

Land For Sale

ACREAGE:

72.34 Acres, m/l

LOCATION:

Washington County, IA

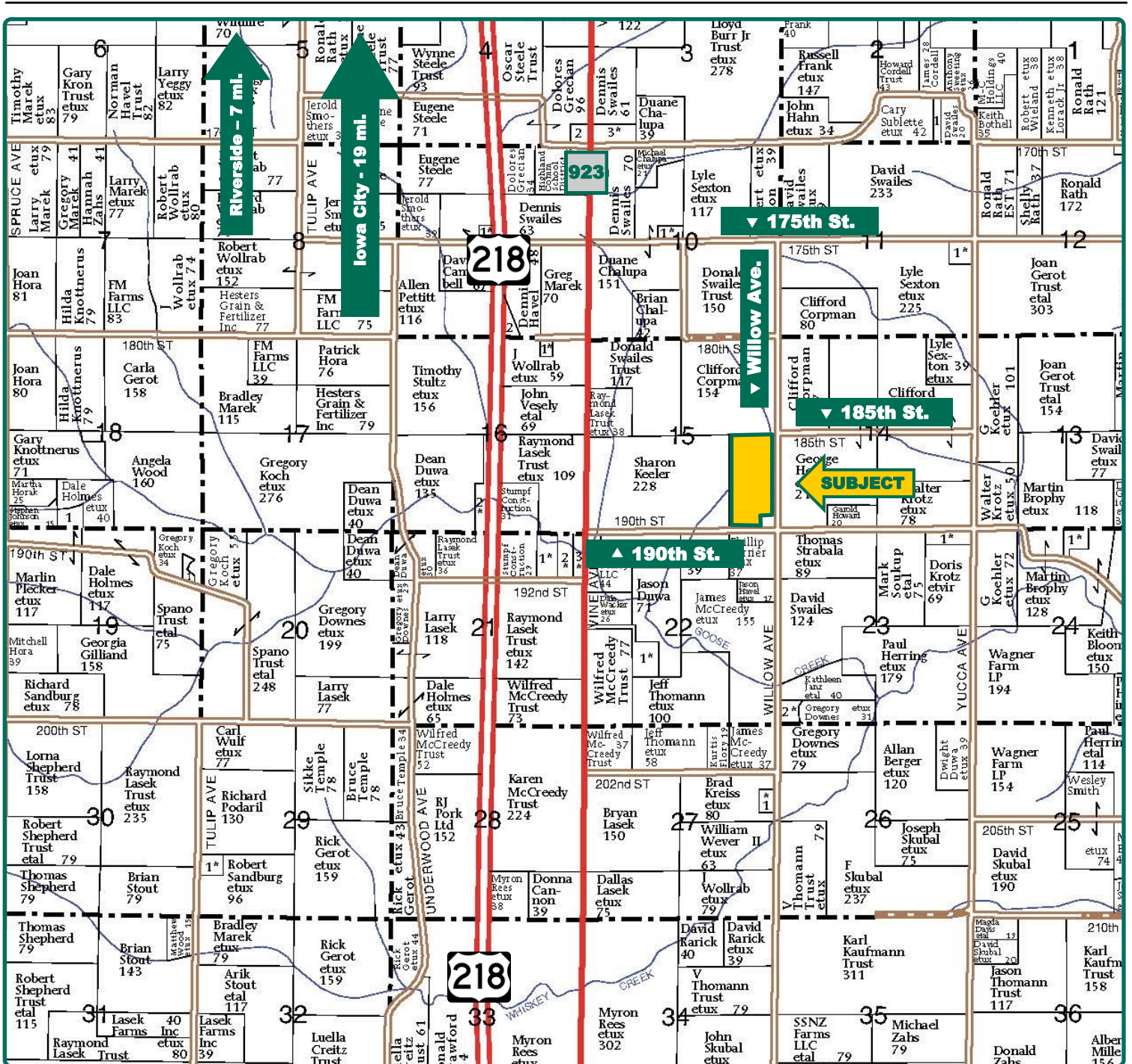


Property Key Features

- Located 7 Miles South of Riverside, Iowa
- Mixture of Row Crop, CRP, and Wooded Draws
- Attractive Building Site

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FSA/Eff. Crop Acres:	31.29
CRP Acres:	29.55
Corn Base Acres:	23.20
Oats Base Acres:	1.40
Soil Productivity:	46.70 CSR2

Property Information

72.34 Acres, m/l

Location

Located 7 miles south of Riverside / 19 miles south of Iowa City.

