

Land For Sale

ACREAGE:

184.07 Acres, m/l

LOCATION:

Allamakee County, IA



Property Key Features

- **Highly Tillable Land Located in Strong Area**
- **65.90 CSR2 on Estimated Crop Acres**
- **Long-Time Family Owned Farm**

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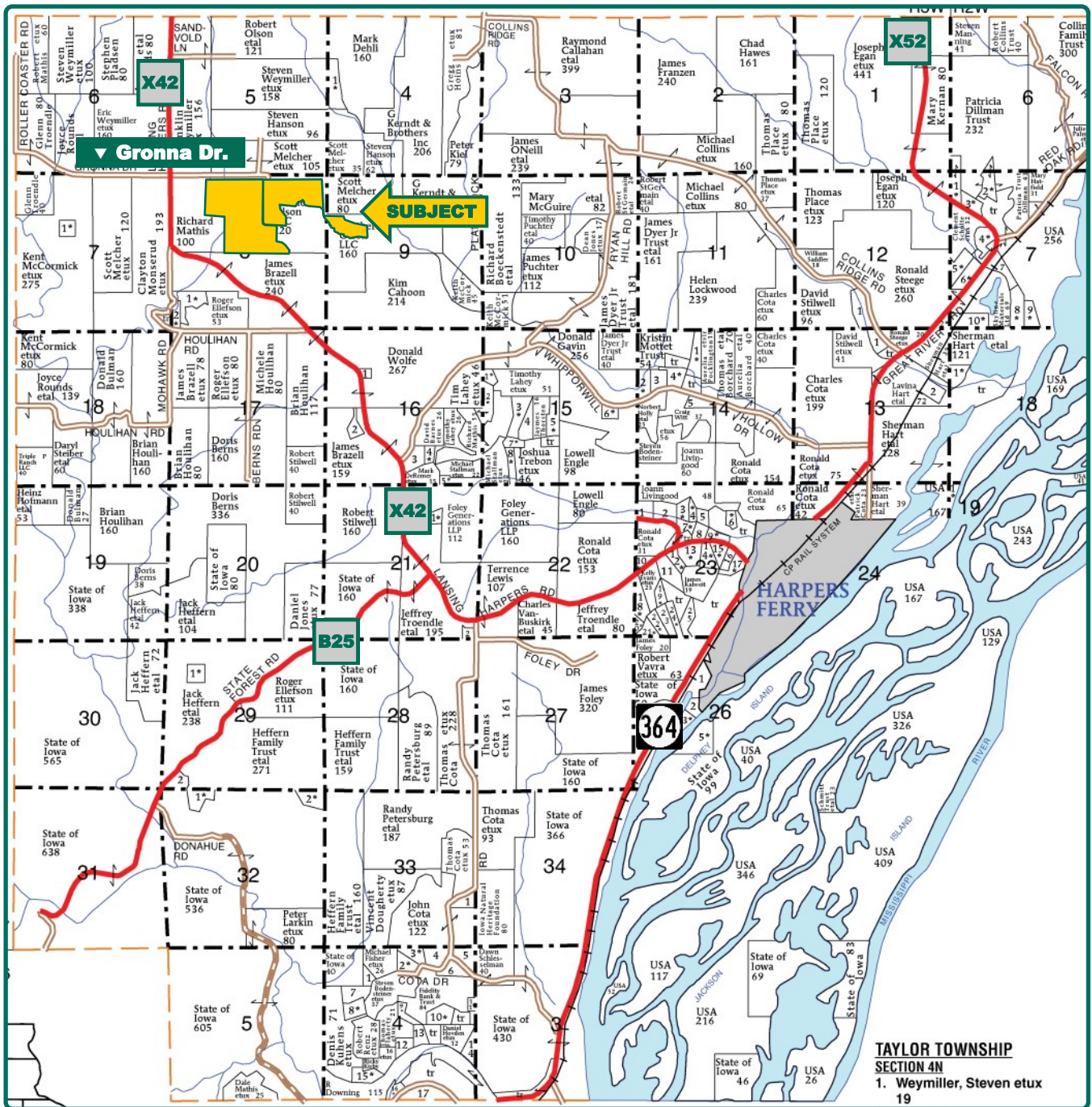
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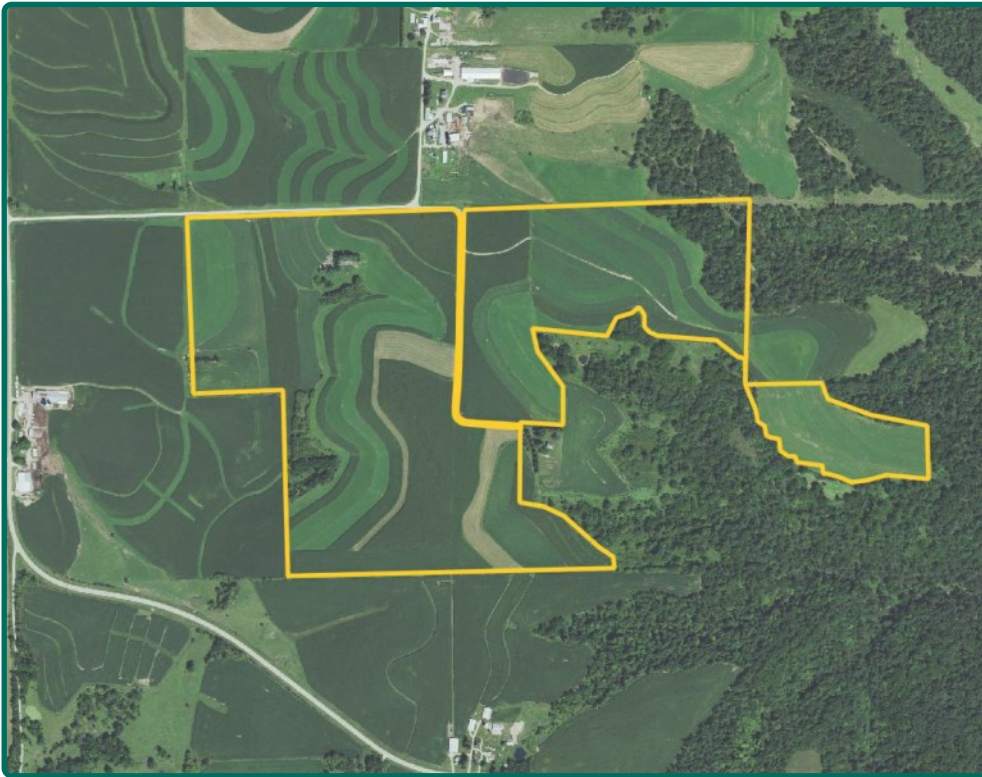


