

# Land For Sale

**ACREAGE:**

**375.25 Acres, m/l**

**LOCATION:**

**Clayton County, IA**



## Property *Key Features*

- Located Along a Hard-Surface Road
- Mixture of Mature CRP and Timber
- Extensive Land Improvement Including Ponds

**Adam Meyer, AFM**  
Licensed Salesperson in IA  
**319.415.9651**  
**AdamM@Hertz.ag**

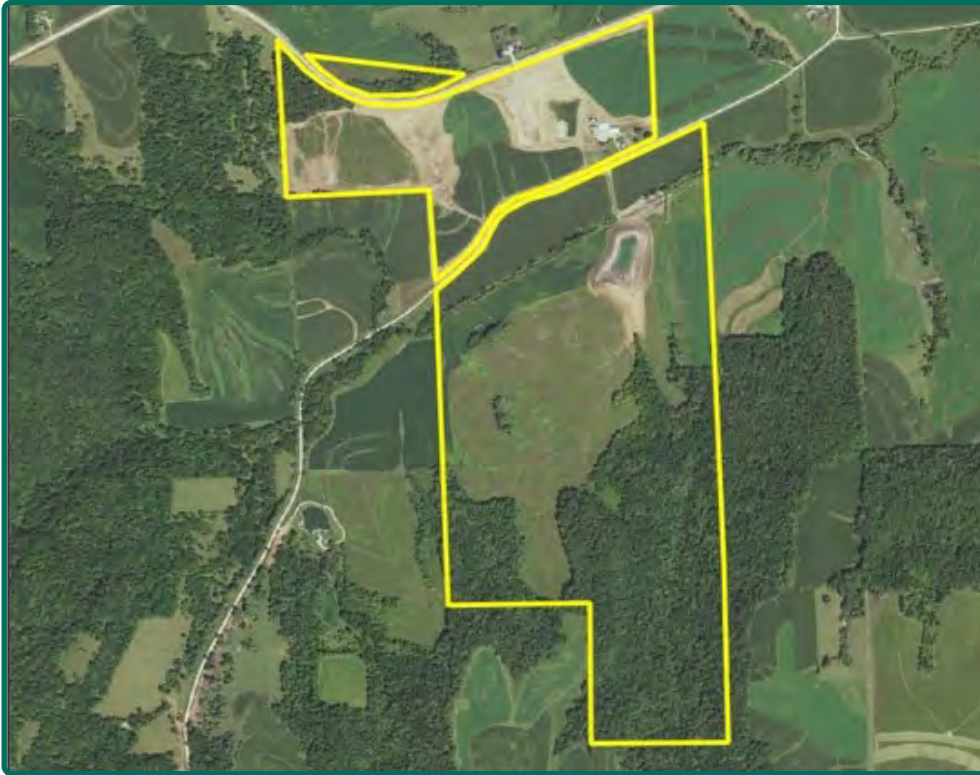
**319.234.1949**  
6314 Chancellor Dr./P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319.540.2957**  
**ElliottS@Hertz.ag**









<b>FSA/Eff. Crop Acres:</b>	<b>103.64</b>
<b>CRP Acres:</b>	<b>100.85</b>
<b>Corn Base Acres:</b>	<b>103.64</b>
<b>Soil Productivity:</b>	<b>47.90 CSR2</b>

## Property Information

### 375.25 Acres, m/l

#### Location

Located ½ mile southwest of Volga, IA. Acre Road runs northeast through the upper north portion of the property.

#### Legal Description

Lot 1 SE SE Section 8, Fractional W½ Section 17, Fractional NE¼ NE¼ Section 18 and NE¼ NW¼ Section 20 all in Township 92 North, Range 6 West of the 5th P.M., Clayton County, IA. Updated abstract to govern.

#### Price & Terms

##### PRICE REDUCED!

- ~~\$2,851,900.00~~ \$2,701,800
- ~~\$7,600/acre~~ \$7,200/acre
- 10% down upon acceptance of offer;

balance due in cash at closing.

#### Possession

Negotiable. Subject to lease.

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$7,864.00

Net Taxable Acres: 375.25

Tax Parcel ID #s: 13-08-377-001, 13-17-102-001, 13-17-126-001, 13-17-151-001, 13-17-176-001, 13-17-301-001, 13-17-326-001, 13-17-351-001, 13-17-376-001, 13-18-226-001 and 13-20-126-001

#### FSA Data

Farm Number 7880, Tract 899

FSA/Eff. Crop Acres: 103.64

CRP Acres: 100.85

Corn Base Acres: 103.64

Corn PLC Yield: 120 Bu.

