

# Land For Sale

**ACREAGE:**

**280.00 Acres, m/l**

**LOCATION:**

**Floyd County, IA**



## Property Key Features

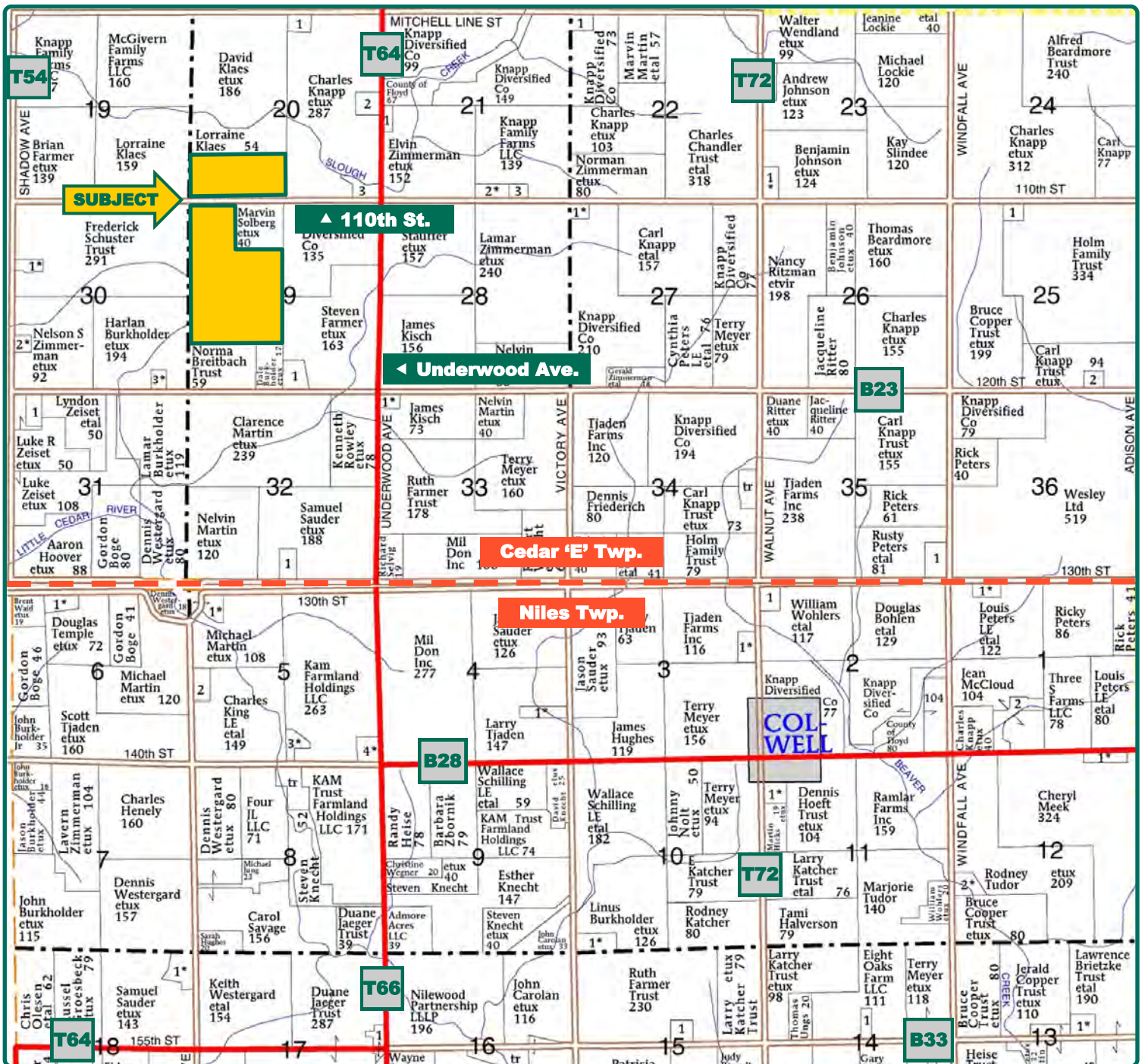
- High-Quality Floyd County Farm with 82.10 CSR2
- Fertilized for 2023 and Part of 2024 Crop Year
- 26,600 Bu. Grain Storage Capacity with Monitoring Sensors

