

# Land For Sale

**ACREAGE:**

**81.46 Acres, m/l**

**LOCATION:**

**Muscatine County, IA**



## Property *Key Features*

- Located Northeast of Lone Tree, Iowa
- Excellent-Quality Farm in Muscatine County
- 78.28 Acres Currently in Production with an 87.53 CSR2

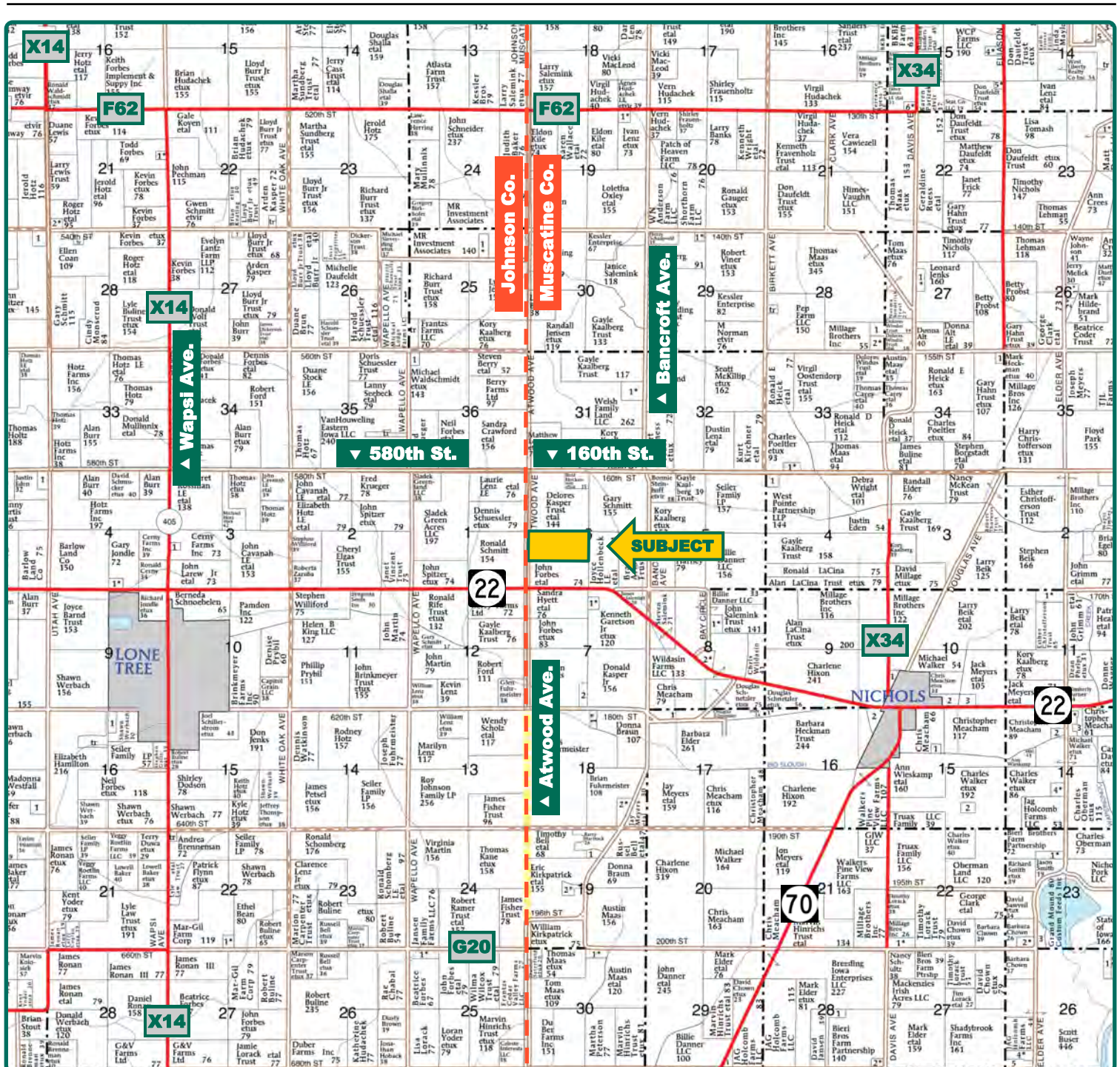
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<b>FSA/Eff. Crop Acres:</b>	<b>77.28</b>
<b>Add'l Ac. in Production:</b>	<b>1.00</b>
<b>Corn Base Acres:</b>	<b>43.76</b>
<b>Bean Base Acres:</b>	<b>14.54</b>
<b>Soil Productivity:</b>	<b>87.53 CSR2</b>

## Property Information

### 81.46 Acres, m/l

#### Location

**From Lone Tree:** 3 miles east on Highway 22 and ¼ mile north on Atwood Avenue (Johnson-Muscatine County Line). The farm is located on the east side of the road.

**From Nichols:** 3 miles west on Highway 22 and ¼ mile north on Atwood Avenue (Johnson-Muscatine County Line).

#### Address

1661 Atwood Ave.  
Nichols, IA 52766

#### Legal Description

The N½ of the SW¼ of Section 6,  
Township 77 North, Range 4 West of the  
5th P.M., Muscatine County, Iowa.

#### Price & Terms

- \$1,282,995.00
- \$15,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2022-2023: \$3,248.00  
Net Taxable Acres: 81.46  
Tax per Net Taxable Acre: \$39.87

#### FSA Data

Farm Number 4739, Tract 4246  
FSA/Eff. Crop Acres: 77.28  
Add'l Ac. in Production: 1.00\*  
Corn Base Acres: 43.76  
Corn PLC Yield: 136 Bu.  
Bean Base Acres: 14.54  
Bean PLC Yield: 39 Bu.

*\*There is approximately 1.00 additional acre in production that is not currently included in the FSA/Eff. Crop Acres. Farm will be subject to reconstitution by the Muscatine County FSA.*

#### Soil Types/Productivity

Primary soils are Downs, Tama and Atterberry. CSR2 on the FSA/Eff. crop acres is 87.53. See soil map for detail.

#### Land Description

Level to gently rolling.

#### Drainage

Natural with some tile. Contact agent for tile map.

#### Buildings/Improvements

There are some old, abandoned structures located on the building site on the west side of the property.

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Code	Soil Description	Acres	% of field	Non-Irr Class *c	CSR2 **	CSR2 Legend
121B	Tama silt loam, 2 to 5 percent slopes	26.80	34.2%	Ile	95	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	23.03	29.4%	IIIe	82	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	15.06	19.2%	Ile	90	
291	Atterberry silt loam, 1 to 3 percent slopes	6.97	8.9%	Iw	85	
160	Walford silt loam, 0 to 2 percent slopes	4.56	5.8%	IIw	82	
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.45	1.9%	IIIe	45	
119	Muscataine silty clay loam, 0 to 2 percent slopes	0.28	0.4%	Iw	100	
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	0.13	0.2%	IIIe	40	

Acres Currently in Production: 78.28

CSR2: 87.53

## Water & Well Information

The well is not currently in use.

## Comments

Excellent-quality farm in a strong area.

*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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