

Land For Sale

ACREAGE:

70.77 Acres, m/l

LOCATION:

Buchanan County, IA

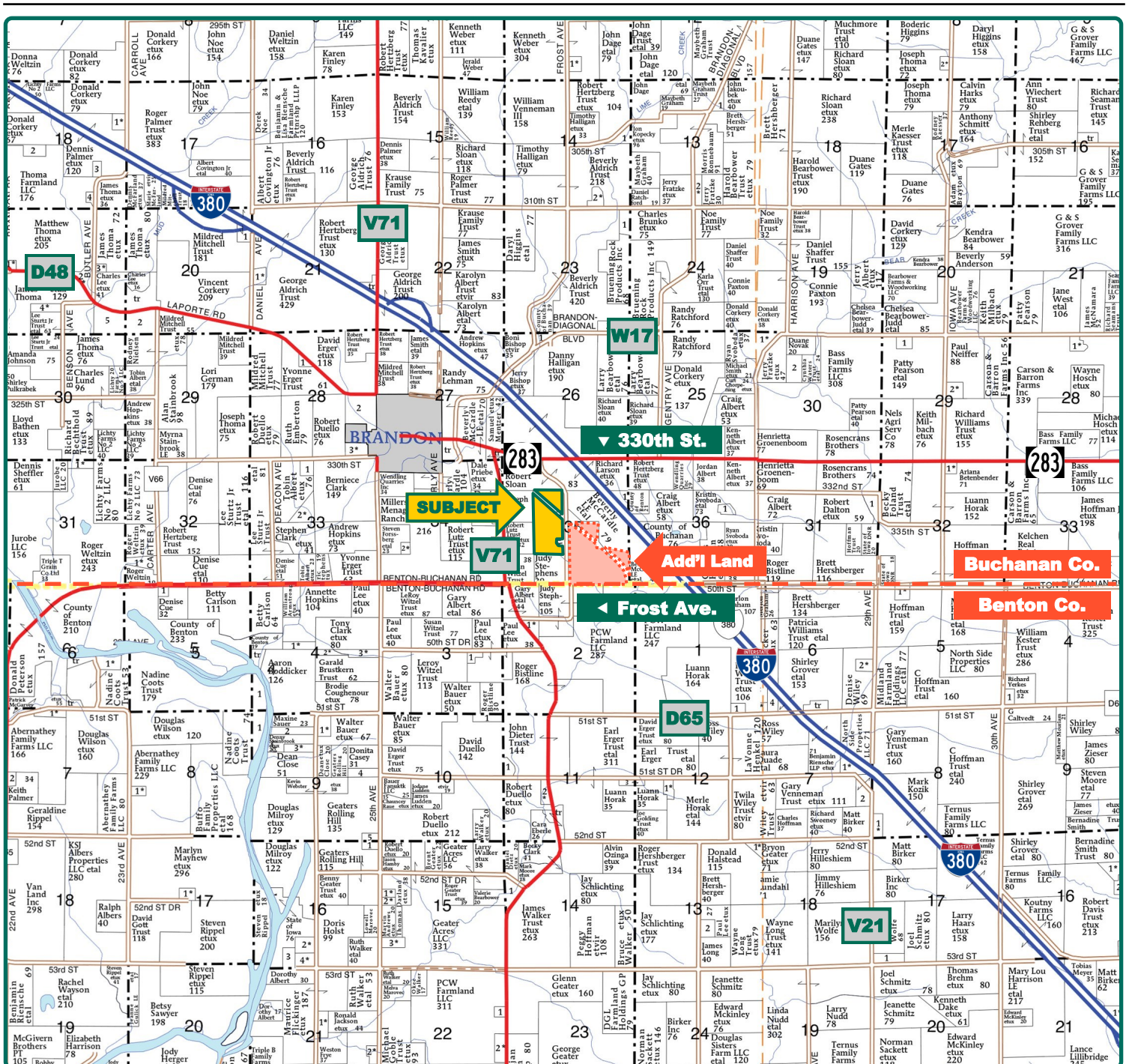


Property Key Features

- Located 1 Mile Southeast of Brandon, Iowa
- 68.26 Acres of CRP with \$20,339.00 Annual Revenue
- Nice, Recreational Farm with Good Income