**Nicole Rustad, AFM**  
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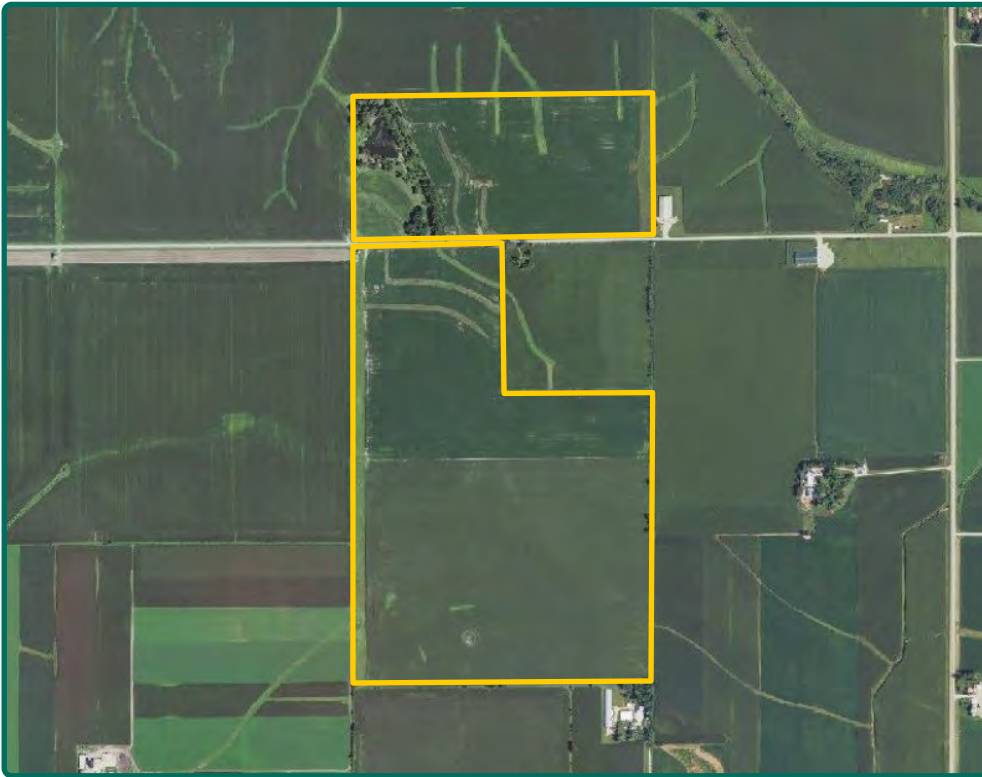
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<b>FSA/Eff. Crop Acres:</b>	<b>244.39</b>
<b>CRP Acres:</b>	<b>21.68</b>
<b>Corn Base Acres:</b>	<b>206.30</b>
<b>Bean Base Acres:</b>	<b>38.09</b>
<b>Soil Productivity:</b>	<b>82.10 CSR2</b>

## Property Information

**280.00 Acres, m/l**

### Location

Approximately 11 miles northeast of Charles City on the north and south sides of 110th Street.

### Legal Description

NW¼ NW¼, S½ NW¼ and the N½ SW¼ of Section 29 and the S½ SW¼ of Section 20, all in Township 97 North, Range 15 West of the 5th P.M., Floyd Co., IA. (Cedar 'E' Twp.)

### Price & Terms

- \$3,705,000
- \$13,232.14/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$8,642.00  
Gross Acres: 280.00  
Net Taxable Acres: 277.00  
Tax per Net Taxable Acre: \$31.20  
Tax Parcel ID #: 04-29-100-002-00 & 04-20-300-001-00

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 26, Tract 1414  
FSA/Eff. Crop Acres: 244.39  
CRP Acres: 21.68  
Corn Base Acres: 206.30  
Corn PLC Yield: 150 Bu.  
Bean Base Acres: 38.09  
Bean PLC Yield: 41 Bu.

### CRP Contracts

There are 21.68 acres enrolled in four CRP contracts.

- There are 10.00 acres enrolled in a CP-38E-25 contract that pays \$300.00/acre - or \$3000.00 annually - and expires 9/30/2036.
- There are 7.60 acres enrolled in a CP-33 contract that pays \$297.15/acre - or \$2,258.00 annually - and expires 9/30/2031.
- There are 3.50 acres enrolled in a CP-33 contract that pays \$263.00/acre - or \$921.00 annually - and expires 9/30/2025.
- There are 0.58 acres enrolled in a CP-8A contract that pays \$318.83/acre - or \$185.00 annually - and expires 9/30/2025.

