

# Land For Sale

#### ACREAGE:

LOCATION:

### 227.15 Acres, m/l

#### **Clinton County, IA**



#### **Property** Key Features

- Located 7 Miles West of Welton, Iowa
- 207.32 FSA/Eff. Crop Acres with a 72.70 CSR2
- Nice Clinton County Farm Located along Hard-Surface Roads

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REID: 010-2438-01



## Plat Map

Grant Township, Clinton County, IA

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# **Aerial Photo**

227.15 Acres, m/l



FSA/Eff. Crop Acre	es: 207.32
CRP Acres:	16.96
Corn Base Acres:	128.40
Bean Base Acres:	77.84
Soil Productivity:	72.70 CSR2

### Property Information 227.15 Acres, m/l

#### Location

Welton—Intersection of Hwy 61 and 190th St.: 7<sup>1</sup>/<sub>4</sub> miles west on 190th St. The property is on the north side of the road.

**Calamus—Intersection of Hwy 30 and 170th Ave.:** 5 miles north on 170th Ave. and 1 mile east on 190th St.

#### **Legal Description**

The SW<sup>1</sup>/<sub>4</sub> and the W<sup>1</sup>/<sub>2</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 16, Township 82 North, Range 2 East of the 5th P.M., Clinton County, Iowa.

#### Price & Terms

- \$2,918,877.50
- \$12,850/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: \$8,322.00 Net Taxable Acres: 227.15 Tax per Net Taxable Acre: \$36.64 Tax Parcel ID #s: 3002760000, 3002780000, 3002800000, 3002770000, 3002790000 & 3002750000

#### **FSA Data**

Farm Number 4061, Tract 791 FSA/Eff. Crop Acres: 207.32 CRP Acres: 16.96 Corn Base Acres: 128.40 Corn PLC Yield: 170 Bu. Bean Base Acres: 77.84 Bean PLC Yield: 50 Bu.

#### **CRP Contracts**

There are 16.96 acres enrolled in a CP-2 contract that pays \$177.09/acre - or \$3,003.00 annually - and expires September 30, 2031.

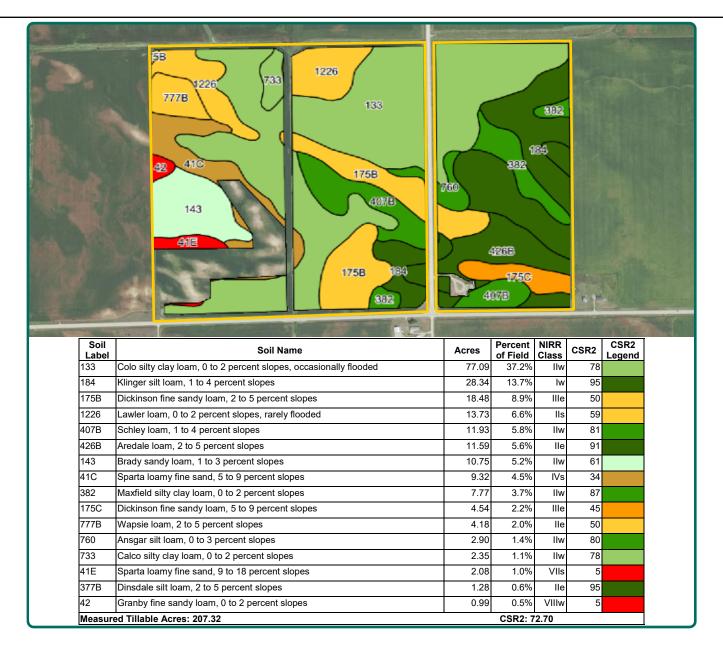
#### **Soil Types/Productivity**

Primary soils are Colo, Klinger and Dickinson. CSR2 on the FSA/Eff. crop acres is 72.70. See soil map for detail.

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# 207.32 FSA/Eff. Crop



#### **Land Description**

Level to gently rolling.

#### Drainage

Natural with some tile.

#### **Buildings/Improvements**

None.

#### Water & Well Information

None.

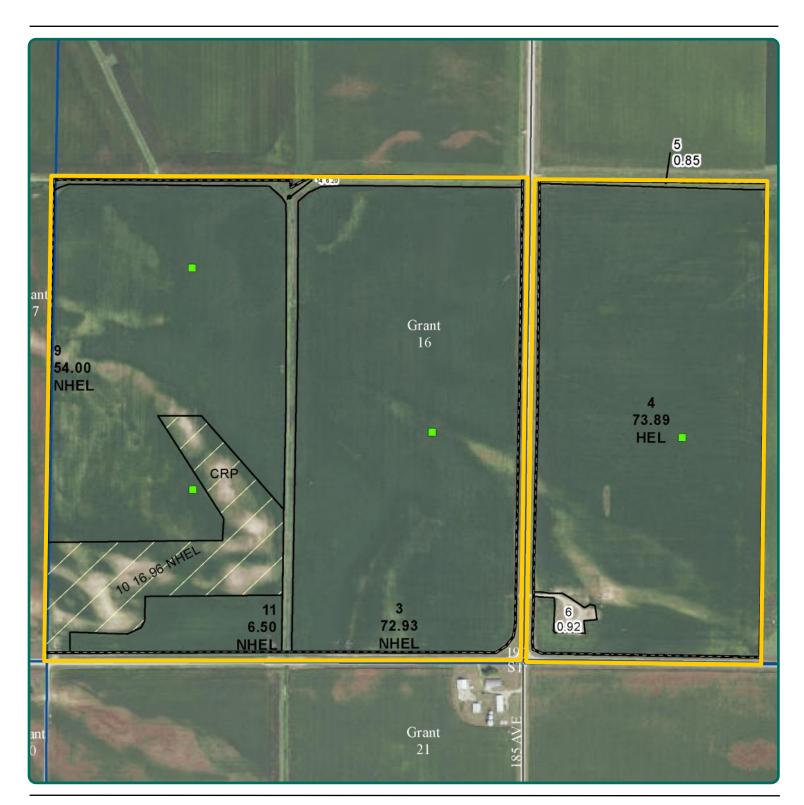
#### Comments

This is a good, income-producing Clinton County farm located on hard-surface roads. 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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## Property Photos





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