Troy Louwagie, ALC
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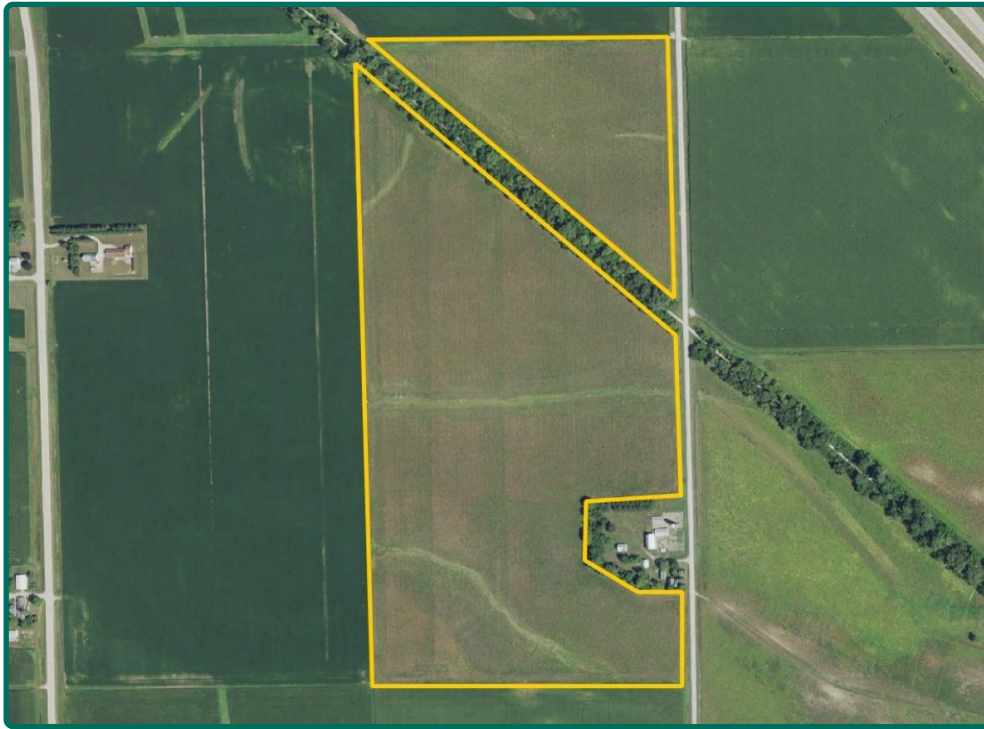
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FSA/Eff. Crop Acres:	1.42
CRP Acres:	68.26
Cert. Grass Acres:	1.42
Corn Base Acres:	1.42*
Soil Productivity:	81.80 CSR2

**Acres are estimated.*

Property Information

70.77 Acres, m/l

Location

From Brandon: ¾ mile east on 330th St. and ¼ mile southeast on Frost Ave. The property is on the west side of the road.

Legal Description

The SE¼ of the NW¼ and the NE¼ of the SW¼ except the house, buildings and 3.13 acres; all located in Section 35, Township 87 North, Range 10 West of the 5th P.M., Buchanan County, Iowa.

Price & Terms

- \$838,624.50
- \$11,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022-2023: \$2,750.00*
Net Taxable Acres: 70.77
Tax per Net Taxable Acre: \$38.85*
Tax Parcel ID #s: 1335100005 and part of 1335300004

**Taxes estimated pending survey of acreage. Buchanan County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1542, Tract 66
FSA/Eff. Crop Acres: 1.42
CRP Acres: 68.26
Cert. Grass Acres: 1.42
Corn Base Acres: 1.42*
Corn PLC Yield: 112 Bu.

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

CRP Contracts

There are 68.26 acres enrolled in a CP-42 contract that pays \$297.97/acre - or \$20,339.00 annually - and expires September 30, 2026.

Buyer to receive 100% of the October 1, 2023 CRP payments.

Public Hunting

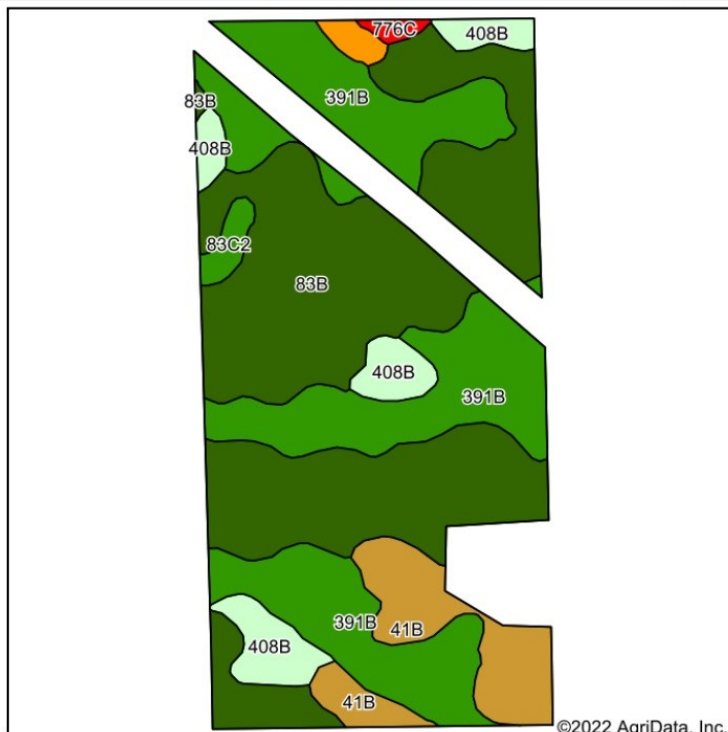
The CRP on this farm is enrolled in the Iowa Habitat & Access Program (IHAP). This program allows for annual, public hunting from September 1 to May 31. Local DNR officers will monitor the hunting activity.

