

Land For Sale

ACREAGE:

553.31 Acres, m/l

LOCATION:

Marion County, IA



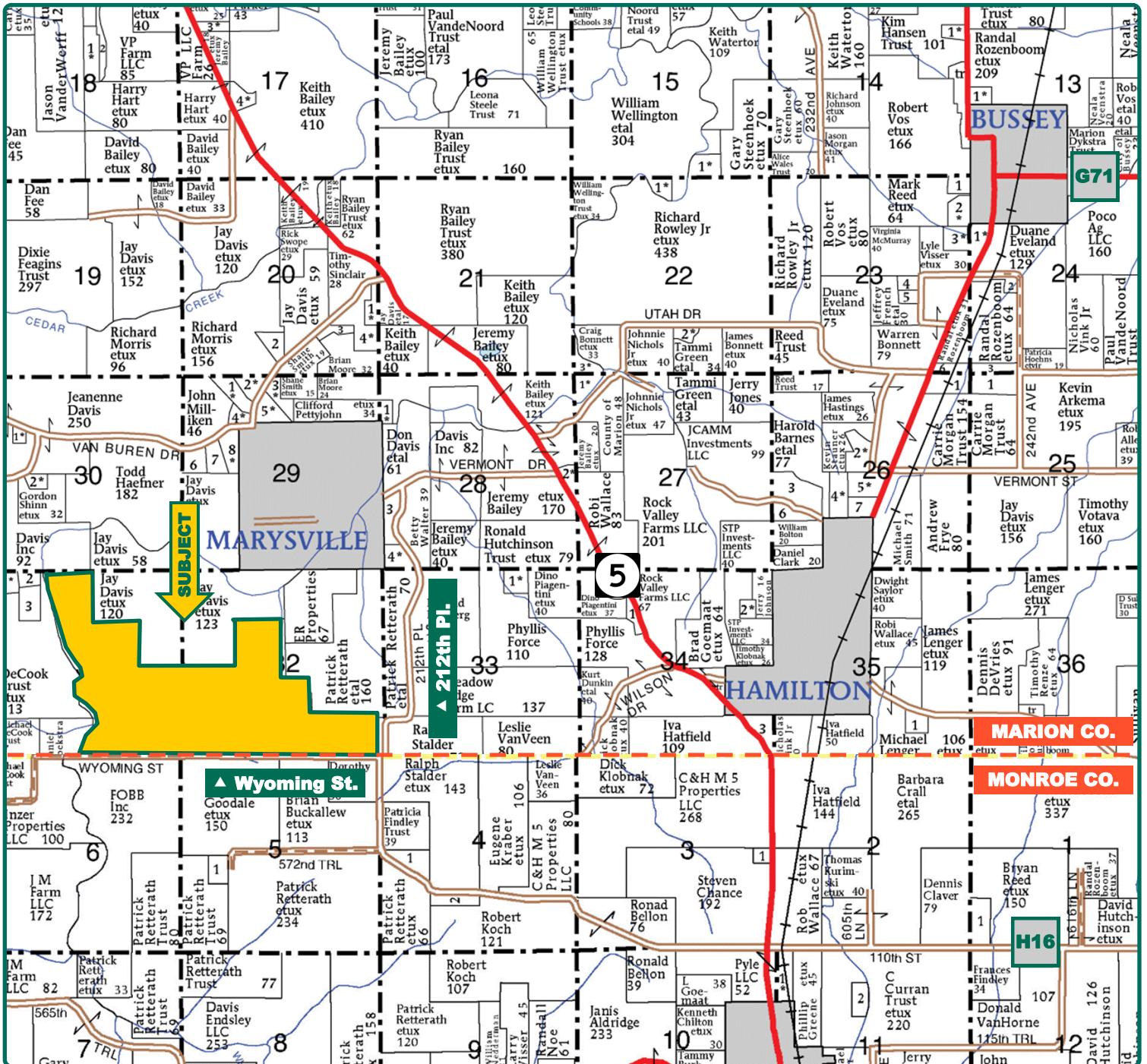
Property *Key Features*

- Remote Recreational Property
- Open Fields Ready for Food Plots or Row Crops
- Thirteen Miles from Albia and One Hour from Des Moines