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FSA/Eff. Crop Acres: 170.98*

Corn Base Acres: 81.67*

Bean Base Acres: 46.27*

Soil Productivity: 65.90 CSR2

**Acres are estimated.*

Property Information

184.07 Acres, m/l

Location

From Harpers Ferry: 1½ miles west on County Road X42 curving northwest on County Road X42 for 3 miles. Turn east on to Gronna Dr. and go ¼ mile. Property is on south side of the road.

Legal Description

Part of the N½ Section 8, and Part of the NW¼ Section 9, Township 97 North, Range 3 West of the 5th P.M. Updated abstract to govern.

Price & Terms

- \$2,208,840.00
- \$12,000/acre

- 10% down upon acceptance of offer; balance due in cash at closing.
- Short term contract sale, 50% of purchase price due at closing in 2023, remaining 50% balance due January of 2024. Contact agent for details.

Possession

Subject to existing lease.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,557.00*
Gross Acres: 184.07*
Net Taxable Acres: 182.59*
Tax per Net Taxable Acre: \$24.96*
Part of Tax Parcel ID #s: 1708200003 and 1709100003.

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

Lease Status

Farm is currently leased. Lease expires February 28, 2024.

FSA Data

Part of Farm Number 5094, Tract 2005
FSA/Eff. Crop Acres: 170.98*
Corn Base Acres: 81.67*
Corn PLC Yield: 159 Bu.
Bean Base Acres: 46.27*
Bean PLC Yield: 43 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

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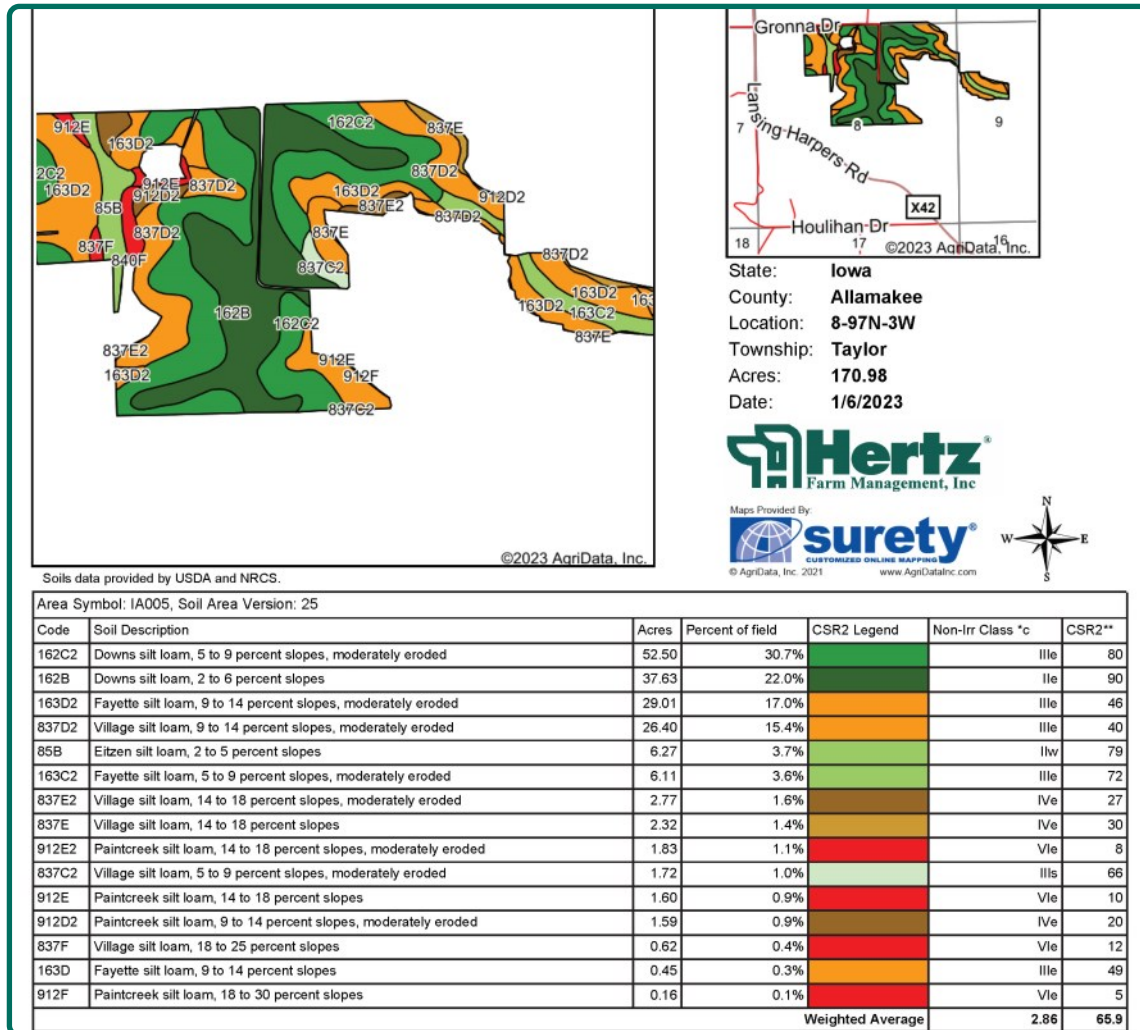
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Soil Types/Productivity

Primary soils are Downs silt loam and Fayette silt loam. CSR2 on the est. FSA/Eff. crop acres is 65.90. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently to strongly sloping.

Drainage

Natural.

Water & Well Information

Abandoned well of unknown condition located in the NW¼ of the NE¼ Section 8. See map on page 5.

Easement

There is a recorded Perpetual Easement Agreement for an access lane off of Gronna Dr. to tillable acres in Section 9. See map on page 5. Contact agent for details.

