

Land For Sale

ACREAGE:

79.00 Acres, m/l

LOCATION:

Washington County, IA



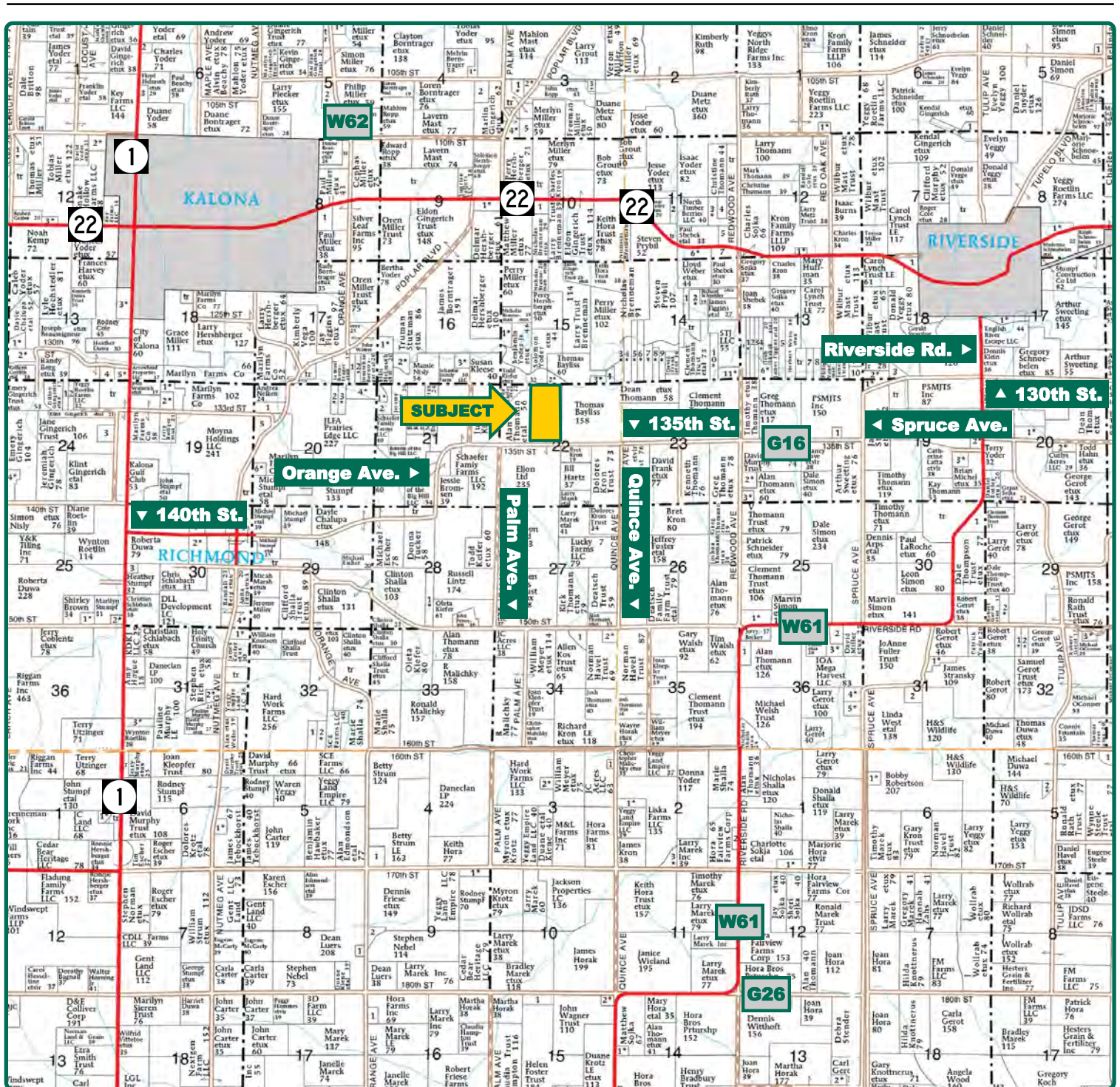
Property Key Features

- Located 4 Miles Southwest of Riverside, Iowa
- 73.57 Acres of CRP with an Annual Revenue of \$21,905.00
- Ideal Recreational Property with a Mixture of Native CRP, Timber and Pond

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FSA/Eff. Crop Acres:	0.18
CRP Acres:	73.57
Cert. Grass Acres:	0.18
Corn Base Acres:	0.12*
Bean Base Acres:	0.06*
Soil Productivity:	75.65 CSR2

**Acres are estimated.*

Property Information

79.00 Acres, m/l

Location

From Riverside: ½ mile south on Riverside Rd., 1 mile west on 130th St., ½ mile south on Spruce Ave. and 2½ miles west on 135th St. The property is on the north side of the road.

