

Land For Sale

ACREAGE:

227.15 Acres, m/l

LOCATION:

Clinton County, IA

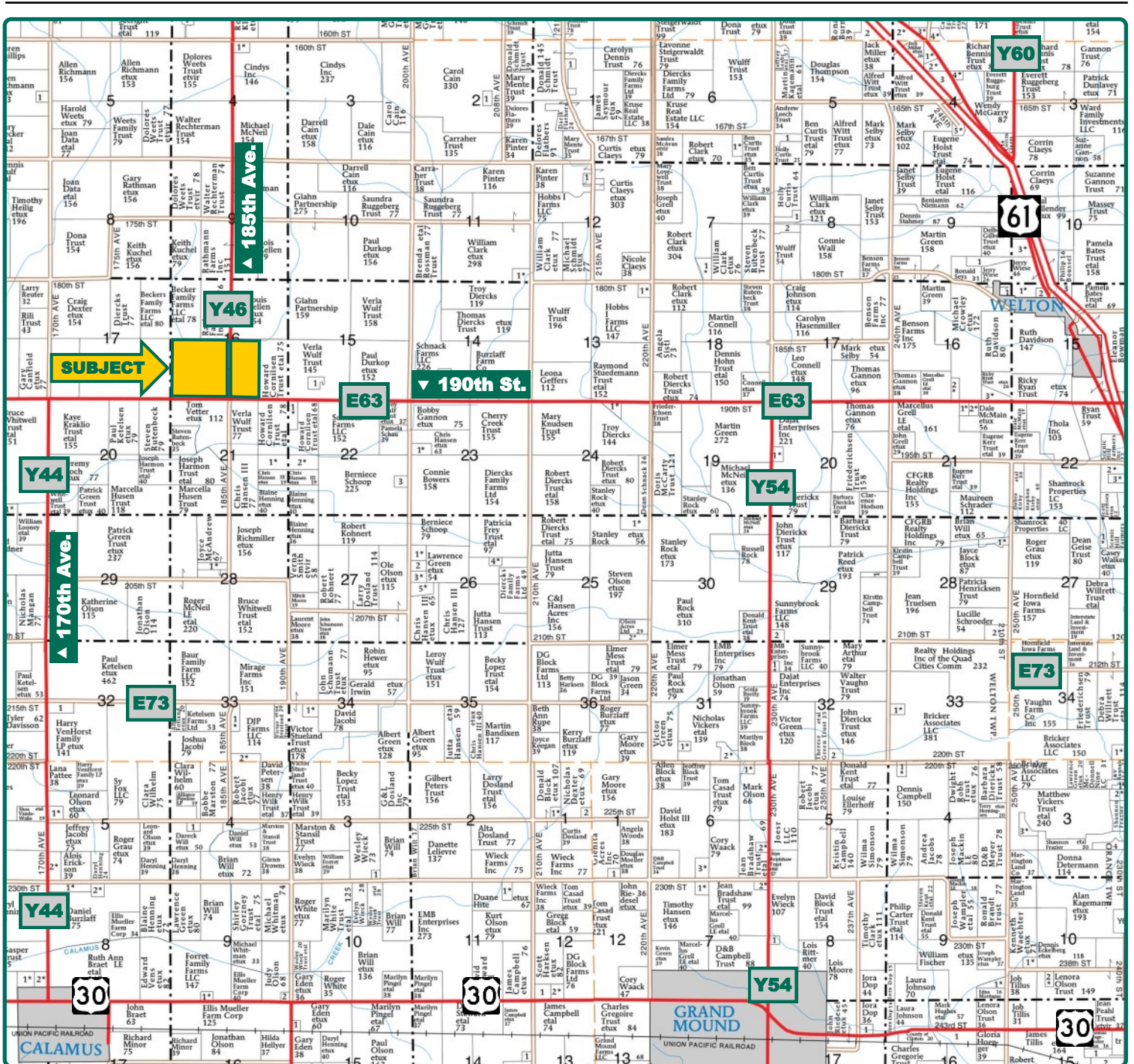


Property Key Features

- 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

Troy Louwagie, ALC
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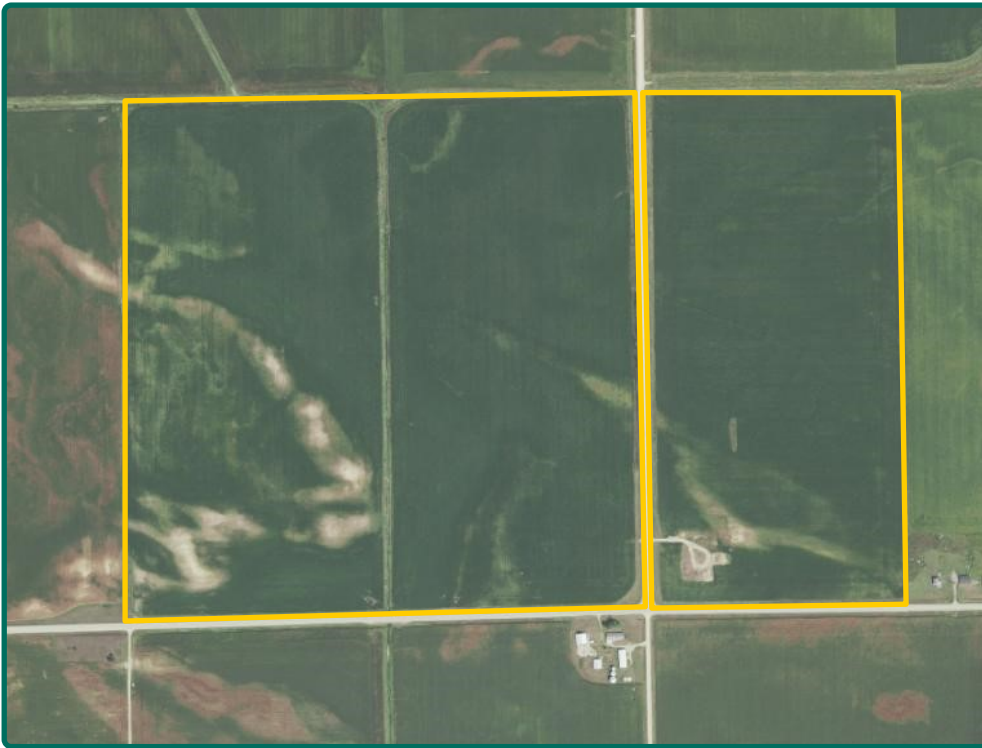
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FSA/Eff. Crop Acres:	207.32
CRP Acres:	16.96
Corn Base Acres:	128.40
Bean Base Acres:	77.84
Soil Productivity:	72.70 CSR2