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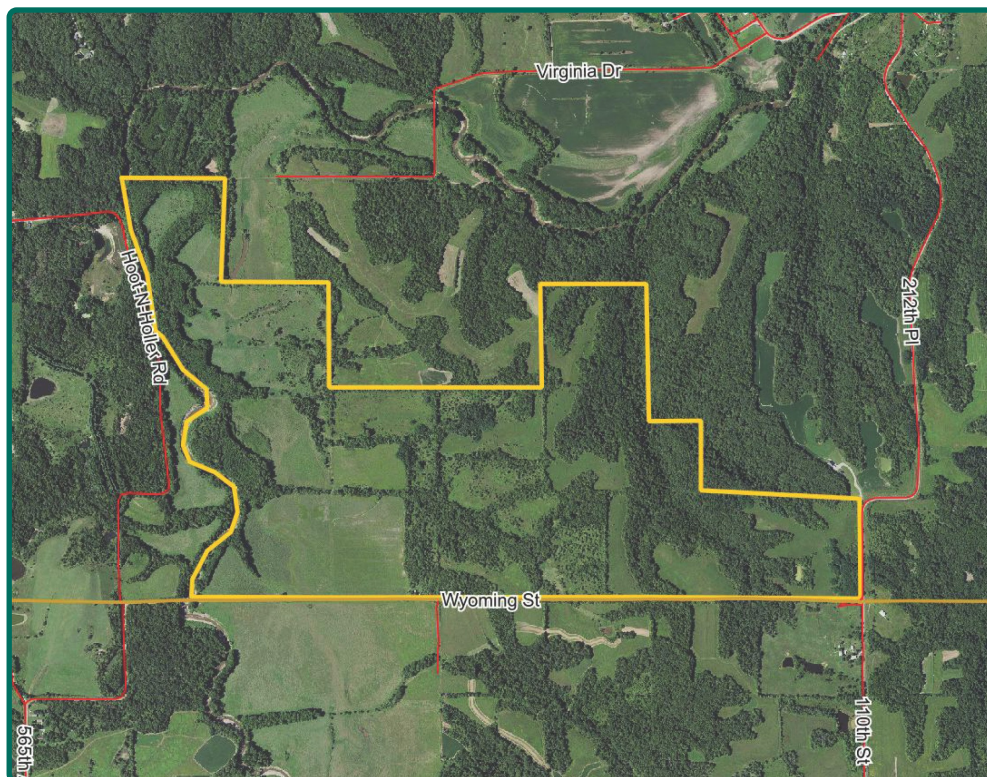


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| | |
|------------------------------|-------------------|
| FSA/Eff. Crop Acres: | 339.60 |
| Forest Reserve Acres: | 131.42 |
| Corn Base Acres: | 144.60 |
| Bean Base Acres: | 60.50 |
| Soil Productivity: | 64.90 CSR2 |

Property Information

553.31 Acres, m/l

Location

From Marysville: Go south on 212th Pl. for 1½ miles. Property is on the west side of the road.

Legal Description

SW¼, S½ SE¼ NW¼ of Section 32 and SE¼ SW¼ NE¼, E½ NW¼, lying east of creek, of Section 31, all in Township 74 North, Range 18 West of the 5th P.M. (Liberty Township)

Price & Terms

- \$2,465,000.00
- \$4,455.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$8,717.49
Gross Acres: 553.31
Forest Reserve Acres: 131.42
Net Taxable Acres: 414.07
Tax per Net Taxable Acre: \$21.05

FSA Data

Farm Number 2148, Tract 5985
FSA/Eff. Crop Acres: 339.60
Forest Reserve Acres: 131.42
Corn Base Acres: 144.60
Corn PLC Yield: 104 Bu.
Bean Base Acres: 60.50
Bean PLC Yield: 27 Bu.
FSA crop acres currently not in production. For additional information, please contact agent.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Lawson-Qulver-Nodaway, Huntsville and Weller. CSR2 on the FSA/Eff. crop acres is 64.90. See soil map for details.

Land Description

Sloping to strongly sloping.

Drainage

Natural.

Buildings/Improvements

4 older grain bins.

