

# Land For Sale

**ACREAGE:**

**158.40 Acres, m/l**

**LOCATION:**

**Scott County, IA**

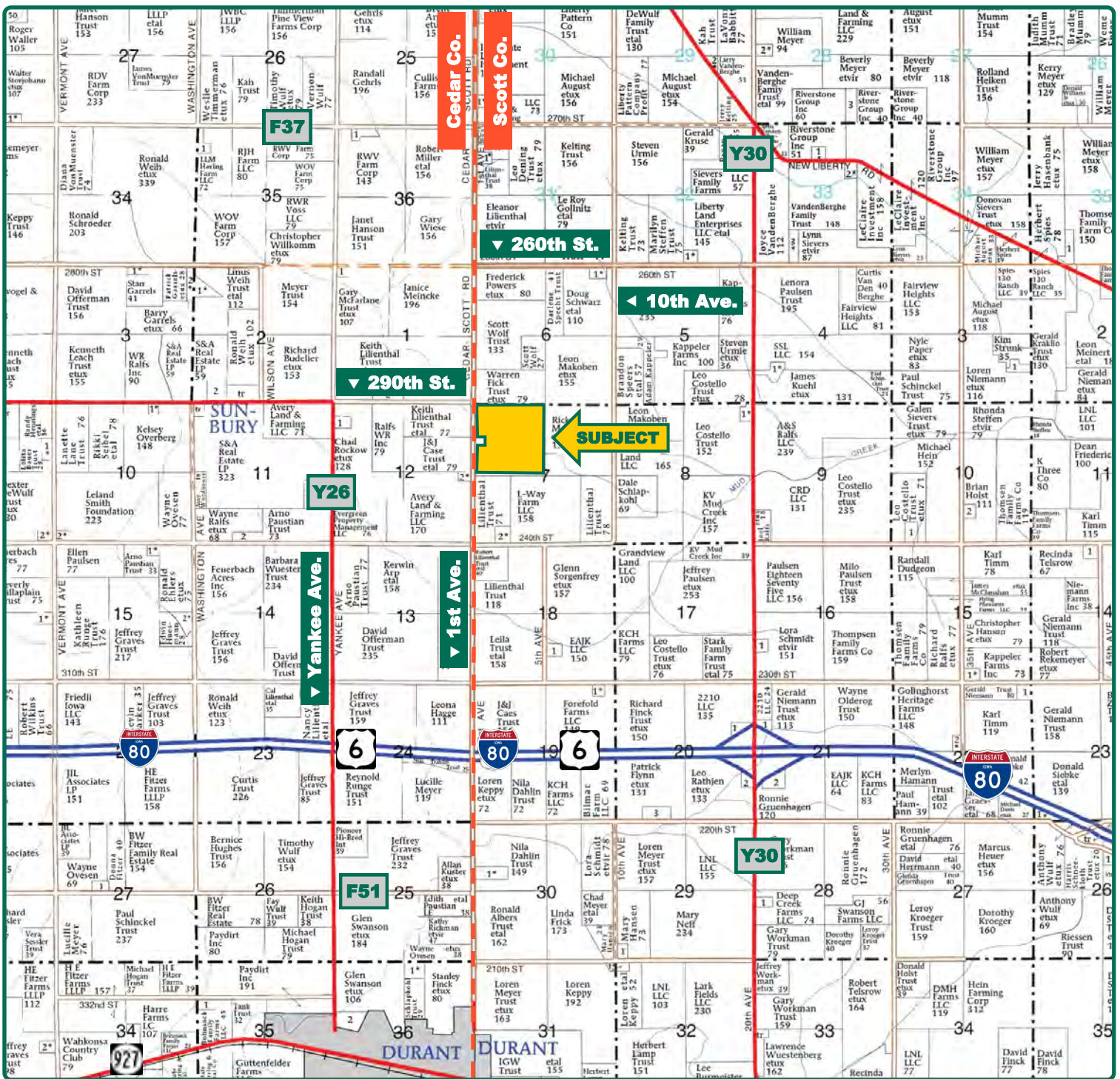


## Property Key Features

- Located 4 Miles North of Durant, Iowa
- 140.11 FSA/Eff. Crop Acres with an 81.50 CSR2
- Includes 14.47 Acres of CRP and Two Grain Storage Bins

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<b>FSA/Eff. Crop Acres:</b>	<b>140.11</b>
<b>CRP Acres:</b>	<b>14.47</b>
<b>Cert. Grass Acres:</b>	<b>7.47</b>
<b>Corn Base Acres:</b>	<b>102.32</b>
<b>Bean Base Acres:</b>	<b>35.58</b>
<b>Soil Productivity:</b>	<b>81.50 CSR2</b>

## Property Information

### 158.40 Acres, m/l

### Location

**From Durant:** 4½ miles north on Yankee Ave. and 1 mile east on 290th St. The property is on the east side of 1st Ave.

### Legal Description

The NW¼ excepting the house and buildings on 2.40 acres located in Section 7, Township 79 North, Range 1 East of the 5th P.M., Scott County, Iowa. Updated abstract to govern.

