

# Land For Sale

**ACREAGE:**

**22.56 Acres, m/l**

**LOCATION:**

**Washington County, IA**

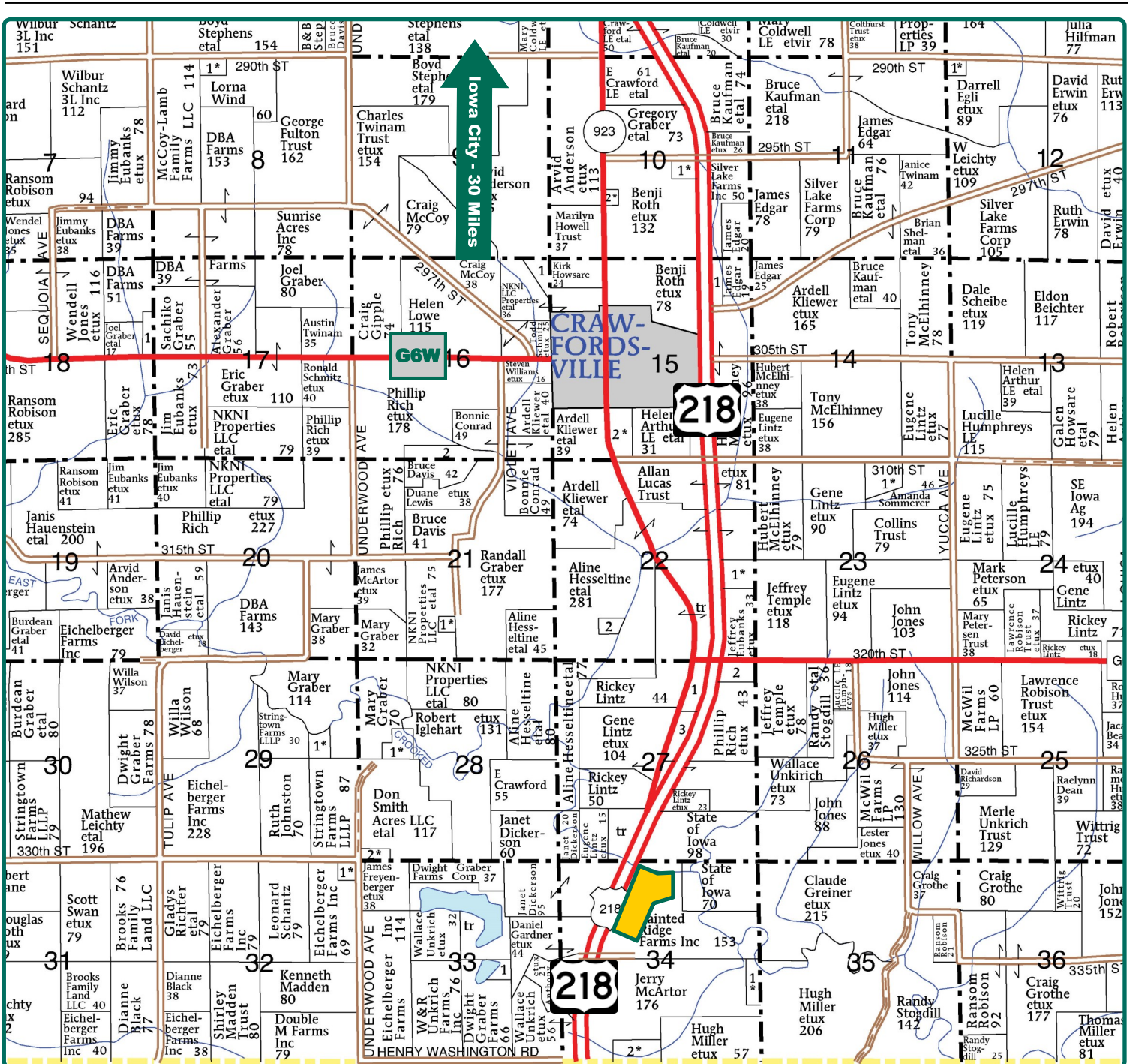


## Property Key Features

- Located 35 Minutes South of Iowa City
- Mixed-Use Property with Timber, Creek Frontage and a Pond
- Potential Building Site

**Rachelle Heller, ALC**  
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<b>FSA/Eff. Crop Acres:</b>	<b>6.94</b>
<b>CRP Acres:</b>	<b>4.15</b>
<b>Corn Base Acres:</b>	<b>4.40</b>
<b>Soil Productivity:</b>	<b>71.50 CSR2</b>

## Property Information

**22.56 Acres, m/l**

### Location

From Iowa City: 35 miles south on Hwy 218. The property is on the east side of the highway.

### Legal Description

Parcel "D" in part of NW¼, Section 34 and SE¼ SW¼, Section 27 all in Township 74 North, Range 6 West of the 5th P.M., Washington Co., IA.

### Price & Terms

- \$173,000
- \$7,668.44/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, based on terms of existing lease.

### Real Estate Tax

Taxes Payable 2022-2023: \$512.00  
Net Taxable Acres: 22.56  
Tax per Net Taxable Acre: \$22.70  
Tax Parcel ID #s:1634100006

### Lease Status

Leased through the 2023 crop year.

