

Land For Sale

ACREAGE:

113.75 Acres, m/l

LOCATION:

Buchanan County, IA

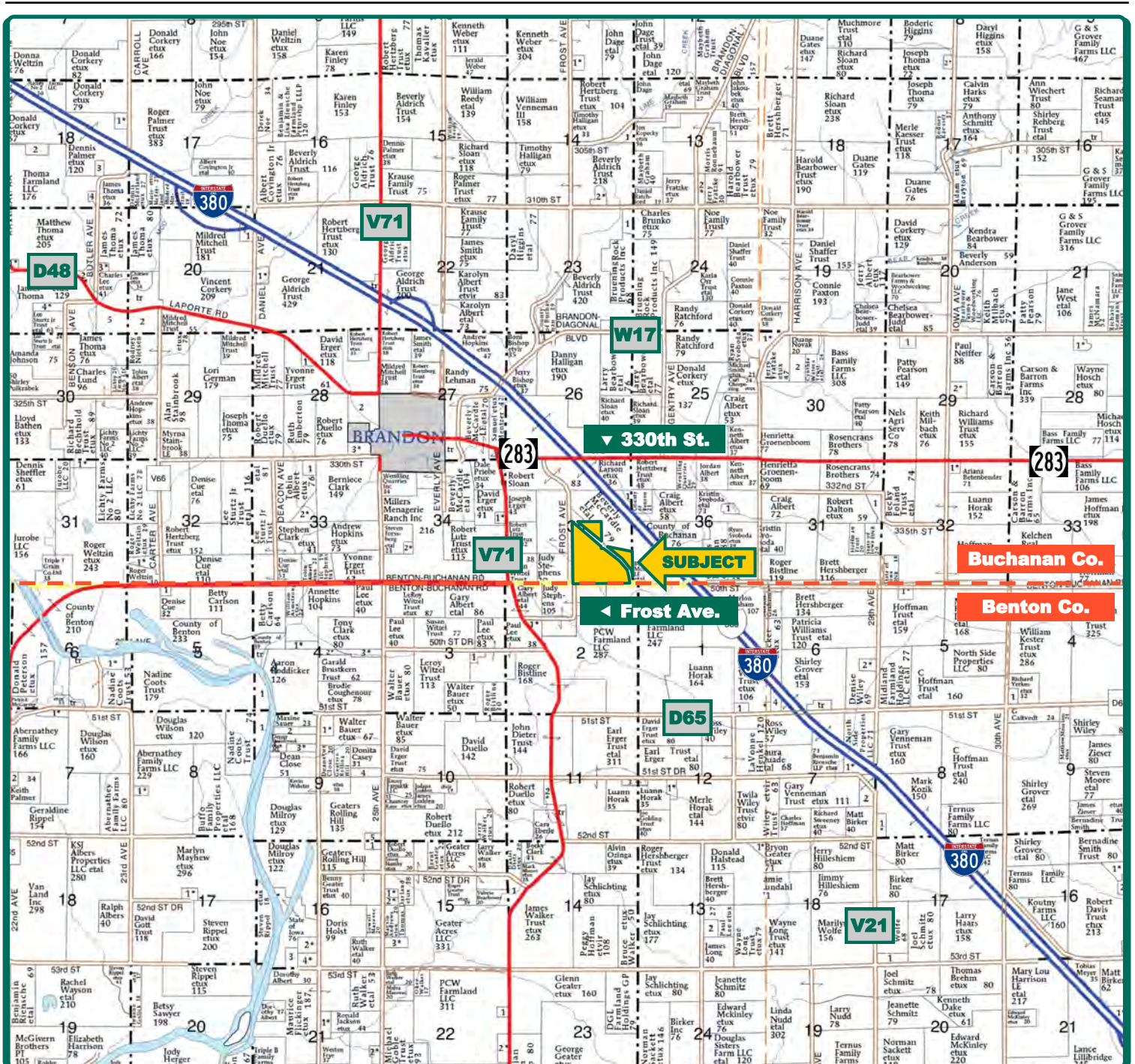


Property Key Features

- Located 1½ Miles Southeast of Brandon, Iowa
- 104.62 Acres in CRP with an Annual Revenue of \$28,655.00
- A Nice, Recreational Farm with Good Income