### Price & Terms

#### PRICE REDUCED!

- ~~\$2,051,280.00~~ \$1,972,080.00
- ~~\$12,950/acre~~ \$12,450/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 2022-2023: \$4,344.00  
Net Taxable Acres: 158.40  
Tax Parcel ID #: 910701001, 910703001, 910717002 & 910719001

### FSA Data

Part of Farm Number 4005, Tract 157  
FSA/Eff. Crop Acres: 140.11  
CRP Acres: 14.47  
Cert. Grass Acres: 7.47  
Corn Base Acres: 102.32  
Corn PLC Yield: 152 Bu.  
Bean Base Acres: 35.58  
Bean PLC Yield: 56 Bu.

### CRP Contracts

There are two CRP contracts on this property:

- There are 10.03 acres enrolled in a CP-27 contract that pays \$345.57/acre - or \$3,466.00 annually - and expires September 30, 2032.
- There are 4.44 acres enrolled in a CP-21 contract that pays \$300/acre - or \$1,322.00 annually - and expires September 30, 2036.

### Soil Types/Productivity

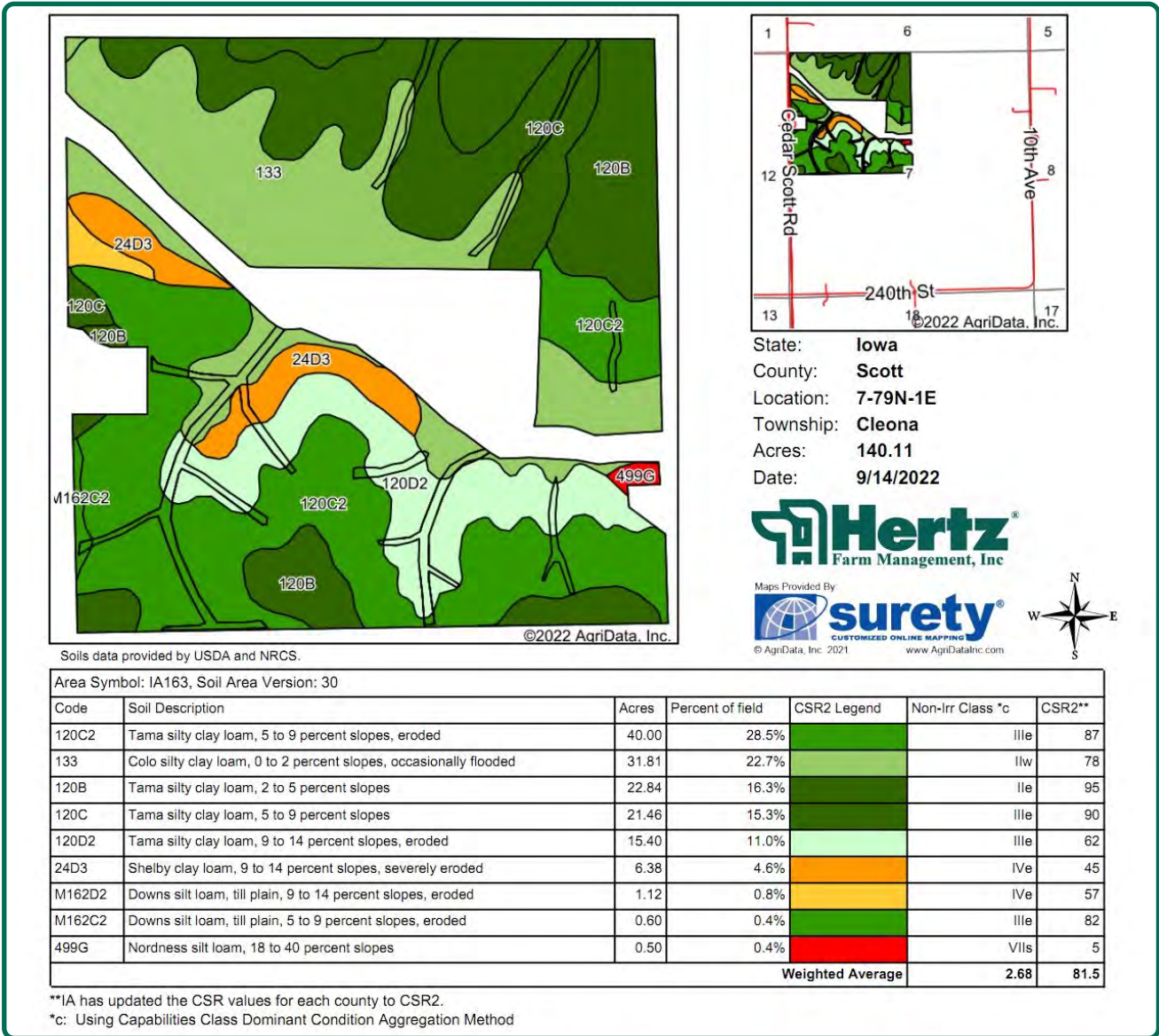
Primary soils are Tama, Colo and Shelby. CSR2 on the FSA/Eff. crop acres is 81.50. See soil map for detail.