Property Information

227.15 Acres, m/l

Location

Welton—Intersection of Hwy 61 and 190th St.: 7¼ 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 SW¼ and the W½ of the SE¼ 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

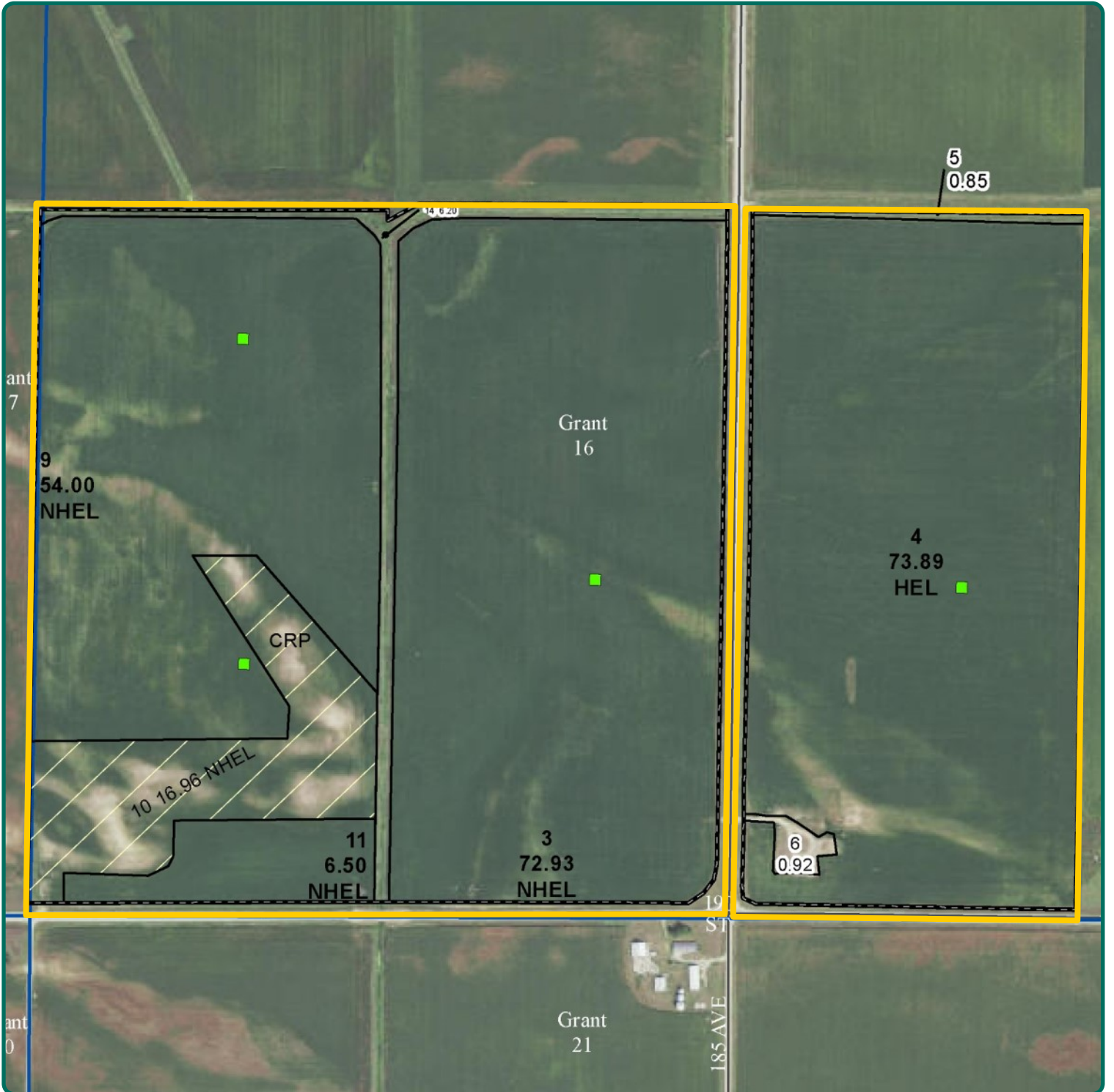
There are 16.96 acres enrolled in a CP-2 contract that pays \$177.09/acre - or \$3,003.00 annually - and expires September 30, 2031.

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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