#### CRP Contracts

There are five CRP contracts on this property:

- There are 47.58 acres enrolled in a CP-38E-2 contract that pays \$247.76/acre or \$11,788 annually and expires September 30, 2026.
- There are 22.61 acres enrolled in a CP-15A contract that pays \$166.61/acre or \$3,767 annually and expires September 30, 2030.
- There are 22.23 acres enrolled in a CP-25 contract that pays \$175.54/acre or \$3,902 annually and expires September 30, 2027.
- There are 4.49 acres enrolled in a CP-38E-25 contract that pays \$264.45/acre or \$1,187 annually and expires September 30, 2031.
- There are 3.94 acres enrolled in a CP-38E-25 contract that pays

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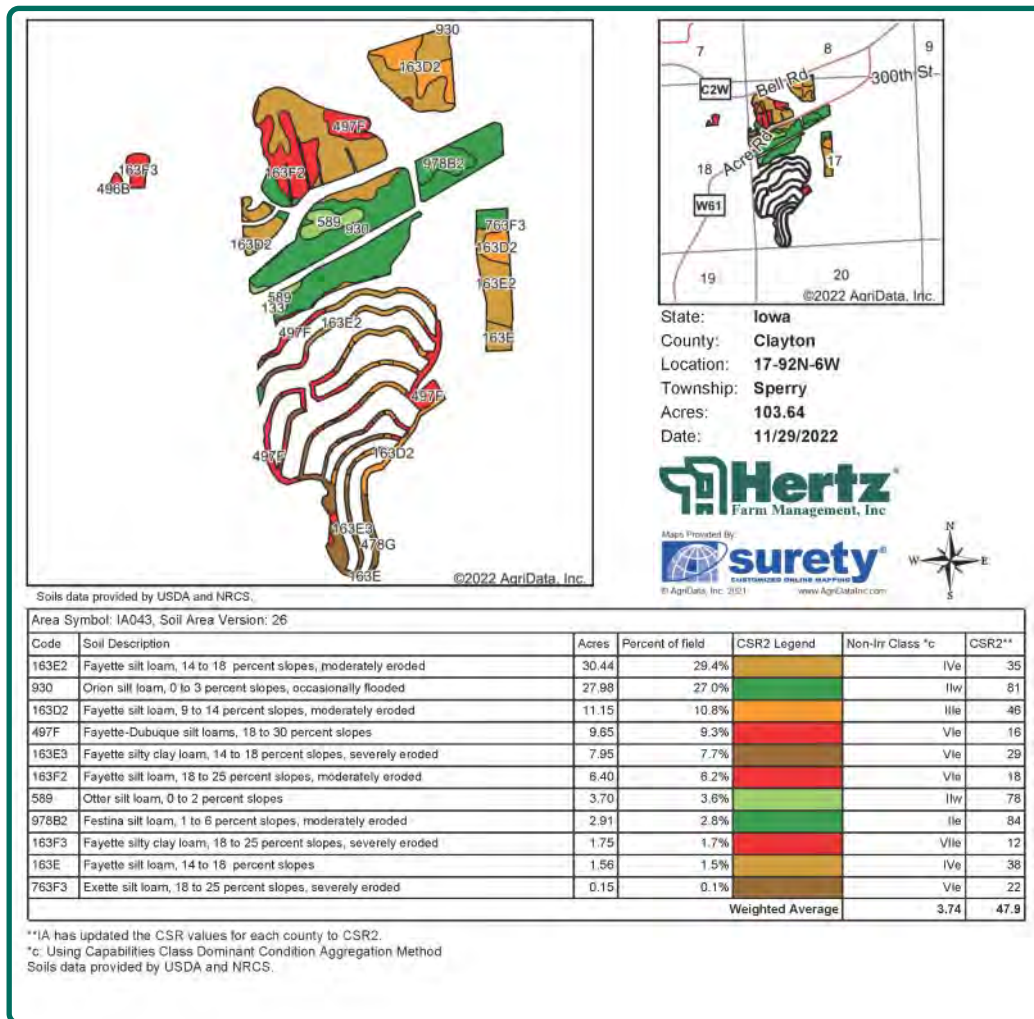
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\$148.83/acre or \$586 annually and expires September 30, 2030.

## Soil Types/Productivity

Primary soils are Fayette silt loam and Orion silt loam. CSR2 on the FSA/Eff. crop acres is 47.90. See soil map for detail.

## Land Description

Moderate to strongly sloping.

## Drainage

Natural with some tile.

## Water & Well Information

- Well is located approximately 50' west of dwelling.
- Two well-maintained ponds created in 2021.