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. Crop and CRP acres is 81.80. See soil map for detail.

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Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	33.82	48.5%		Ile		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.09	33.1%		Ilw		87
41B	Sparta loamy fine sand, 2 to 5 percent slopes	6.18	8.9%		IVs	Ile	39
408B	Olin sandy loam, 2 to 5 percent slopes	4.79	6.9%		Ile		64
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.82	1.2%		IIIe		84
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	0.61	0.9%		Ile		49
776C	Lilah sandy loam, 2 to 9 percent slopes	0.37	0.5%		IVs		5
Weighted Average					2.20	*-	81.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



State: **Iowa**
County: **Buchanan**
Location: **35-87N-10W**
Township: **Jefferson**
Acres: **69.68**
Date: **11/10/2022**



Maps Provided By



Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

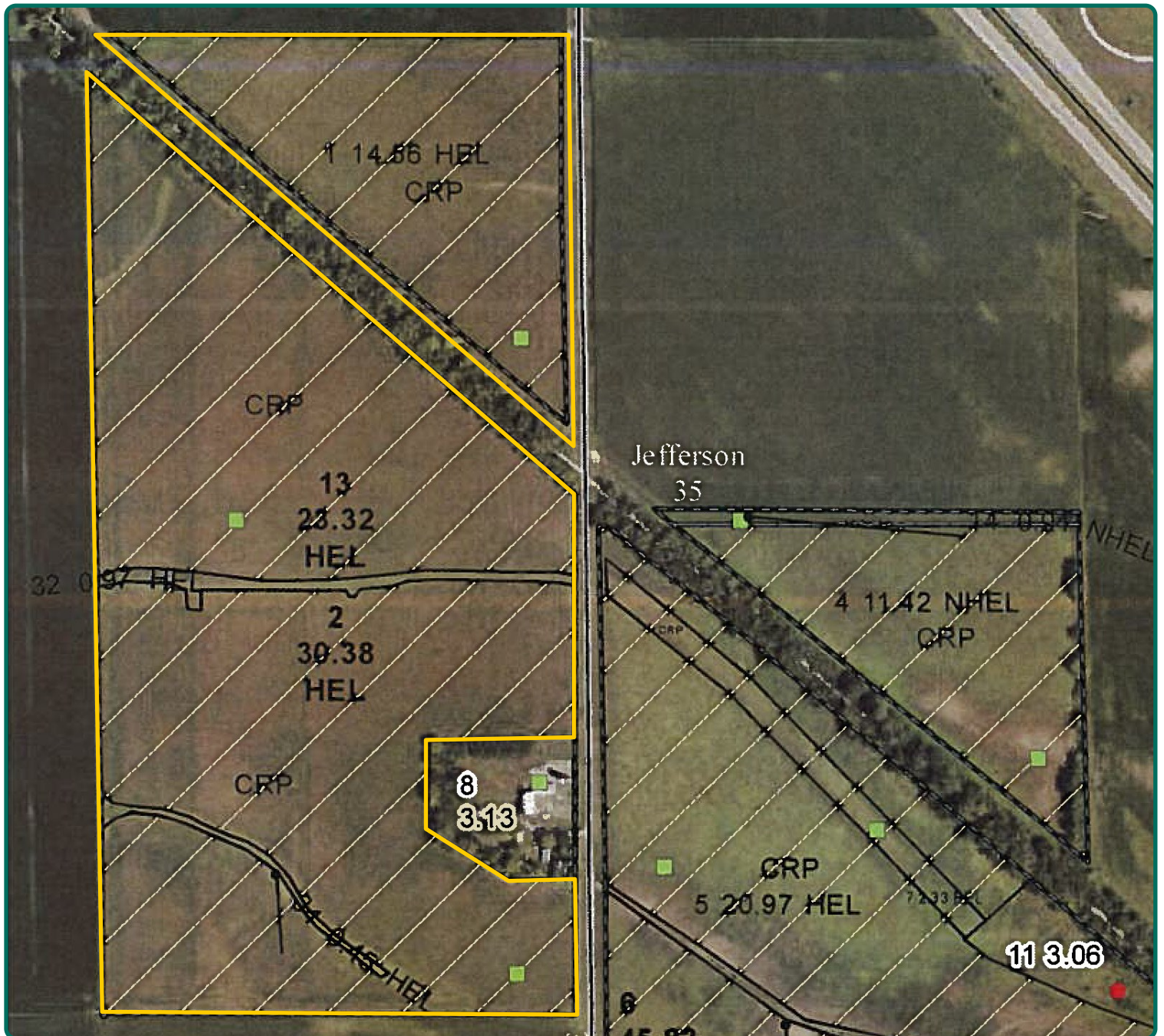
This is a nice recreational farm with good income.