Construction Restriction

There is a 15-year acreage construction restriction on this property. See map on page 5 for diameter restrictions.

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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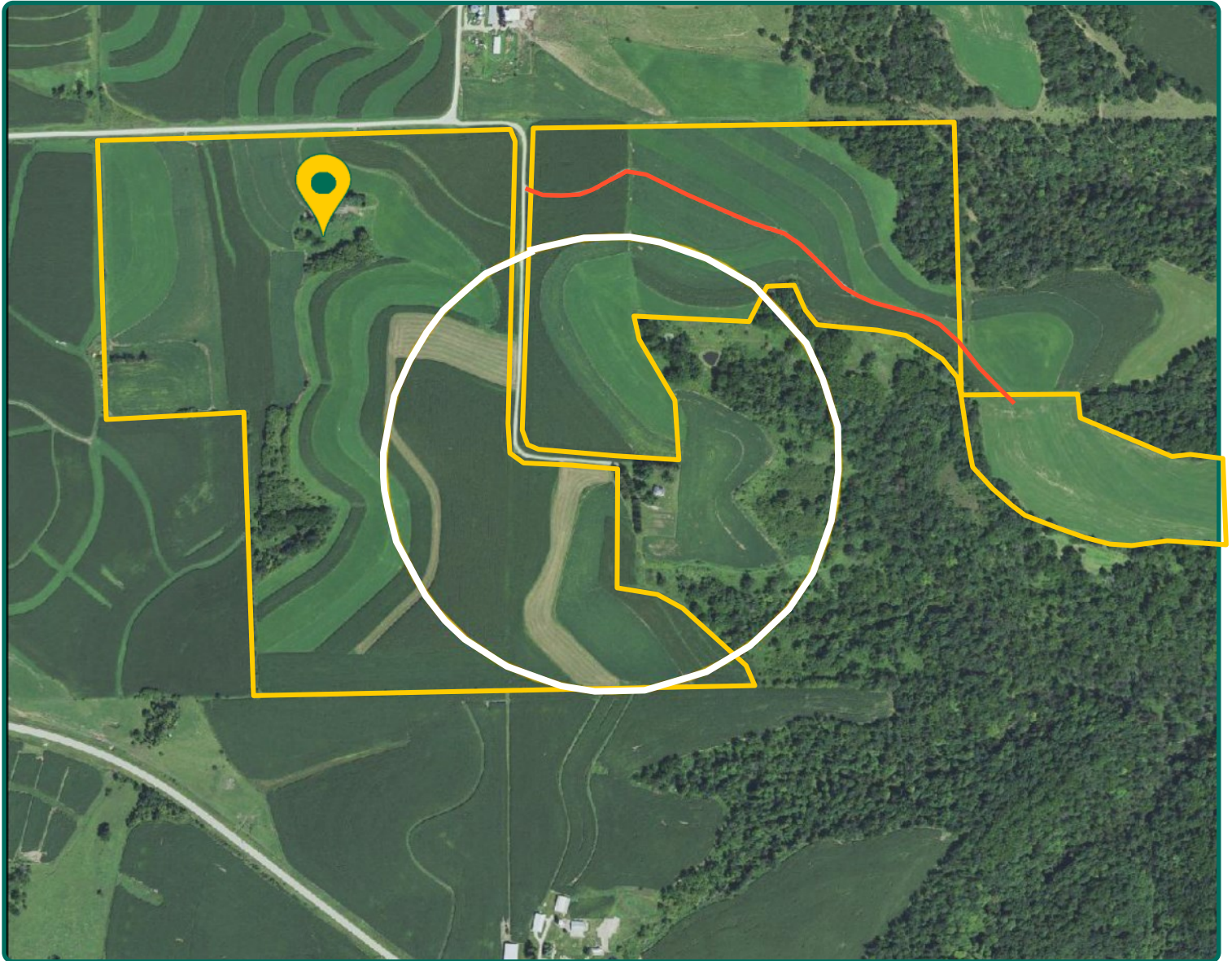
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Abandoned well of unknown condition.



Access easement line.



Construction restriction diameter.

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Looking Northwest



Looking Northwest



Looking Southwest



Looking Southeast



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