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FSA/Eff. Crop Acres:	1.02
CRP Acres:	104.62
Cert. Grass Acres:	1.02
Corn Base Acres:	1.02*
Soil Productivity:	55.00 CSR2

**Acres are estimated.*

Property Information

113.75 Acres, m/l

Location

From Brandon: ¾ mile east on 330th St. and ½ mile southeast on Frost Ave. The property is on the east side of the road.

Legal Description

The W½ of the SE¼ and the SE¼ of the SE¼; all located in Section 35, Township 87 North, Range 10 West of the 5th P.M., Buchanan County, Iowa.

Price & Terms

- \$881,562.50
- \$7,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023-2024: \$3,134.00
 Net Taxable Acres: 113.75
 Tax per Net Taxable Acre: \$27.55
 Tax Parcel ID #s: 1335400001, 1335400003, 1335400005, 1335400006

FSA Data

Part of Farm Number 1542, Tract 66
 FSA/Eff. Crop Acres: 1.02
 CRP Acres: 104.62
 Cert. Grass Acres: 1.02
 Corn Base Acres: 1.02*
 Corn PLC Yield: 112 Bu.
**Acres are estimated pending reconstitution of farm by the Buchanan County FSA office.*

CRP Contracts

There are three CRP contracts on this property:

- There are 91.65 acres enrolled in a CP-42 contract that pays \$297.97/acre - or \$27,309.00 annually - and expires September 30, 2026.
- There are 10.64 acres enrolled in a CP-88 contract that pays \$41.65/acre - or \$443.00 annually - and expires September 30, 2036.
- There are 2.33 acres enrolled in a CP-8A contract that pays \$387.60/acre - or \$903.00 annually - and expires September 30, 2025.

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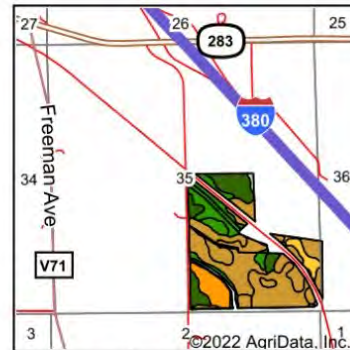
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State: Iowa
 County: Buchanan
 Location: 35-87N-10W
 Township: Jefferson
 Acres: 105.64
 Date: 11/10/2022



Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 25
 Area Symbol: IA019, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	31.10	29.4%		IVs	Ile	39	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	23.03	21.8%		IVs	Ile	34	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	16.16	15.3%		IIW		87	
83B	Kenyon loam, 2 to 5 percent slopes	14.52	13.7%			Ile	90	
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	8.29	7.8%			Ile	49	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.85	3.6%			IIW	54	
809B	Bertram fine sandy loam, 2 to 5 percent slopes	3.84	3.6%			IVs	39	
198B	Floyd loam, 1 to 4 percent slopes	2.39	2.3%			IHW	89	
408B	Olin sandy loam, 2 to 5 percent slopes	0.66	0.6%			Ile	64	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.59	0.6%			IIle	50	
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.34	0.3%			IIs	53	
177B	Saude loam, 2 to 5 percent slopes	0.24	0.2%			IIs	55	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.21	0.2%			IIle	50	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.17	0.2%			IVs	34	
1585	Spillville-Coland complex, 0 to 2 percent slopes, frequently flooded	0.13	0.1%			VW	22	
109C	Backbone fine sandy loam, 4 to 12 percent slopes	0.06	0.1%			IVs	31	
214C	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 9 percent slopes	0.06	0.1%			IIle	42	
Weighted Average						3.11	*.	55

**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.

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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 Sparta, Clyde-Floyd and Kenyon. CSR2 on the FSA/Eff. Crop & CRP acres is 55.00. See soil map for detail.