Additional Land for Sale

Seller has an additional tract of land for sale located southeast of this property. See Additional Land Aerial Photo.

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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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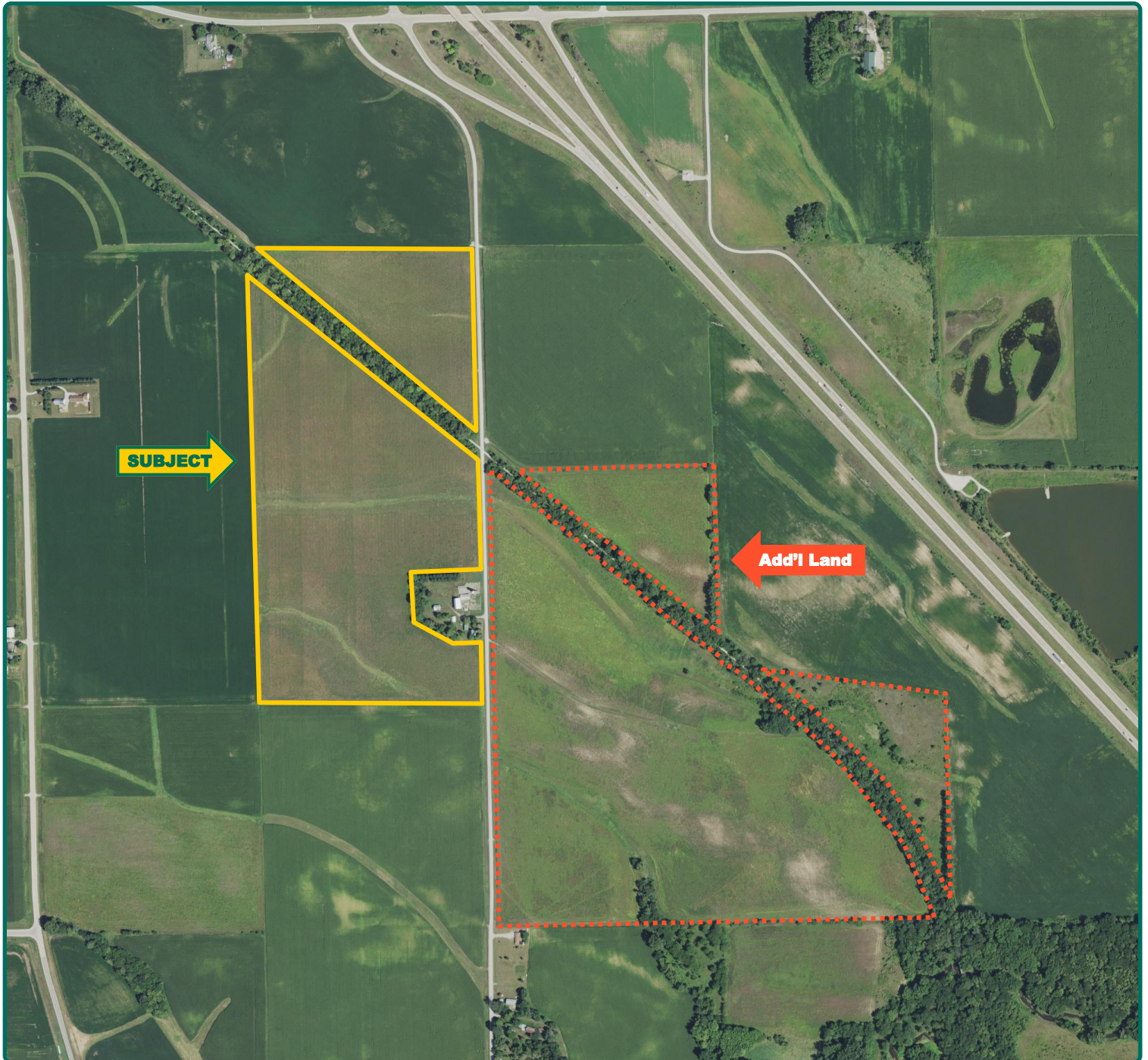
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Additional Land Aerial Photo



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