

Land For Sale

ACREAGE:

126.42 Acres, m/l

LOCATION:

Fayette County, IA



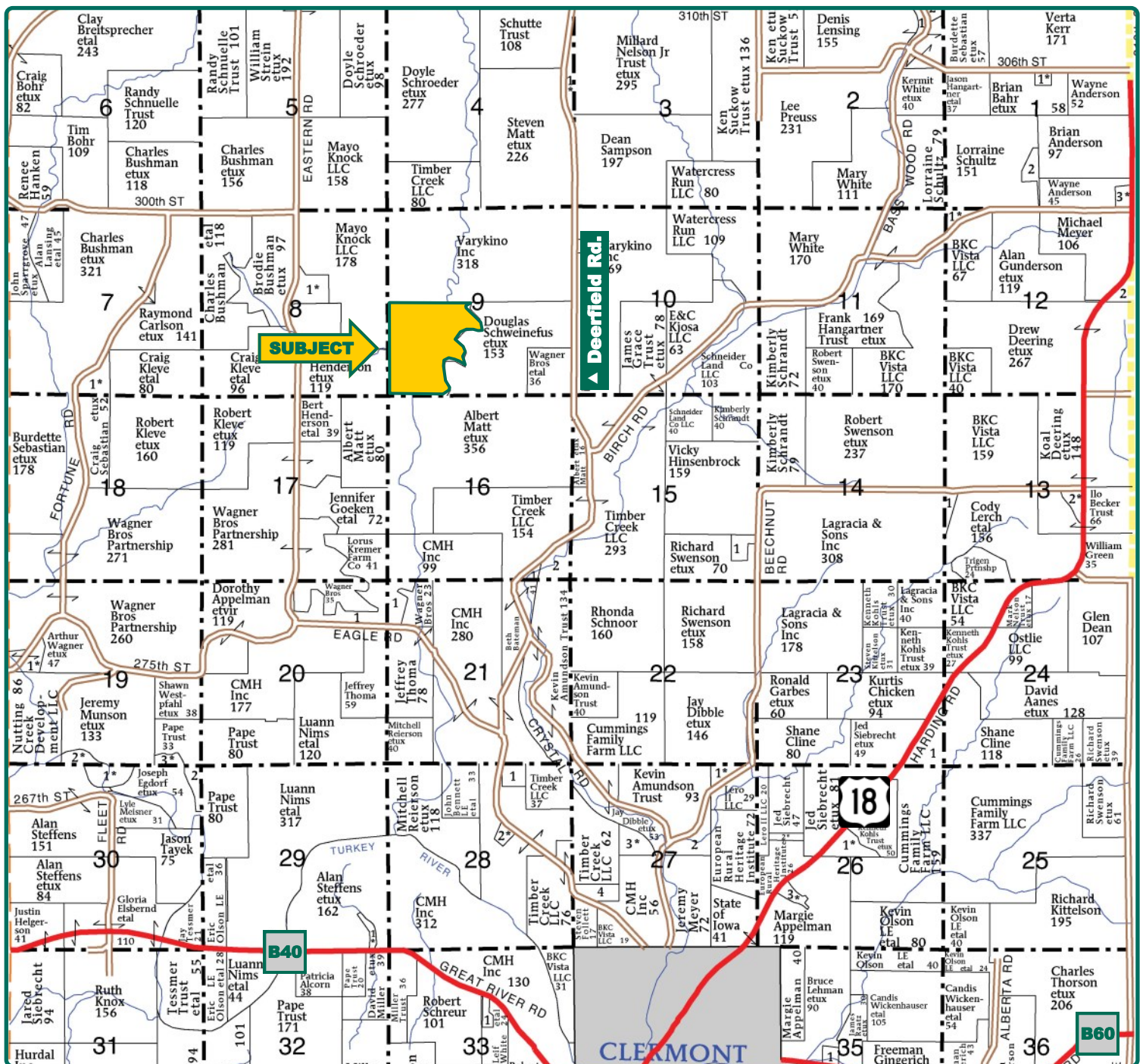
Property Key Features

- Beautiful, Income Producing, Recreational Property
- Located 4 miles Northwest of Clermont, IA
- 1 Bedroom, 1 Bath Hunting Cabin Built in 2009

