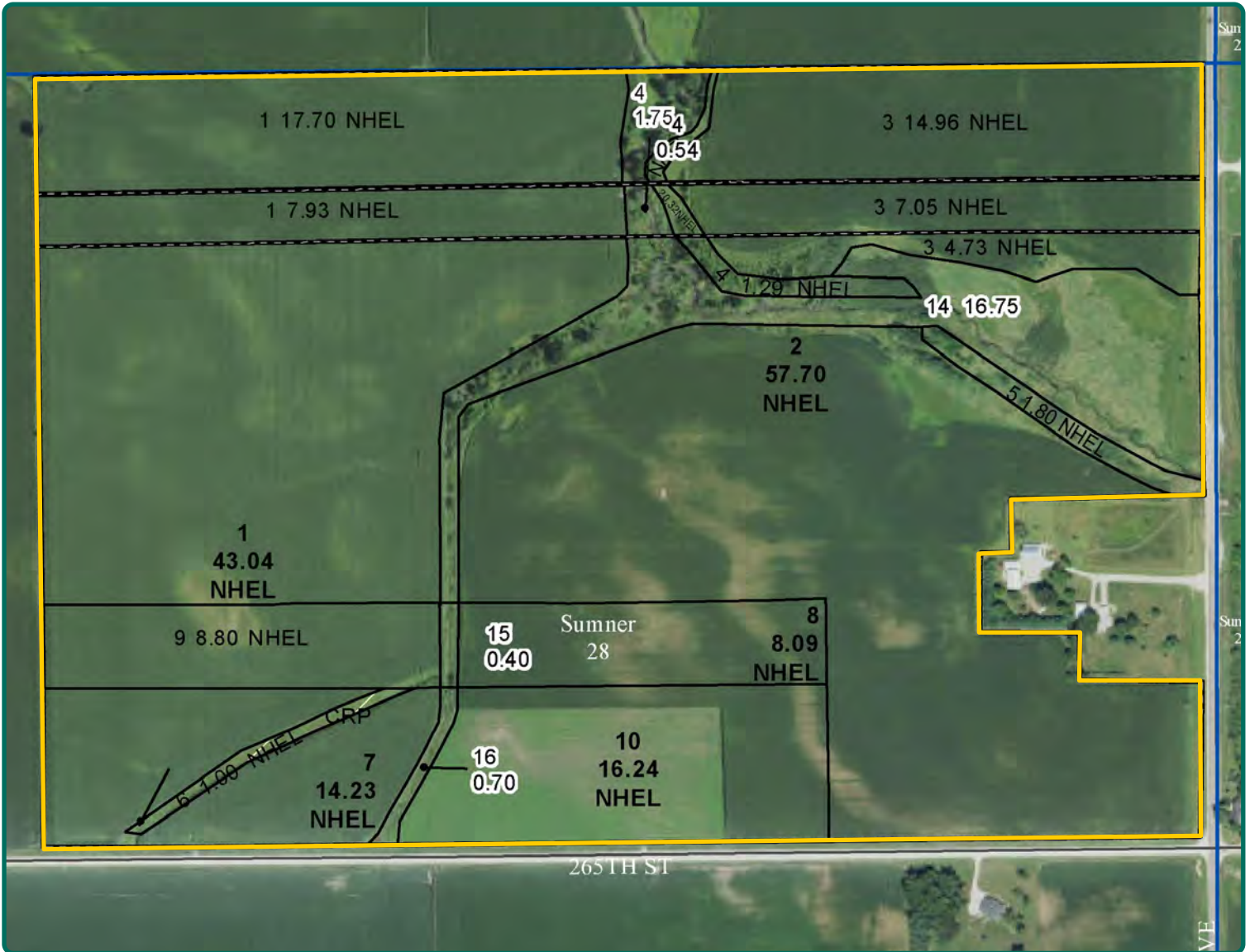
There is 1.00 acre enrolled in a CP-8A contract that pays \$373.20/acre - or \$373.00 annually - and expires September 30, 2024.

Soil Types/Productivity

Primary soils are Olin, Clyde-Floyd and Marshan. CSR2 on the FSA/Eff. crop acres is 68.32. See soil map for detail.