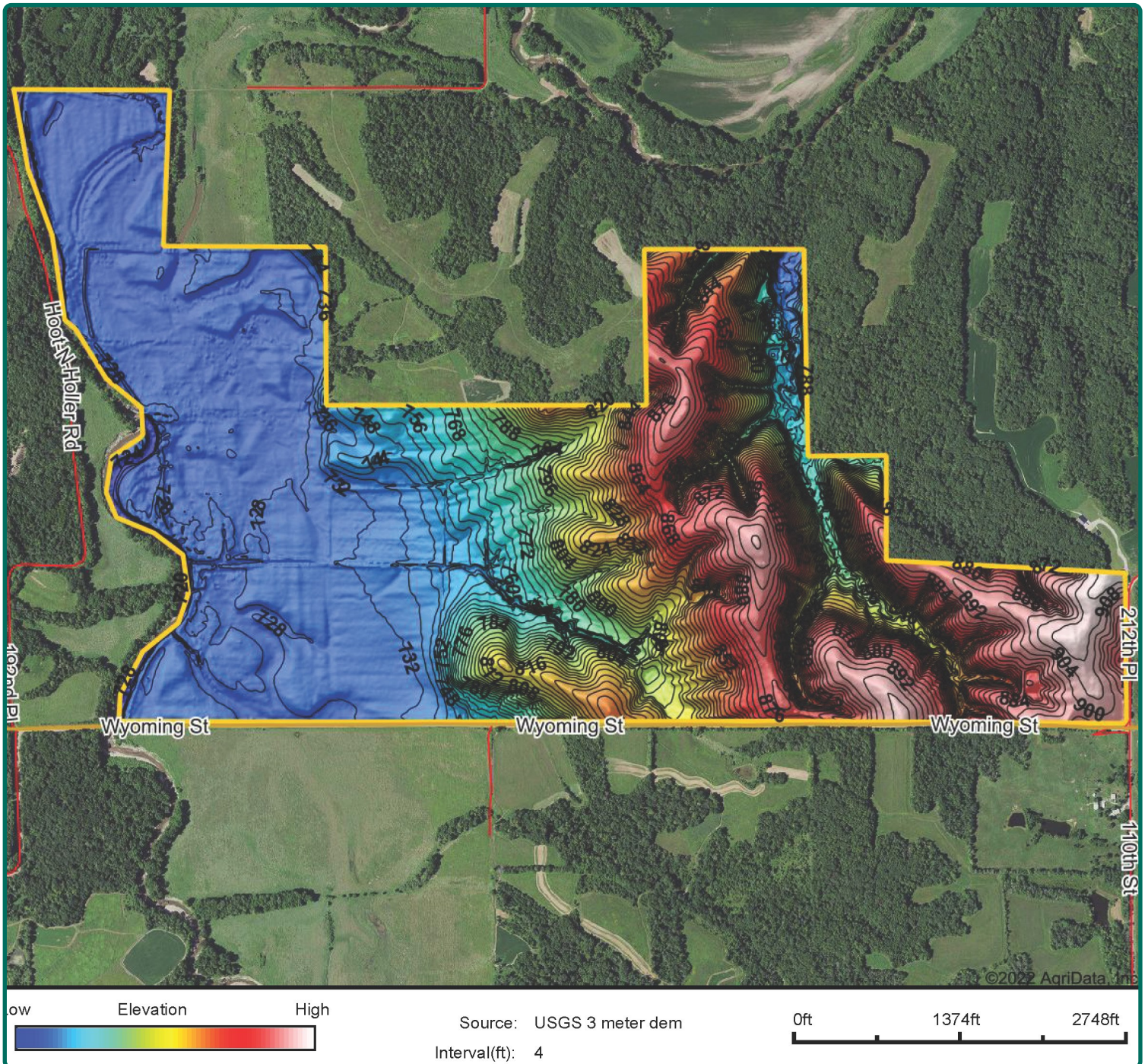
Water & Well Information

One pond.

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Pond Near South Road



Open Area / Potential Food Plot



Open Acres



Southwest Looking Northeast



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Northwest Looking Southeast



East 40 Acres Looking Southeast



Northeast Corner Looking West / Southwest



South Corner Looking Northwest



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