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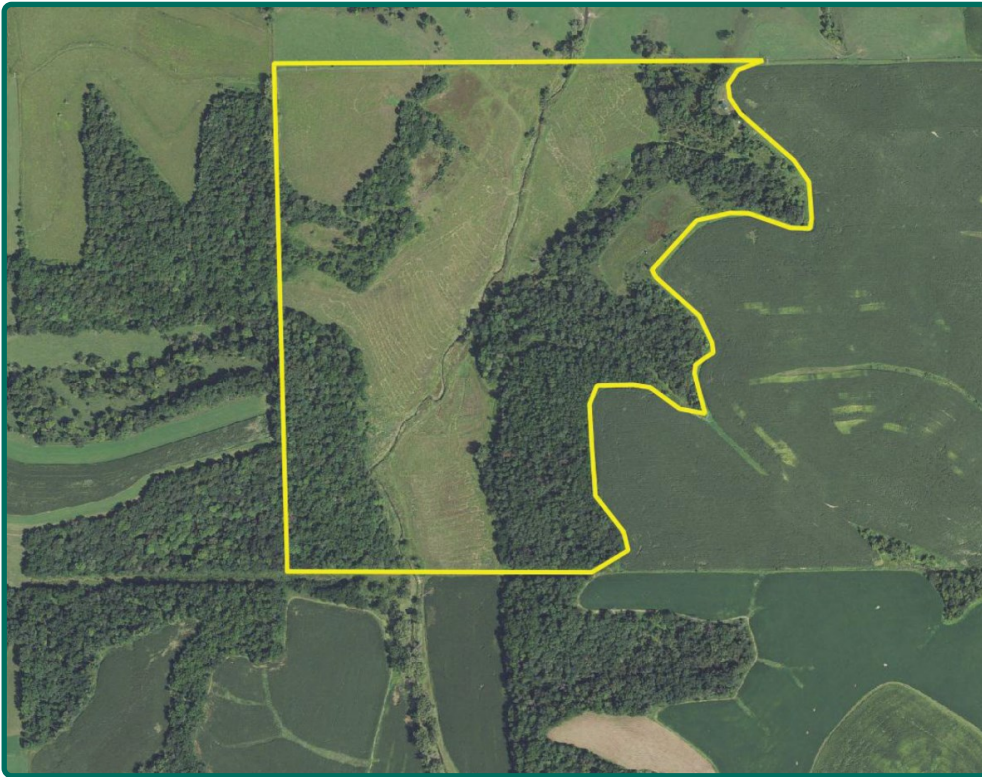


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CRP Acres: 42.94
Soil Productivity: 68.30 CSR2

Property Information

126.42 Acres, m/l

Location

Located approximately 4 miles northwest of Clermont. Access from easement off of Deerfield Rd.

Legal Description

Parcel "C" SW, Survey 2006/1295 Section 9, Township 95 North, Range 7 West of the 5th P.M., Fayette County, IA.

Price & Terms

- \$790,000
- \$6,249.01/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022- 2023: \$1,502

Gross Acres: 126.42

Net Taxable Acres: 78.47

Exempt Forest Reserve Acres: 47.95

Tax per Net Taxable Acre: \$19.14

Tax Parcel ID #: 0409300002

FSA Data

Farm Number 7826, Tract 9185

CRP Acres: 42.94

FSA shows 2.21 Effective Crop Acres; however, these acres have been converted to timber. Contact listing agent for details.

NRCS Classification

Mix of HEL: Highly Erodible Land and

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 14.40 acres enrolled in a CP-25 contract that pays \$291.85/acre or \$4,204 annually and expires September 30, 2025.

There are 16.97 acres enrolled in a CP-42 contract that pays \$323.16/acre or \$5,484 annually and expires September 30, 2025.

There are 11.57 acres enrolled in a CP-21 contract that pays \$379.57/acre or \$4,392 annually and expires September 30, 2025.

Soil Types/Productivity

Primary soils are Dorchester silt loam and Fayette silt loam. CSR2 on the CRP acres is 68.30. See soil map for detail.