From Riverside go south on Hwy. 218 for 7 miles, then east 1½ miles on 175th St., then south 1 mile on Willow Ave. The farm is on the west side of the road.

Legal Description

E½ SE¼, except Auditor's Parcel A containing 5.00 acres, in Section 15, Township 76 North, Range 6 West of the 5th P.M., Washington County, Iowa.

Price & Terms

- \$525,000.00
- \$7,257.40/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: \$1,310.00
Net Taxable Acres: 72.34
Tax per Net Taxable Acre: \$18.11
Tax Parcel ID #s: 0815400002 & 0815400005

FSA Data

Farm Number 6968, Tract 11994
FSA/Eff. Crop Acres: 31.29
CRP Acres: 29.55
Corn Base Acres: 23.20
Corn PLC Yield: 108 Bu.
Oats Base Acres: 1.40
Oats PLC Yield: 48 Bu.

Lease Status

Leased through the 2022 crop year.

CRP Contracts

There are 29.55 acres enrolled in a CP-25 contract that pays \$142.11/acre - or \$4,199.00 annually - and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Lindley-Keswick and Clinton. CSR2 on the FSA/Eff. crop and CRP acres is 46.70. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Nearly level to steep.

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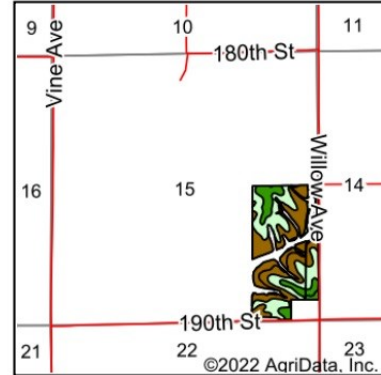
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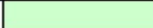






State: **Iowa**
 County: **Washington**
 Location: **15-76N-6W**
 Township: **Highland**
 Acres: **60.84**
 Date: **8/2/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA183, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
424D3	Lindley-Keswick clay loams, 9 to 14 percent slopes, severely eroded	24.06	39.5%		24
80C3	Clinton silty clay loam, 5 to 9 percent slopes, severely eroded	17.09	28.1%		62
80B	Clinton silt loam, 2 to 5 percent slopes	7.83	12.9%		80
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	4.73	7.8%		28
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	3.52	5.8%		69
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	1.86	3.1%		39
729B	Ackmore-Nodaway silt loams, 2 to 5 percent slopes	1.02	1.7%		70
75	Givin silt loam, 0 to 2 percent slopes	0.73	1.2%		84
Weighted Average					46.7

**IA has updated the CSR values for each county to CSR2.

Drainage

Natural.

Buildings/Improvements

None.

