

Land For Sale

ACREAGE:

113.05 Acres, m/l

LOCATION:

Keokuk County, IA



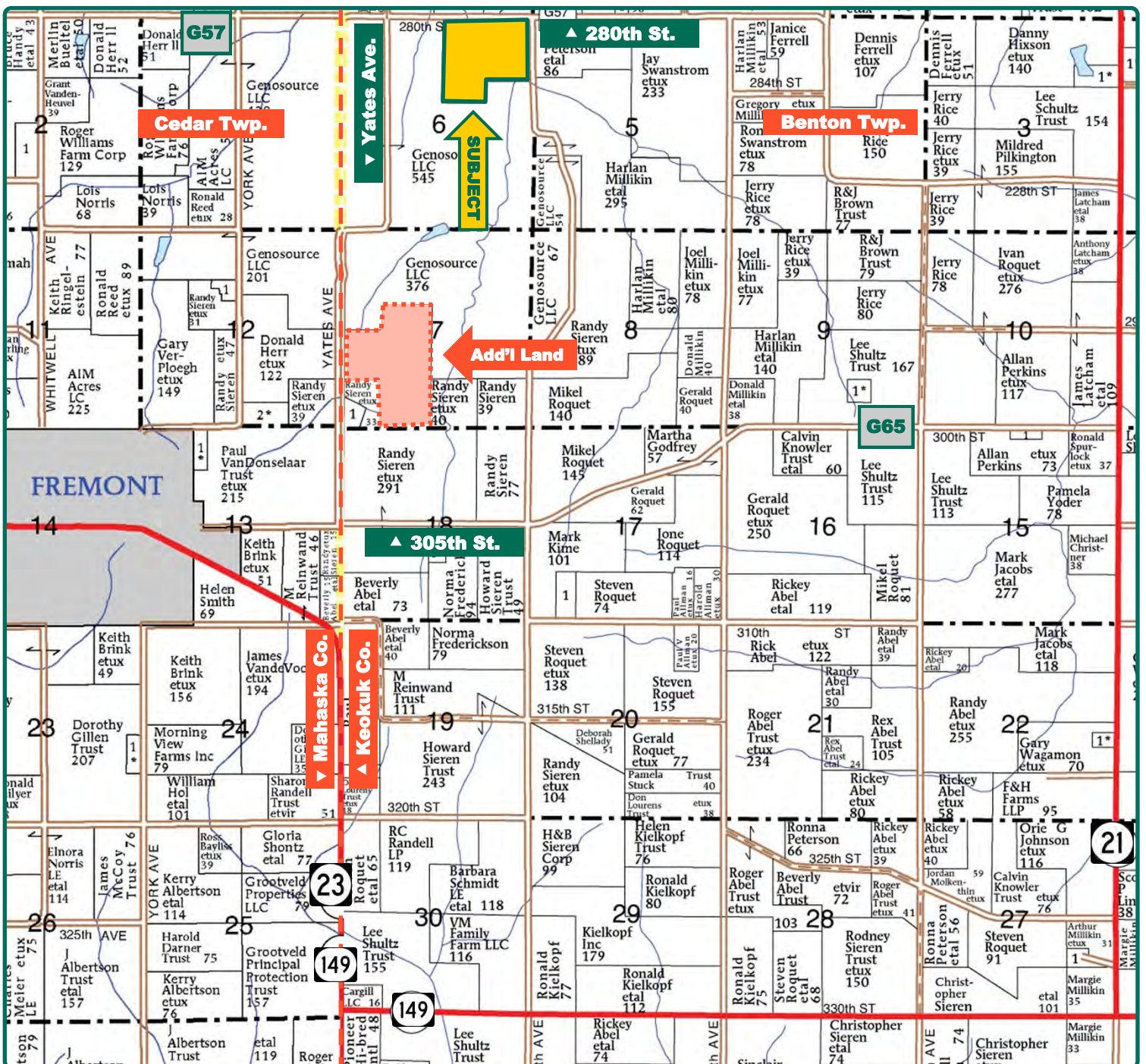
Property Key Features

- Located 4.5 Miles Northeast of Fremont, IA
- Productive Farm with Income From Row Crop, CRP, & Pasture Acres
- Nice Recreational Property with Potential Building Site

