

Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

Poweshiek County, IA



Property Key Features

- **5½ Miles Southeast of Deep River**
- **Farm has Natural Drainage Plus Tile**
- **Highly Tillable Poweshiek County Farmland**

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FSA/Eff. Crop Acres:	139.99
Corn Base Acres:	65.00
Oat Base Acres:	9.90
Soil Productivity:	46.70 CSR2

Property Information

160.00 Acres, m/l

Location

From Deep River: 4½ miles south on Highway 21 to 540th Avenue, then east 1 mile. Property is on the northeast corner of 540th Avenue and 230th Street.

Legal Description

SW¼ of Section 35, Township 78 North, Range 13 West of the 5th P.M. (Deep River Township)

Price & Terms

- \$1,152,000.00
- \$7,200.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,688.00
Gross Acres: 160.00
Net Taxable Acres: 155.60
Tax per Net Taxable Acre: \$17.28

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 269, Tract 348
FSA/Eff. Crop Acres: 139.99
Corn Base Acres: 65.00
Corn PLC Yield: 119 Bu.
Oat Base Acres: 9.90
Oat PLC Yield: 55 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Armstrong, Ladoga and Gara. CSR2 on the FSA/Eff. crop 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

Rolling to gently sloping.

Drainage

New tile in 2021 and 2022. Contact agent for details.

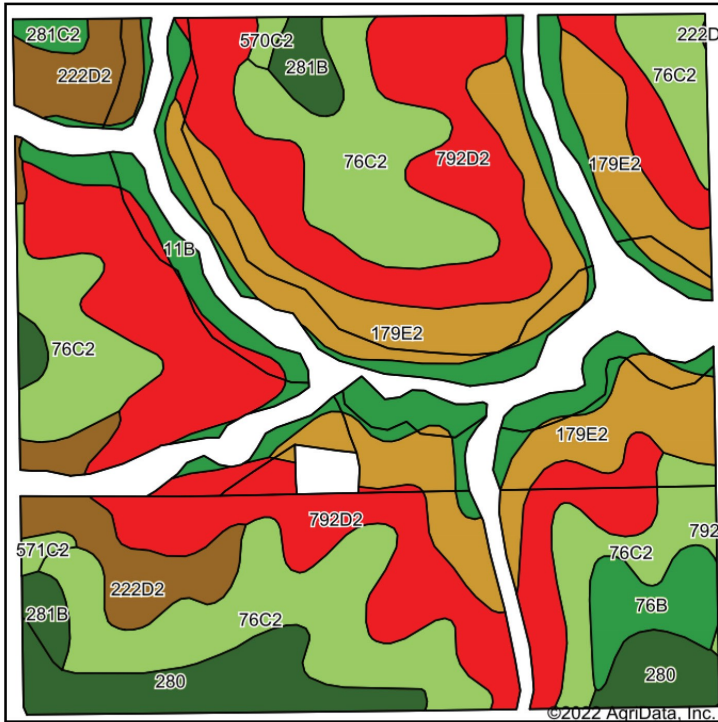
Buildings/Improvements

None.

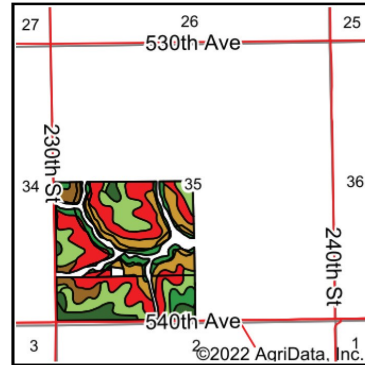
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Poweshiek**
 Location: **35-78N-13W**
 Township: **Deep River**
 Acres: **139.99**
 Date: **8/8/2022**



Area Symbol: IA157, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	42.80	30.6%		7
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	34.19	24.4%		75
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	23.98	17.1%		34
11B	Colo-Ely complex, 0 to 5 percent slopes	13.29	9.5%		86
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	8.84	6.3%		21
280	Mahaska silty clay loam, 0 to 2 percent slopes	8.77	6.3%		94
76B	Ladoga silt loam, 2 to 5 percent slopes	3.43	2.5%		86
281B	Otley silty clay loam, 2 to 5 percent slopes	3.16	2.3%		91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.71	0.5%		82
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	0.43	0.3%		77
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.39	0.3%		72
Weighted Average					46.7

Water & Well Information

No known wells.

Comments

Nice, southeastern Poweshiek County farm.

Additional Land for Sale

Seller has 80.00 additional acres of land for sale located east of this property. See Additional Land Aerial Photo.