### FSA Data

Farm Number 4737, Tract 10113  
FSA/Eff. Crop Acres: 6.94  
CRP Acres: 4.15  
Corn Base Acres: 4.40  
Corn PLC Yield: 131 Bu.

### CRP Contracts

There are 1.95 acres enrolled in a CP-21 contract that pays \$279.50/acre - or \$545.00 annually - and expires 9/30/32.

There are another 2.20 acres enrolled in a CP-21 contract that pays \$255.27/acre - or \$562.00 annually - and expires 9/30/23.

### Soil Types/Productivity

Primary soil type is Clinton. CSR2 on the FSA/Eff. Crop acres is 71.50. See soil map for detail.

### Mineral Rights

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

### Land Description

Nearly level to steep.

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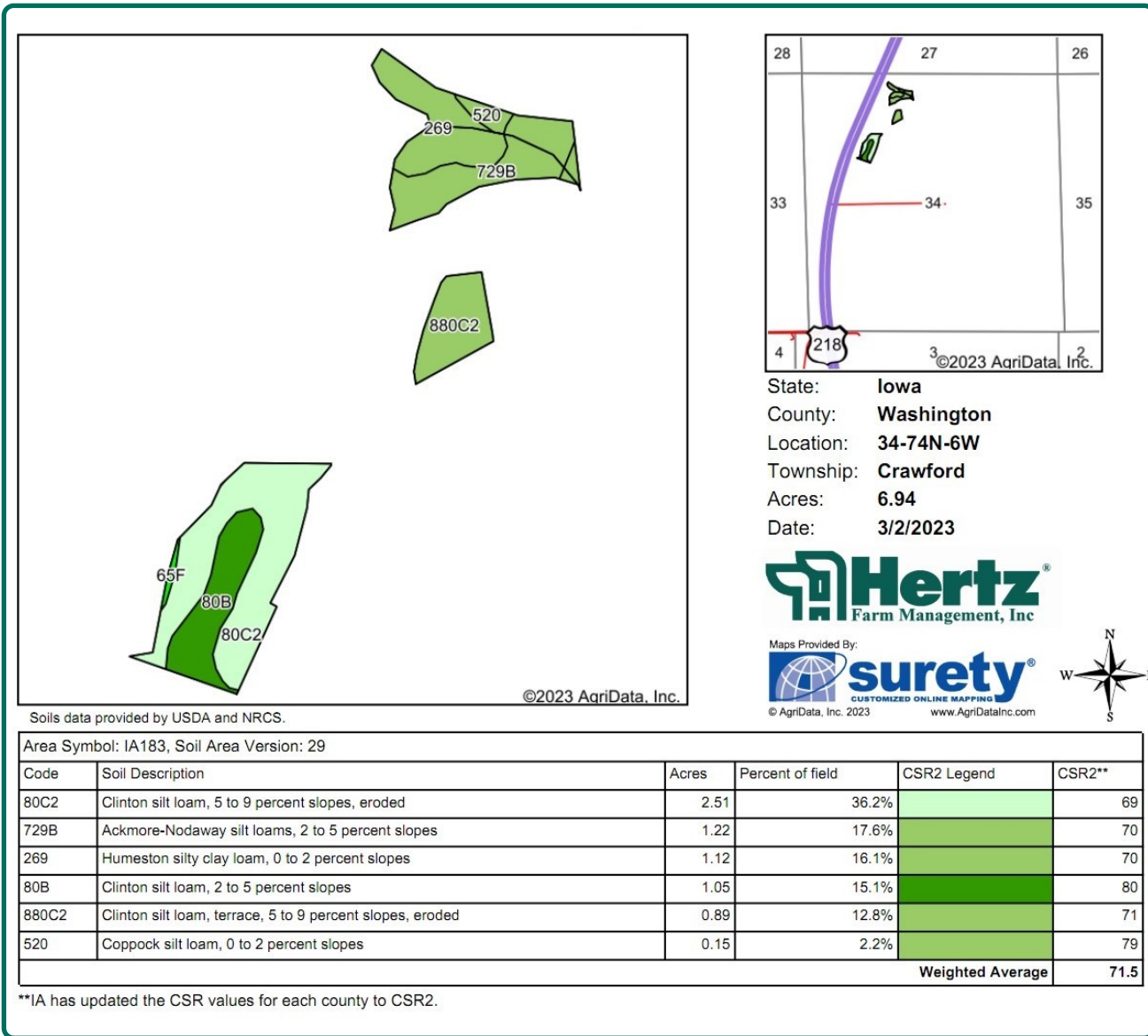
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### Drainage

Natural.

### Water & Well Information

This property has a pond and is bordered by the E. Fork Crooked Creek to the north.

### Comments

This recreational property has scenic views, a potential building site, and access from a hard-surfaced road. In addition to the timber and cropland, there is a pond and approximately 600 ft. of creek frontage. Located just 35 minutes south of Iowa City, properties like this are hard to find!

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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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Spring 2022 - Looking North / Northeast



Spring 2022 - Looking South



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Spring 2022 Looking Northwest



Spring 2022 Looking Southeast



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