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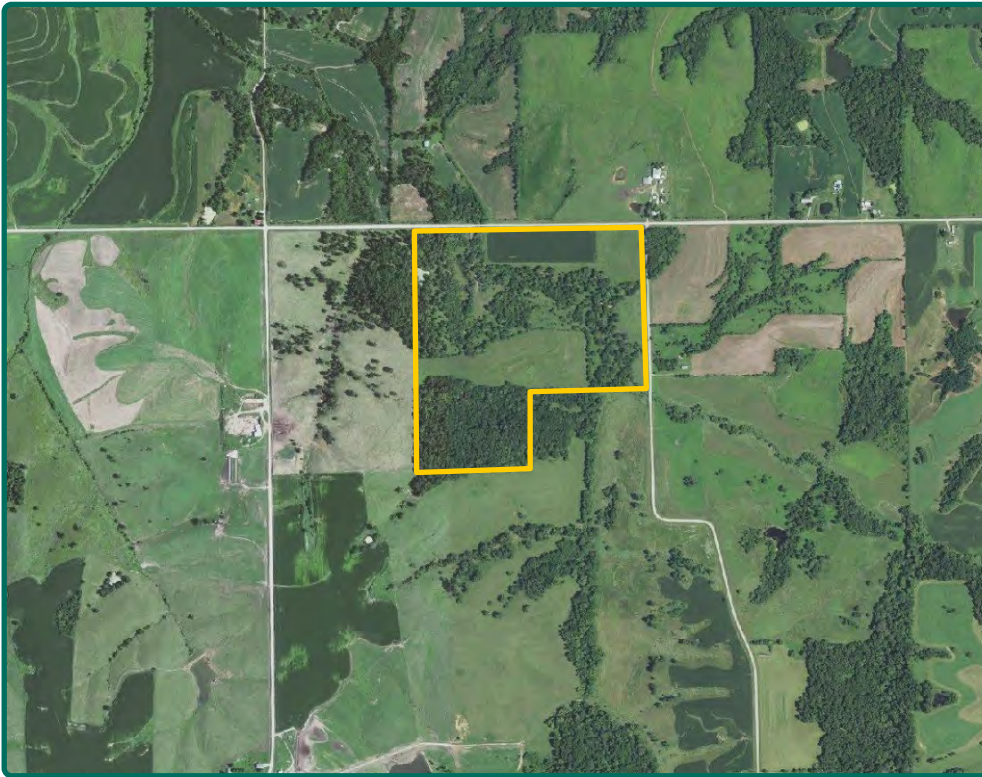


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FSA/Eff. Crop Acres:	9.07
CRP Acres:	25.50
Corn Base Acres:	11.63
Soil Productivity:	52.50 CSR2

Property Information

113.05 Acres, m/l

Location

From Fremont: Go east on 305th St. / G65 for 1 mile, then north and east on Yates Ave. for 3 miles, then east on 280th St. for ½ mile. Property is on the south side of the road.

Legal Description

NE¼ NE¼ and Lots 1, 2, and 4 of NW¼ NE ¼ and Div. 1 of Lot 3 and Lot 1 of SW¼ NE¼, all in Section 6, Township 74 North, Range 13 West of the 5th P.M., Keokuk Co., IA.

Price & Terms

- 610,470
- \$5,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,592.00
Gross Acres: 113.05
Forest Reserve Acres: 20.66
Net Taxable Acres: 92.39
Tax per Net Taxable Acre: \$17.23
Tax Parcel ID #s: 741306101001, 741306126001, & 741306151001

FSA Data

Farm Number 4485, Tract 138
FSA/Eff. Crop Acres: 9.07
CRP Acres: 25.50
Corn Base Acres: 11.63
Corn PLC Yield: 122 Bu.

Lease Status

Open lease for 2023 crop year.

NRCS Classification

Tract contains 2.56-acres of UHEL-Undetermined Highly Erodible Land currently not in production.

CRP Contracts

There are 25.50 acres enrolled in a CP-2 contract that pays \$180.04/acre, or \$4,591.00 annually, and expires 9/30/2023.

Soil Types/Productivity

Primary soils are Clinton, Colo, and Lindley. CSR2 on the FSA/Eff. Crop and CRP acres is 52.50. See soil map for detail.