Land Description

Level to strongly sloping.

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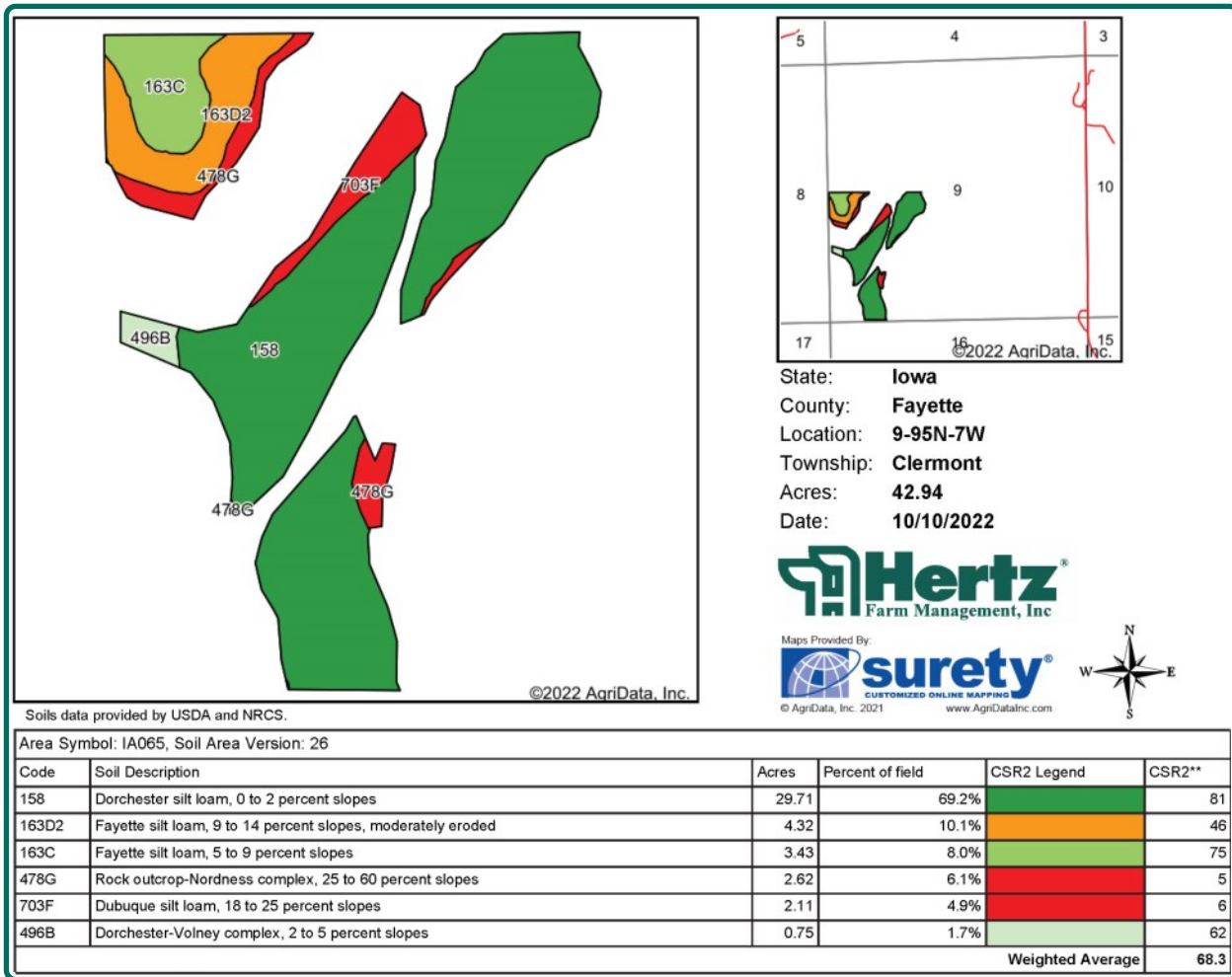
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Drainage

Natural. Fitzgerald Creek runs through property.

Cabin

- Hunter's cabin, 704 sq. ft., 1-Story frame built in 2009. One bedroom, one bath and heat.
- Cabin is solar and generator powered.
- 250 gal. LP tank.
- 4 KW, 120V generator included.