### Land Description

Gently rolling.

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## Drainage

Natural.

## Buildings/Improvements

2-Steel Grain Storage Bins:

- 16' x 20' - built in 1970
- 30' x 17' - built in 1980

## Water & Well Information

None.

## Comments

This is a productive Scott County farm with good income potential.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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.*

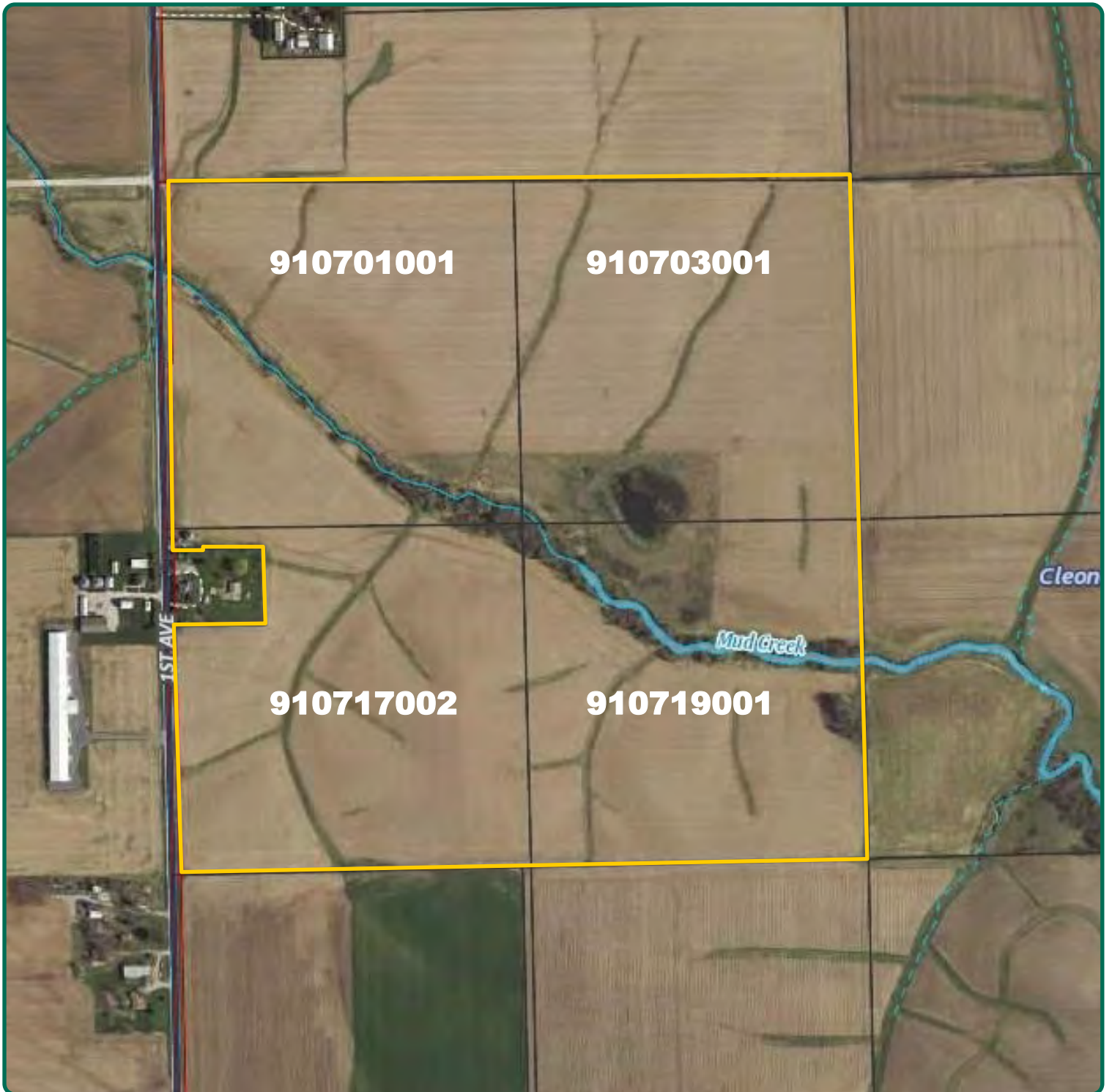
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