Mineral Rights

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

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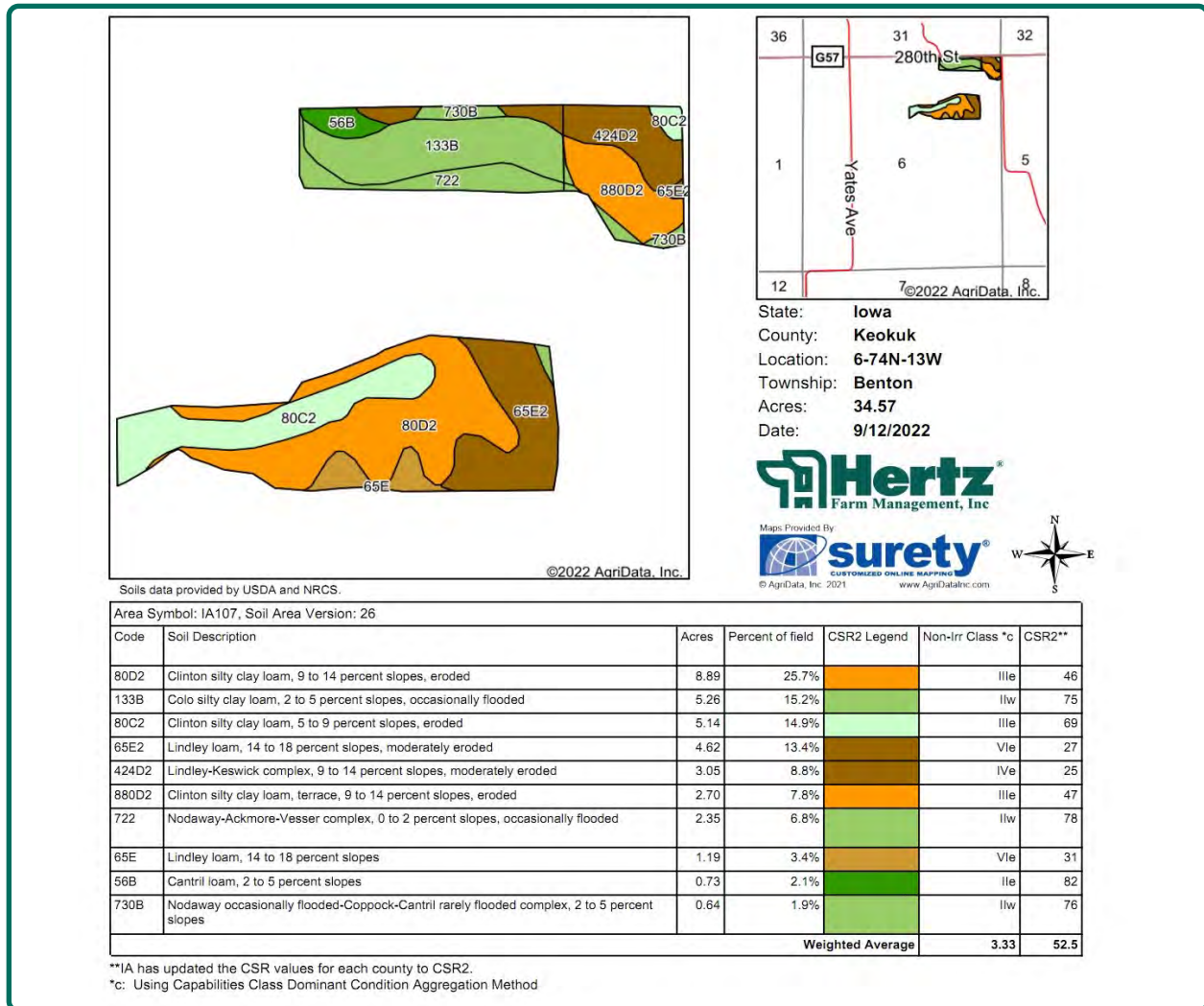
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Land Description

Nearly level to steep.

Drainage

Natural.

Buildings/Improvements

- 10' x 20' Portable Shed

Water & Well Information

One well in the northwest corner of the farm. Age and status unknown. There is a ½-acre pond on this property.