Drainage

Natural.

Buildings/Improvements

None.

Land Description

Level to gently rolling.

Water & Well Information

None.

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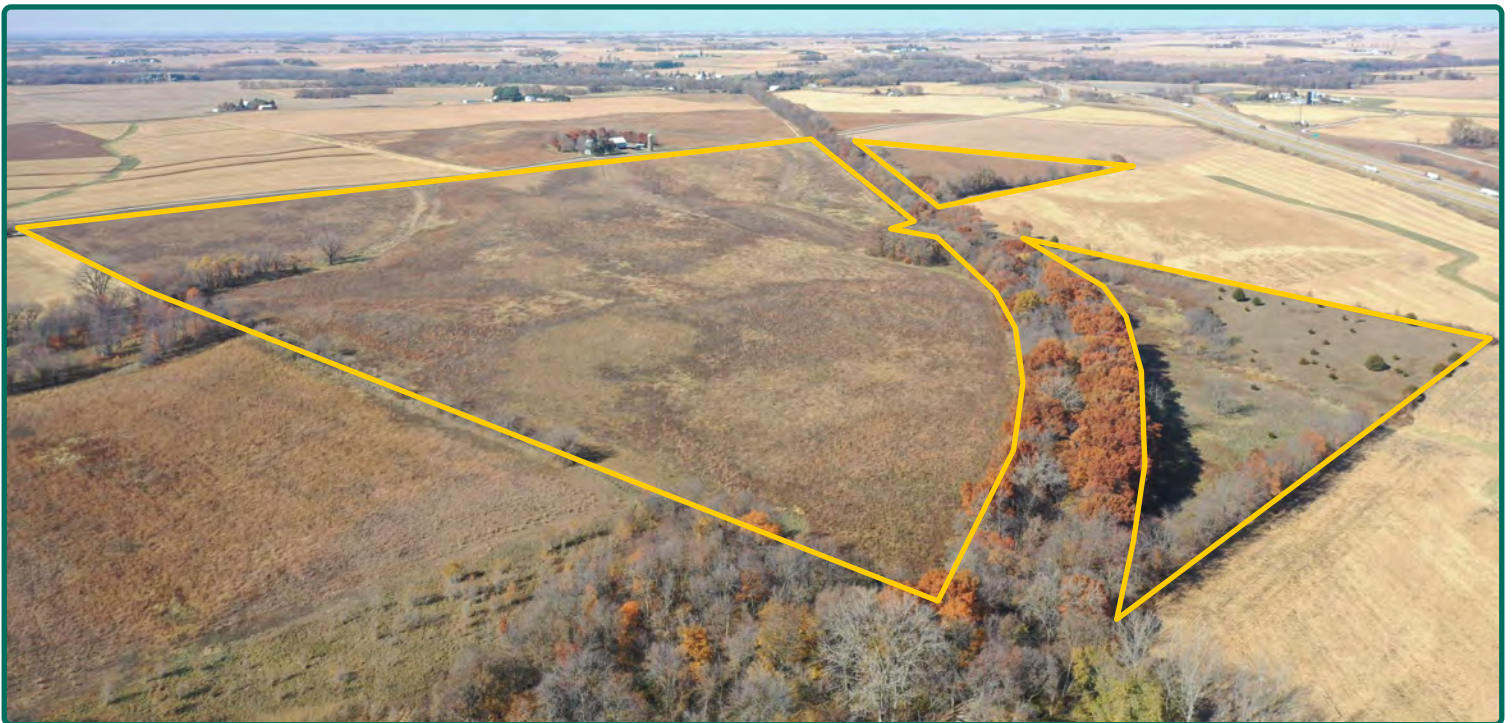
Comments

This Buchanan County property is an attractive, recreational farm with income from CRP.

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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