From Kalona: 2 miles south on Hwy 1, 2½ miles east on 140th St., ¾ mile northeast on Orange Ave. and ¼ mile east on 135th St.

Legal Description

The E½ of the NW¼ all in Section 22, Township 77 North, Range 7 West of the 5th P.M., Washington County, Iowa.

Price & Terms

- \$691,250.00
- \$8,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022-2023: \$2,190.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$27.72
Tax Parcel ID #s: 0322100002 & 0322100004

FSA Data

Part of Farm Number 540, Tract 737
FSA/Eff. Crop Acres: 0.18
CRP Acres: 73.57
Cert. Grass Acres: 0.18
Corn Base Acres: 0.12*
Corn PLC Yield: 162 Bu.
Bean Base Acres: 0.06*
Bean PLC Yield: 43 Bu.

**Acres are estimated pending reconstitution of farm by the Washington County FSA office.*

CRP Contracts

There are three CRP contract on this property:

- There are 29.60 acres enrolled in a CP-23 contract that pays \$300.00/acre - or \$8,880.00 annually - and expires September 30, 2031.
- There are 3.97 acres enrolled in a CP-21/22 contract that pays \$298.41/acre - or \$1,185.00 annually - and expires September 30, 2025.
- There are 40.00 acres enrolled in a CP-27/28 contract that pays \$295.99/acre - or \$11,840.00 annually - and expires September 30, 2031.

Buyer to receive 100% of the CRP payment to be issued October 1, 2023.

Soil Types/Productivity

Primary soils are Bremer, Tuskeego, Koszta. CSR2 on the CRP and FSA/Eff. crop acres is 75.65. See soil map for detail.

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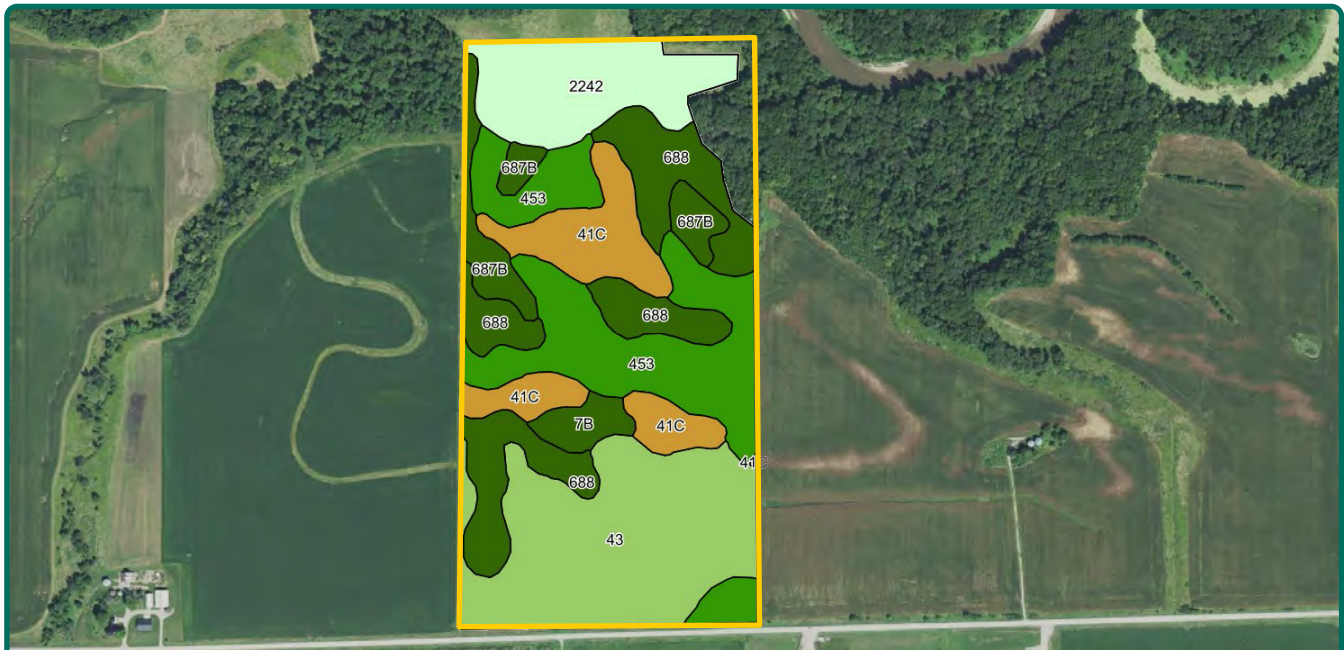
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
43	Bremer silty clay loam, 0 to 2 percent slopes	19.38	26.3%		IIw	78
453	Tuskeego silt loam, 0 to 2 percent slopes	16.47	22.3%		IIIw	81
688	Koszta silt loam, 0 to 2 percent slopes	13.44	18.2%		Iw	90
2242	Nodaway-Amana silt loams, 0 to 2 percent slopes	9.25	12.5%		IIIw	69
41C	Sparta loamy fine sand, 2 to 9 percent slopes	9.01	12.2%		IVs	36
687B	Watkins silt loam, 1 to 5 percent slopes	4.47	6.1%		Ile	90
7B	Wiota silty clay loam, 1 to 5 percent slopes	1.73	2.3%		Ile	95
CRP & FSA/Eff. Crop Acres		73.75			CSR2:	75.65