Comments

The native grasses and timber provide good wildlife habitat on this recreational farm. The farm has income from cropland, CRP, and livestock pasture.

Additional Land for Sale

Seller has an additional tract of land for sale located southwest 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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Looking West



Looking Northwest



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Looking Northeast



Looking Southeast

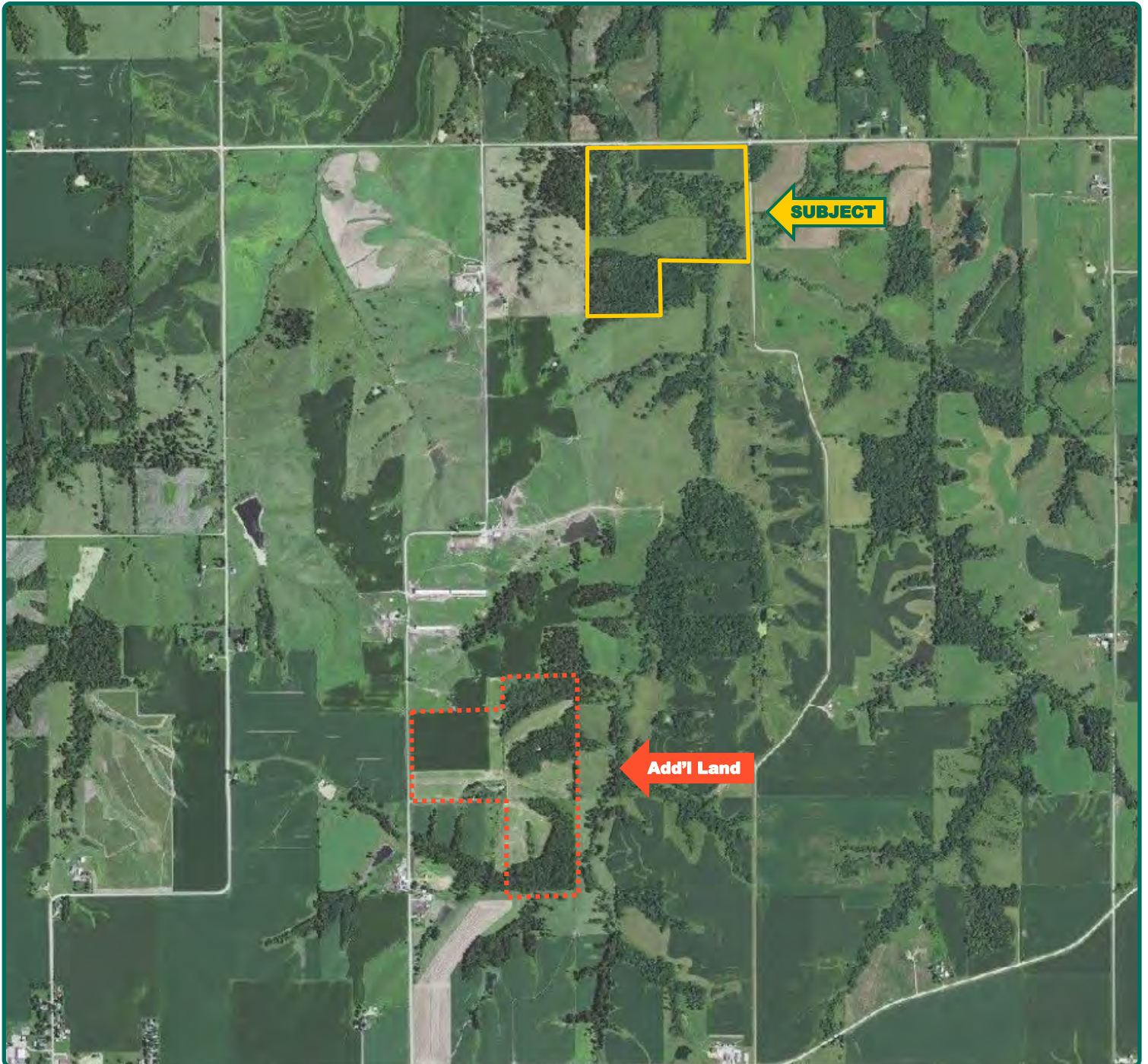


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