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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- 4" Plastic
- 5" Plastic
- 6" Plastic

4709 McClune

Sec 35/36 - T78N - R13W
Deep River Twp, Poweshiek Co

Tile - Master

updated June 2022
2021/LiDAR Aerials



GeoMAPS
Mapping to Ag Professionals



0 660 1320'

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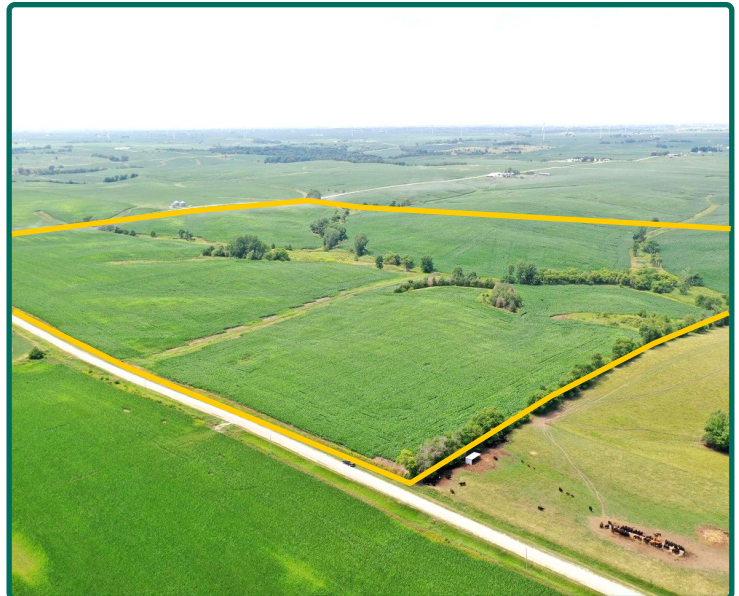
Northwest Looking Southeast



Northeast Looking Southwest



Southeast Looking Northwest

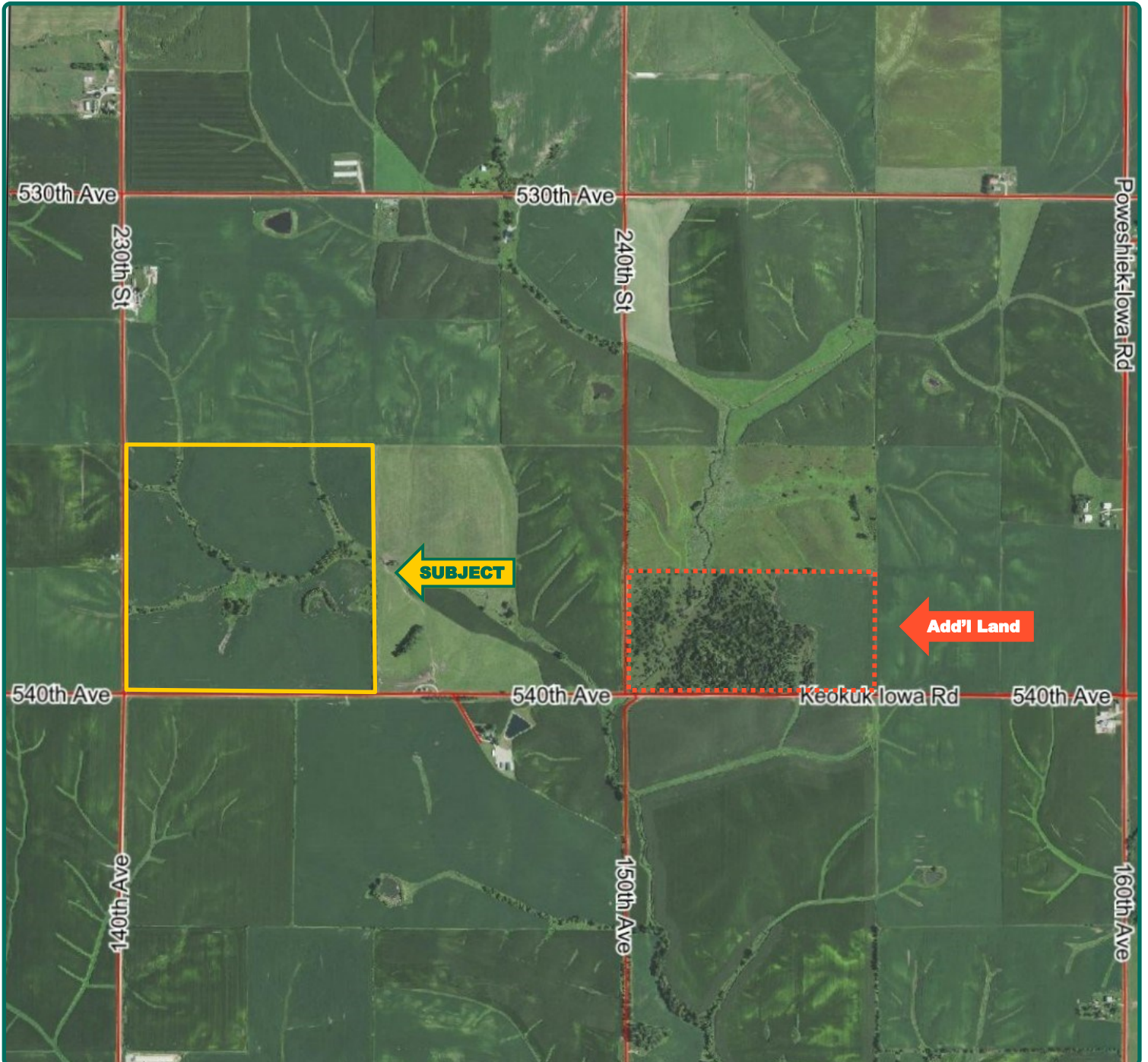


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Additional Land Aerial Photo



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