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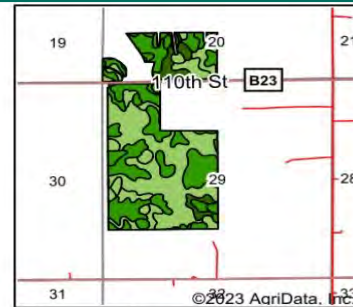
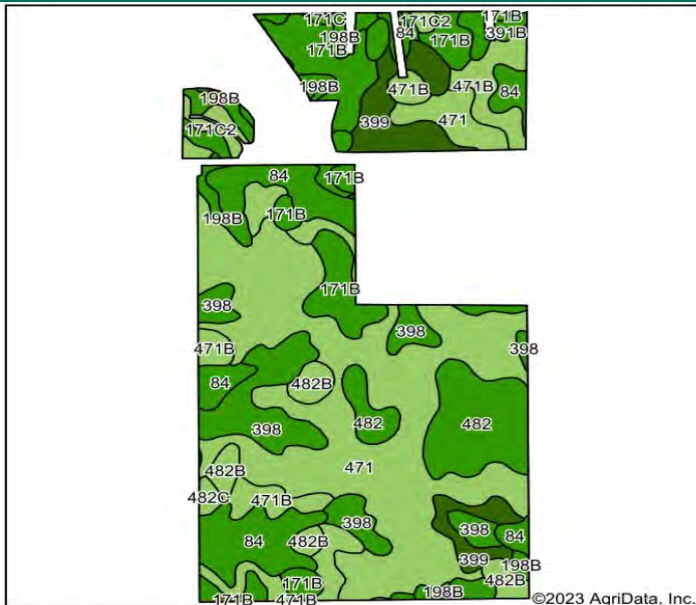
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State: Iowa  
County: Floyd  
Location: 29-97N-15W  
Township: Cedar  
Acres: 244.39  
Date: 2/22/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
471	Oran loam, 0 to 2 percent slopes	86.87	35.5%		Iw	79
171B	Bassett loam, 2 to 5 percent slopes	27.61	11.3%		Ile	85
84	Clyde silty clay loam, 0 to 3 percent slopes	26.40	10.8%		Ilw	88
471B	Oran loam, 2 to 5 percent slopes	23.00	9.4%		Iw	74
398	Tripoli clay loam, 0 to 2 percent slopes	22.36	9.1%		Ilw	82
482	Racine silt loam, 0 to 2 percent slopes	19.00	7.8%		Is	87
399	Readlyn silt loam, 1 to 3 percent slopes	14.32	5.9%		Iw	91
198B	Floyd loam, 1 to 4 percent slopes	9.05	3.7%		Ilw	89
482B	Racine loam, 2 to 5 percent slopes	7.33	3.0%		Ile	76
171C2	Bassett loam, 5 to 9 percent slopes, eroded	2.83	1.2%		IIIe	77
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.44	1.0%		Ilw	87
171C	Bassett loam, 5 to 9 percent slopes	2.13	0.9%		IIIe	80
482C	Racine loam, 5 to 9 percent slopes	1.05	0.4%		IIIe	77
<b>Weighted Average</b>					<b>1.44</b>	<b>82.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Soil Types/Productivity

Primary soils are Oran, Bassett, and Clyde. CSR2 on the FSA/Eff. crop acres is 82.10. See soil map for detail.

## Land Description

Level to gently sloped.

## Drainage

Tiled. Contact agent for tile maps.

## Buildings/Improvements

- 36' x 18' Grain bin: approx. 15,000 bu. capacity with AGI Suretrack grain monitoring/drying system
- 27' x 18' grain bin: approx. 8,000 bu. capacity
- 18' x 18' grain bin: approx. 3,600 bu. capacity

## Water & Well Information

A man-made pond is located on north parcel.

## Fertilizer

Two-year VRT fertilizer spread was applied on the soybean stubble in the fall of 2021 and 2022. Contact agent for details.

## Comments

Quality, multi-use Floyd County farm.

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**North Parcel** - NW Corner looking SE



**North Parcel** - NE Corner looking SW



**North Parcel** - SW Corner looking NE



**North Parcel** - SE Corner looking NW



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**South Parcel** - Est. 26,600 Bu. Grain Bin Storage



**South Parcel** - NW Corner looking SE



**South Parcel** - SW Corner looking NE



**South Parcel** - SE Corner looking NW



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