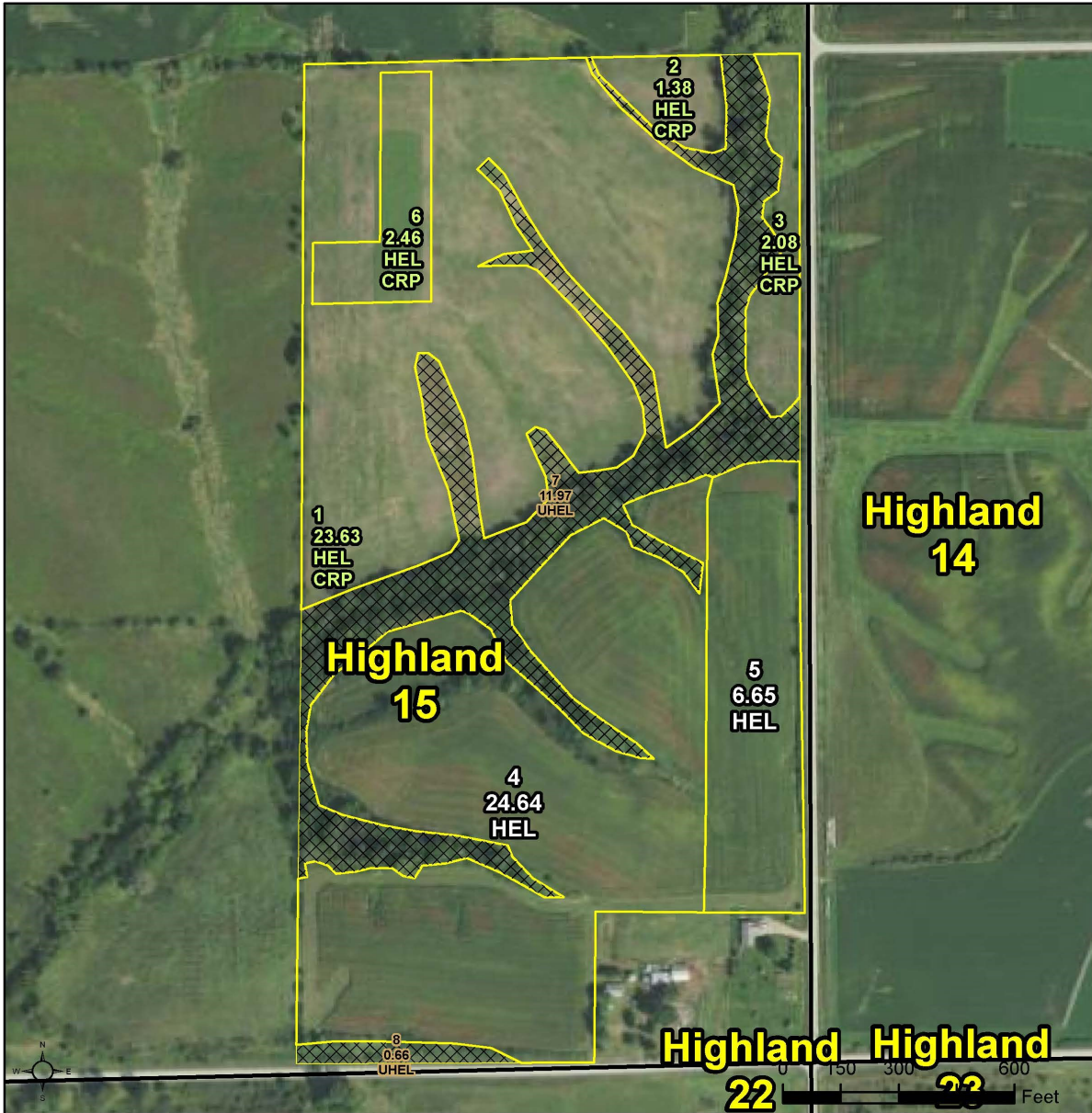
Water & Well Information

None.

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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2022 Program Year

Map Created August 03, 2022

Farm 6968
Tract 11994



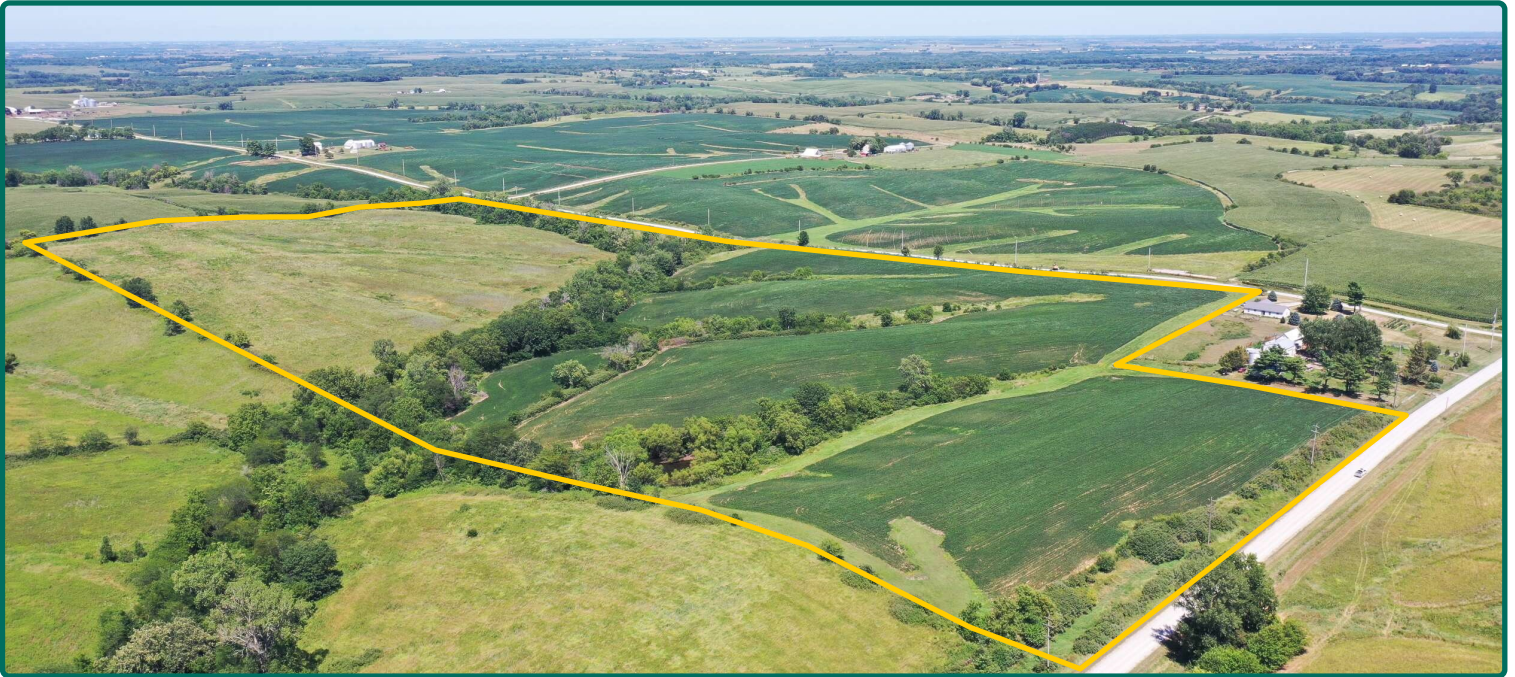
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USDA is an equal opportunity provider, employer, and lender.