## Buildings/Improvements

- 42' x 86' Flat barn built in 1900.
- 60' x 95' Attached shed built in 1974.
- 16' x 30' Utility building built in 1900.
- 32' x 34' Utility building built in 1900.
- 16' x 29' Steel grain storage bin built in 1976.

- 30' x 30' Steel grain storage bin built in 1982.

## Farmstead

There is a 2-story home that was built in 1900 consisting of 2,488 sq. ft. of living space, 3 bedrooms, 2 bathrooms, a full basement with 1,320 sq. ft. and a detached garage.

## School District

Central School District.

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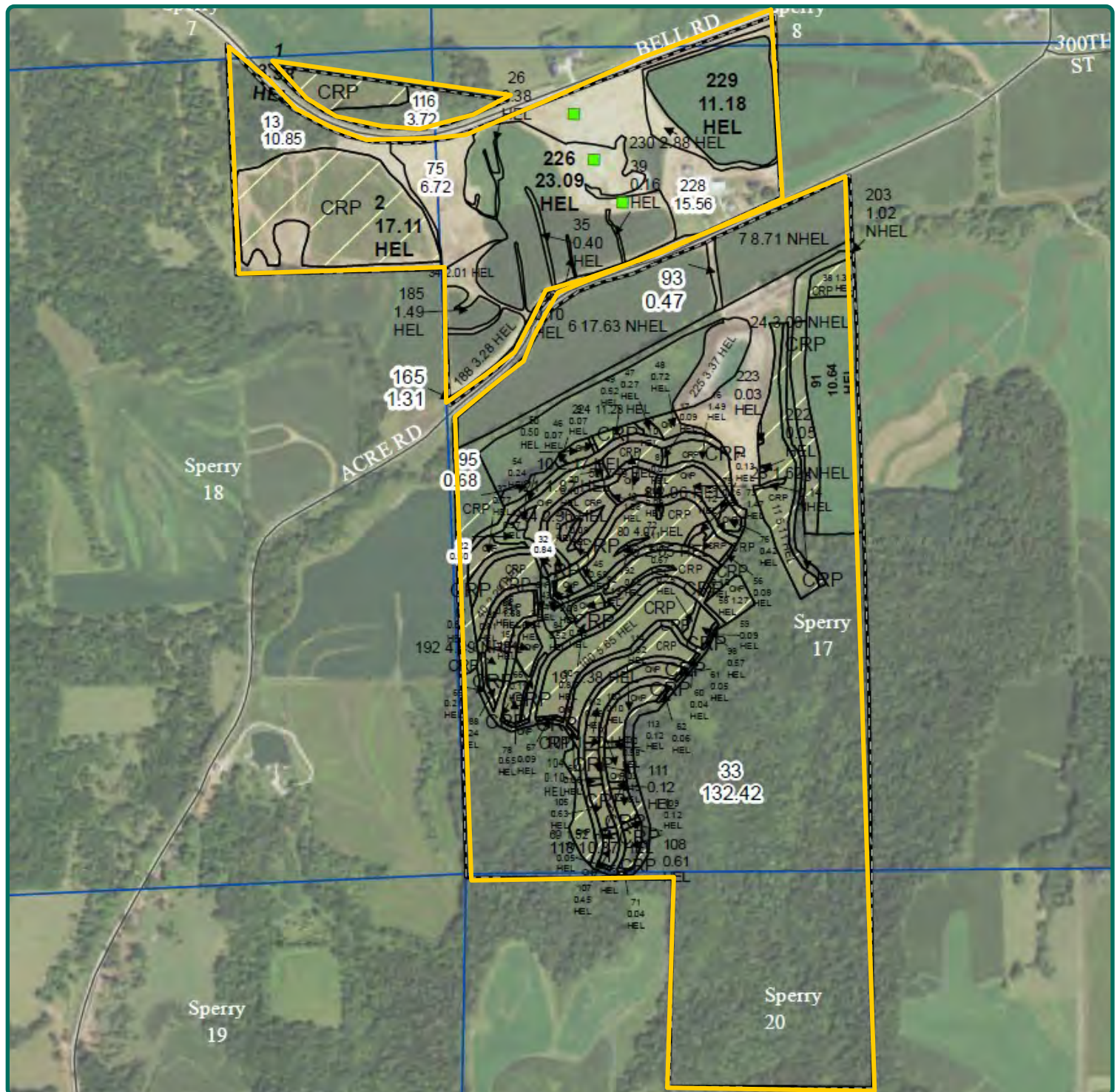
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*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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