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Land Description

Level to gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

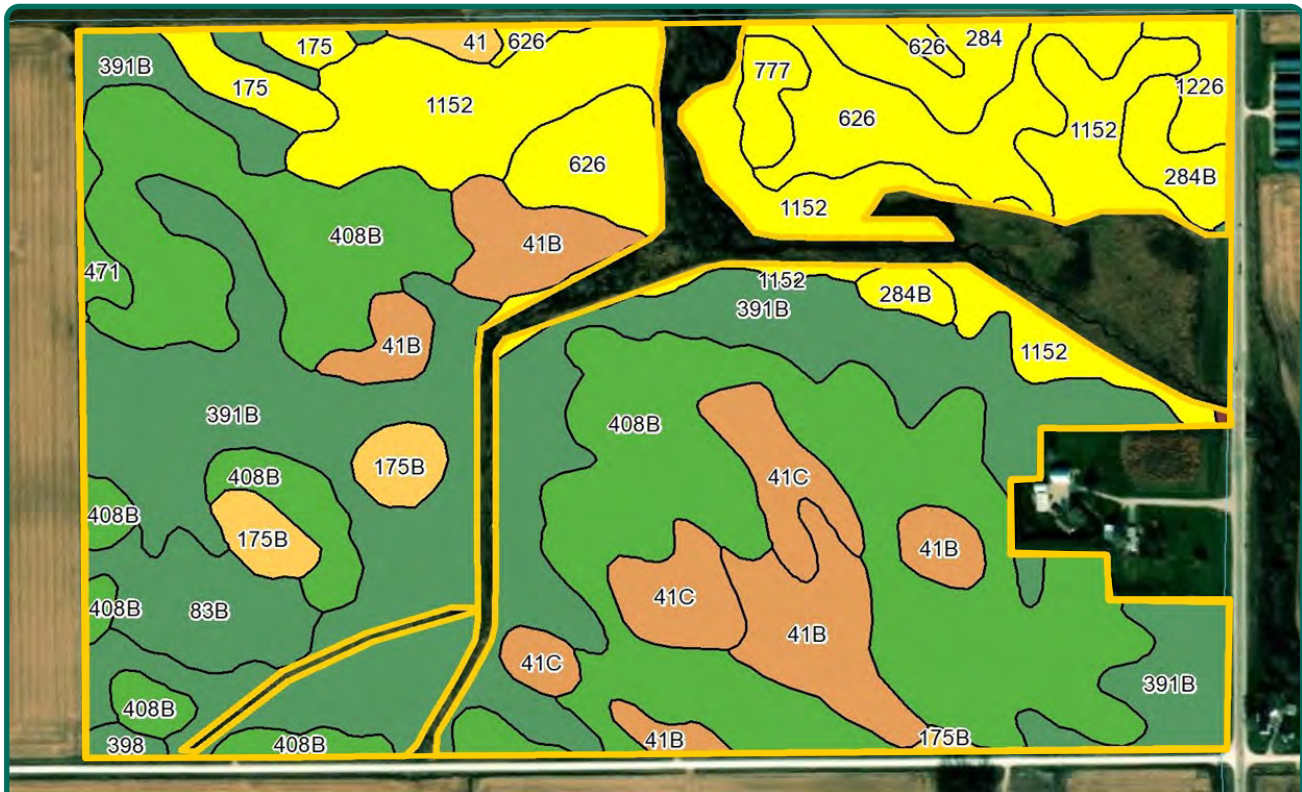
Comments

This is a productive Buchanan County farm located along a hard-surface road.

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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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
408B	Olin fine sandy loam, 2 to 5 percent slopes	60.23	29.48	2e	74	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	57.09	27.94	2w	87	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	24.04	11.76	2w	54	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	14.36	7.03	4s	39	
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	14.03	6.87	2s	53	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	8.15	3.99	4s	34	
83B	Kenyon loam, 2 to 5 percent slopes	6.02	2.95	2e	90	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.80	1.86	3e	50	
284B	Flagler sandy loam, 2 to 5 percent slopes	3.75	1.83	3e	51	
284	Flagler sandy loam, 0 to 2 percent slopes	3.56	1.74	3s	55	
175	Dickinson fine sandy loam, 0 to 2 percent slopes	2.89	1.42	3s	55	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.99	0.97	2s	59	
777	Wapsie loam, 0 to 2 percent slopes	1.89	0.93	2s	51	
471	Oran loam, 1 to 3 percent slopes	1.08	0.53	1w	74	
41	Sparta loamy fine sand, 0 to 2 percent slopes	0.75	0.37	4s	44	
398	Tripoli clay loam, 0 to 2 percent slopes	0.63	0.31	2w	82	
1585	Spillville-Coland complex, 0 to 2 percent slopes, frequently flooded	0.06	0.03	5w	22	

Measured Tillable Acres: 204.31

Average CSR2: 68.32

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