Buildings/Improvements

Metal shed 8 x 10 SF built in 2009.

Water & Well Information

No well. All water is hauled in.

Comments

Well-managed farm with high-quality soils.

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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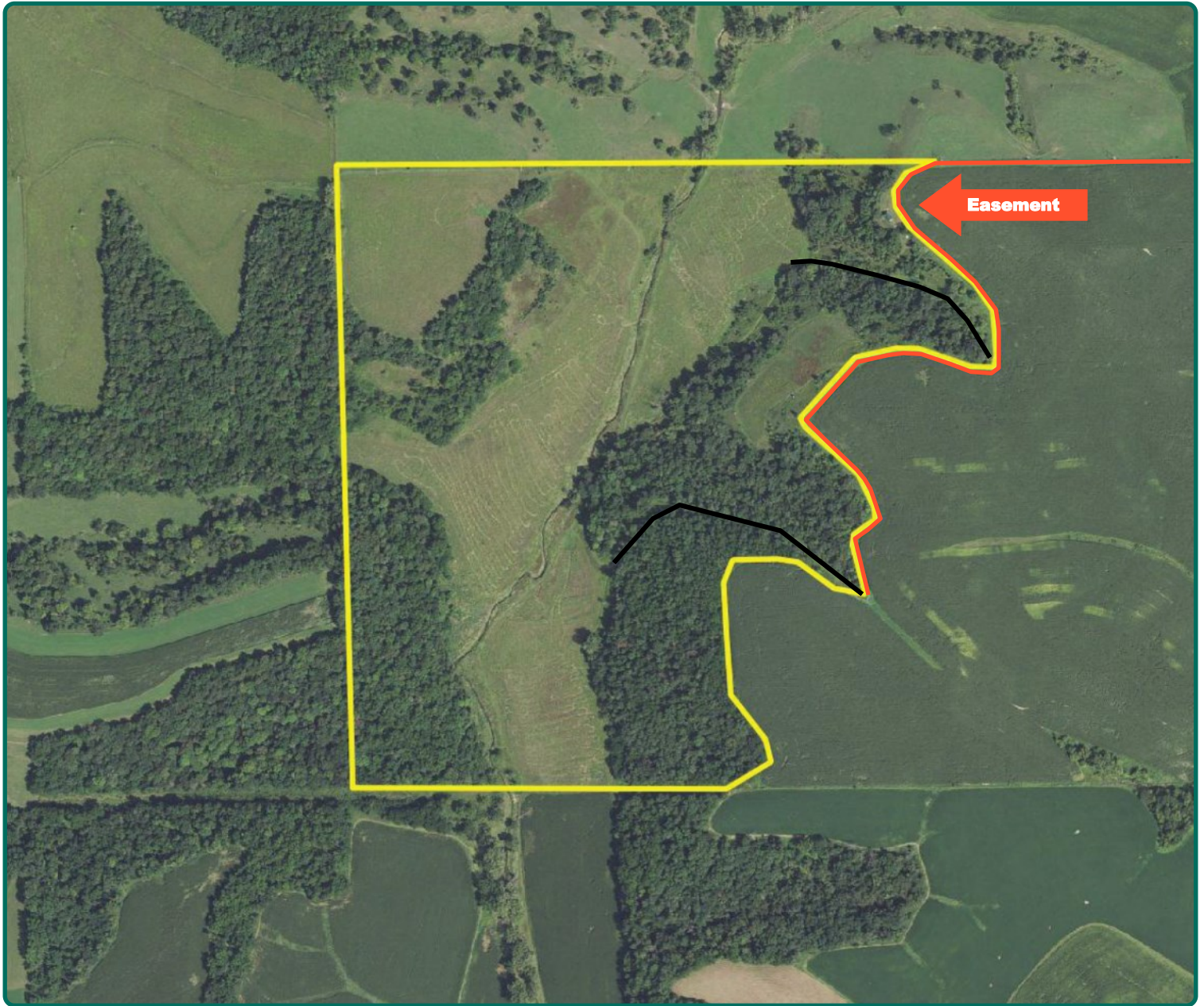
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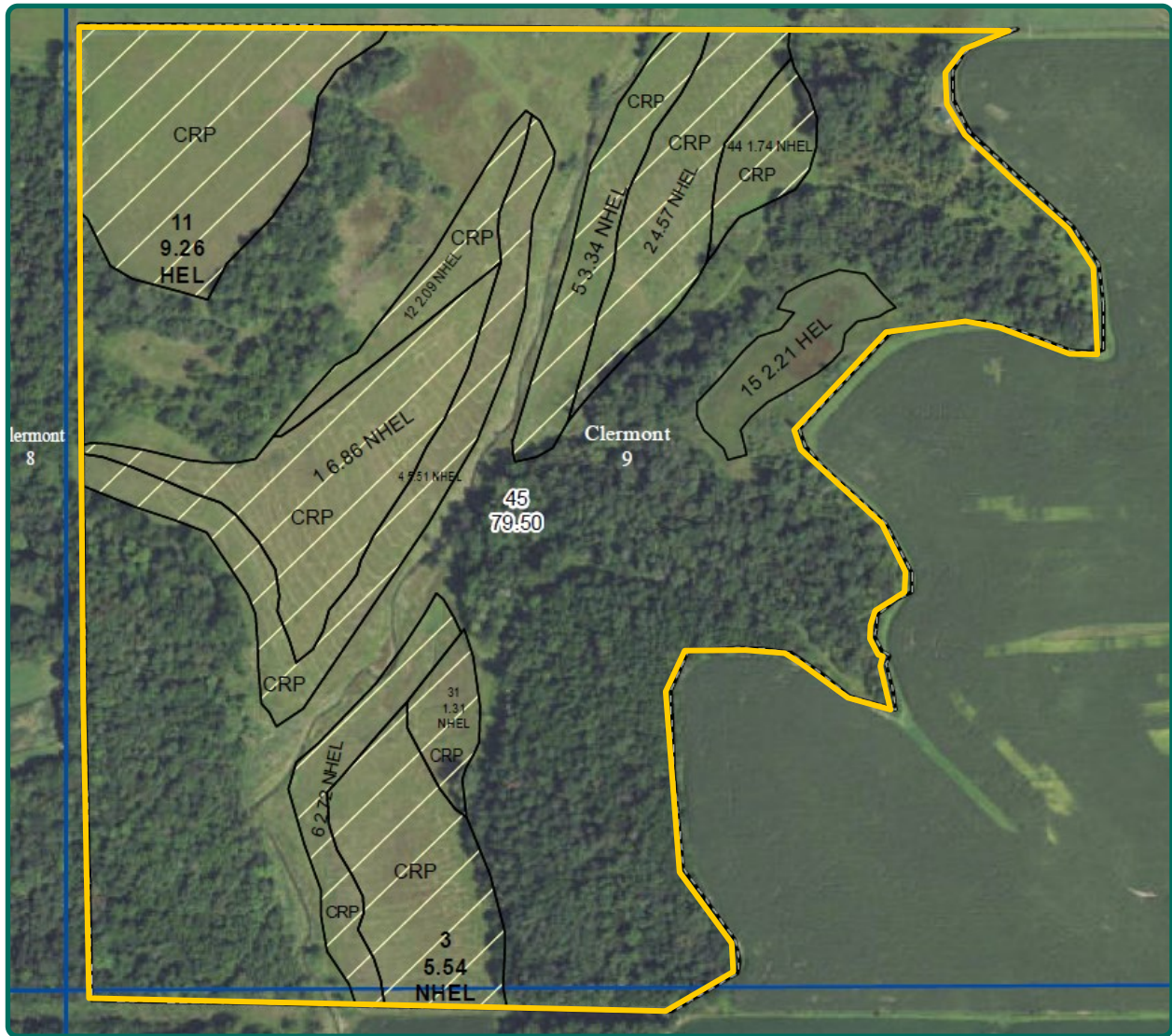
Easement

- Orange line on aerial map represents a 30' wide grass strip perpetual easement on this property from Deerfield Rd.
- Black lines on aerial are approximate driving lanes through timber.

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East Looking West



Northeast Looking Southwest



Hunter's Cabin



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