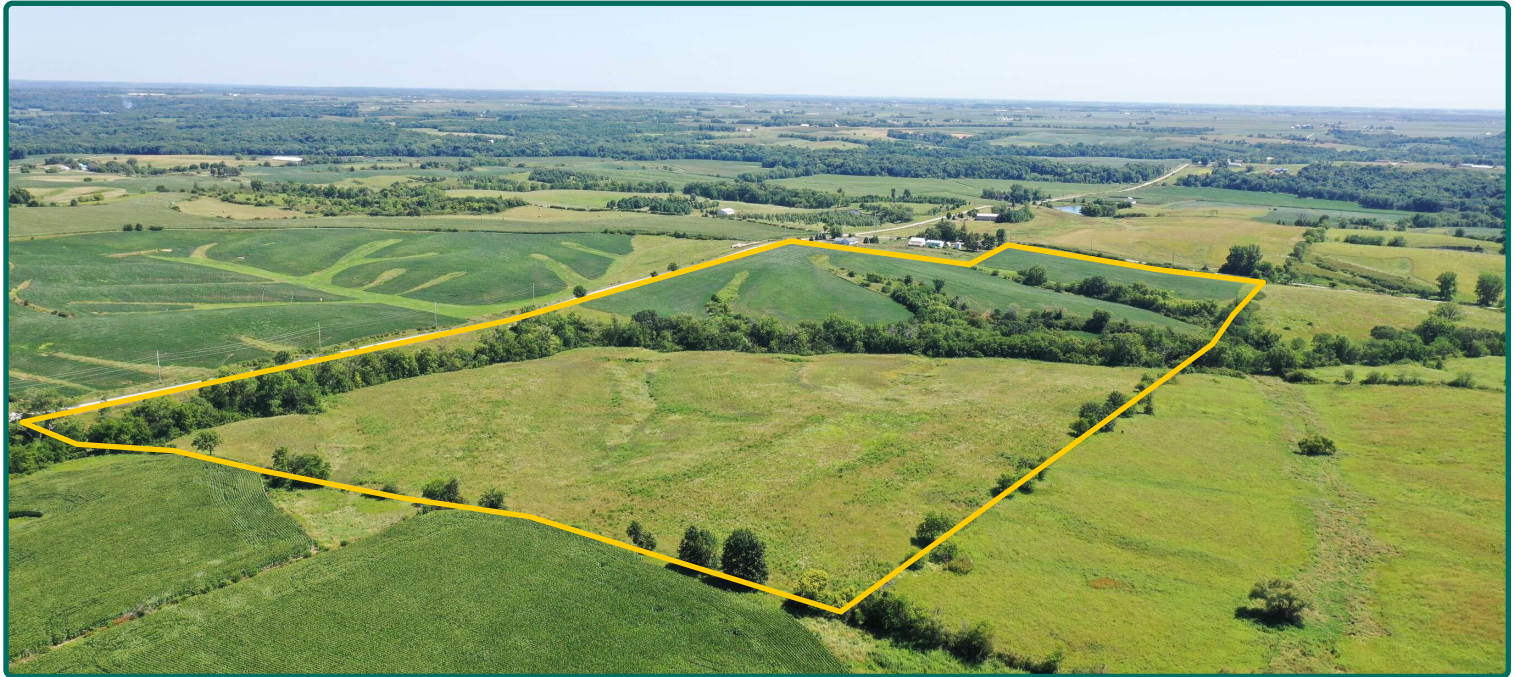
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Looking Northeast



Looking Southeast



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