*c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a one-of-a-kind recreational property with a mixture of native CRP, timber and pond. An abundance of deer, turkey and pheasants live on and around this land. This listing provides a rare opportunity to purchase an attractive, recreational property with an annual revenue of \$21,905.00.

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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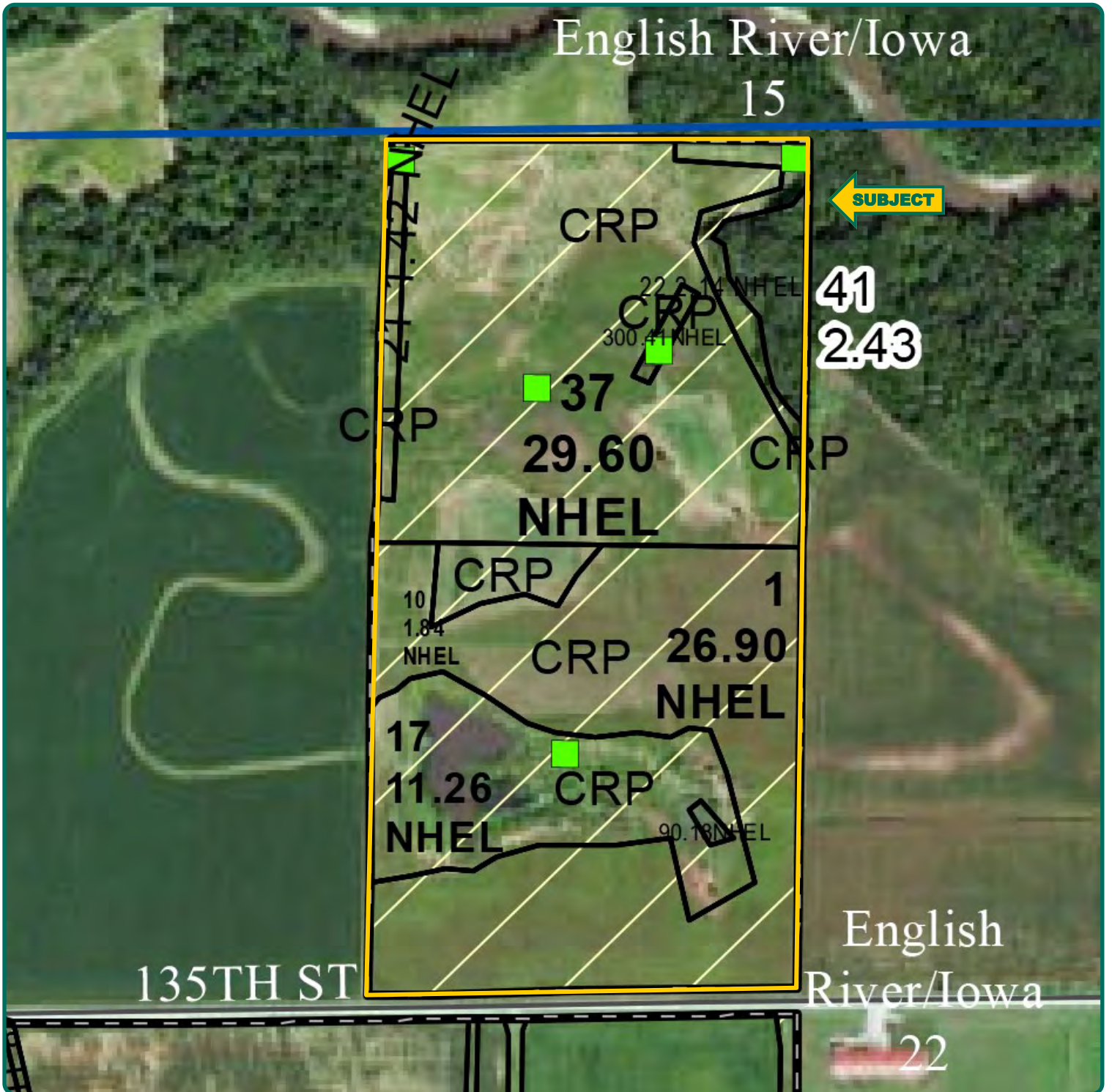
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