

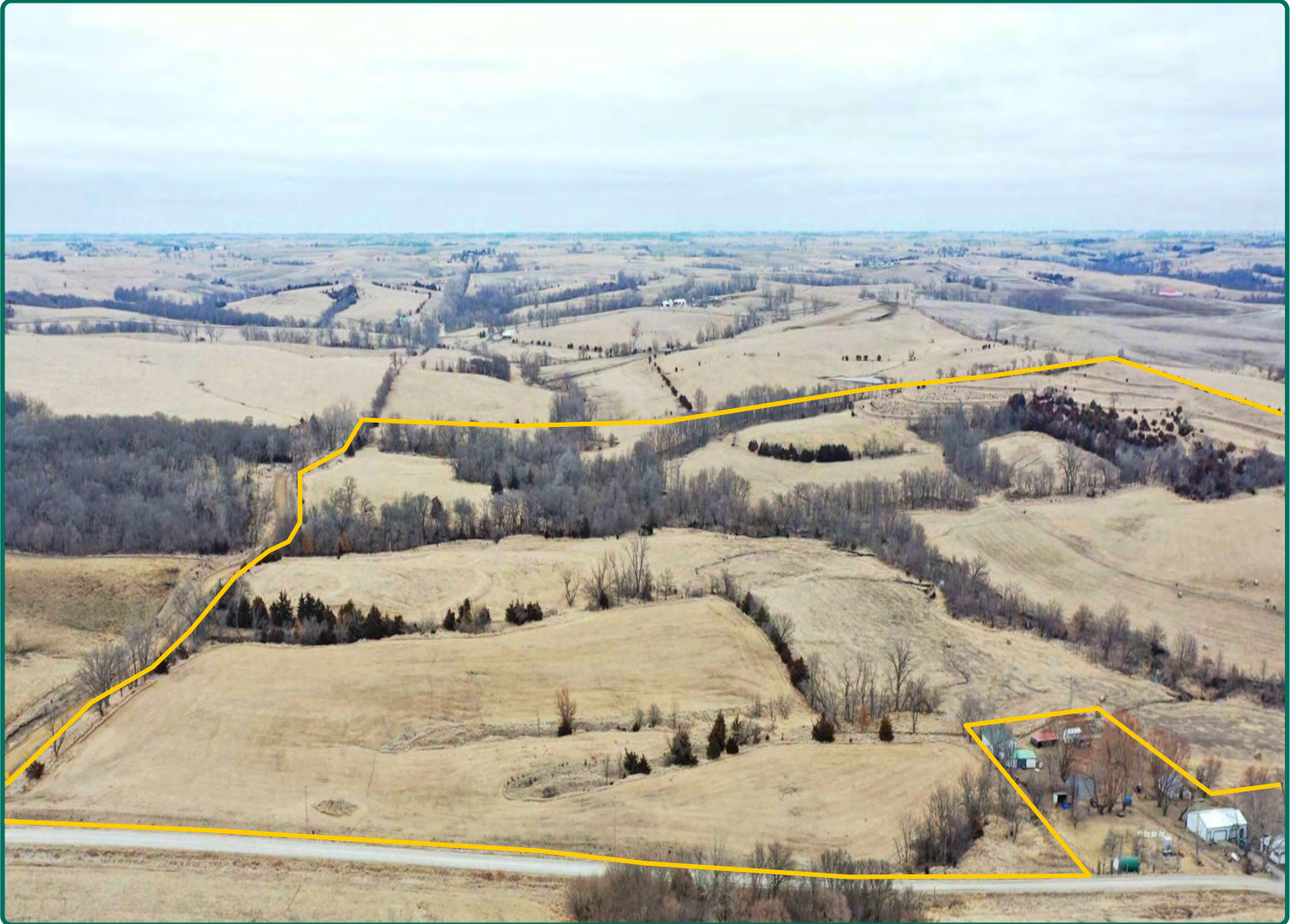
# Land For Sale

**ACREAGE:**

**157.48 Acres, m/l**

**LOCATION:**

**Adams County, IA**

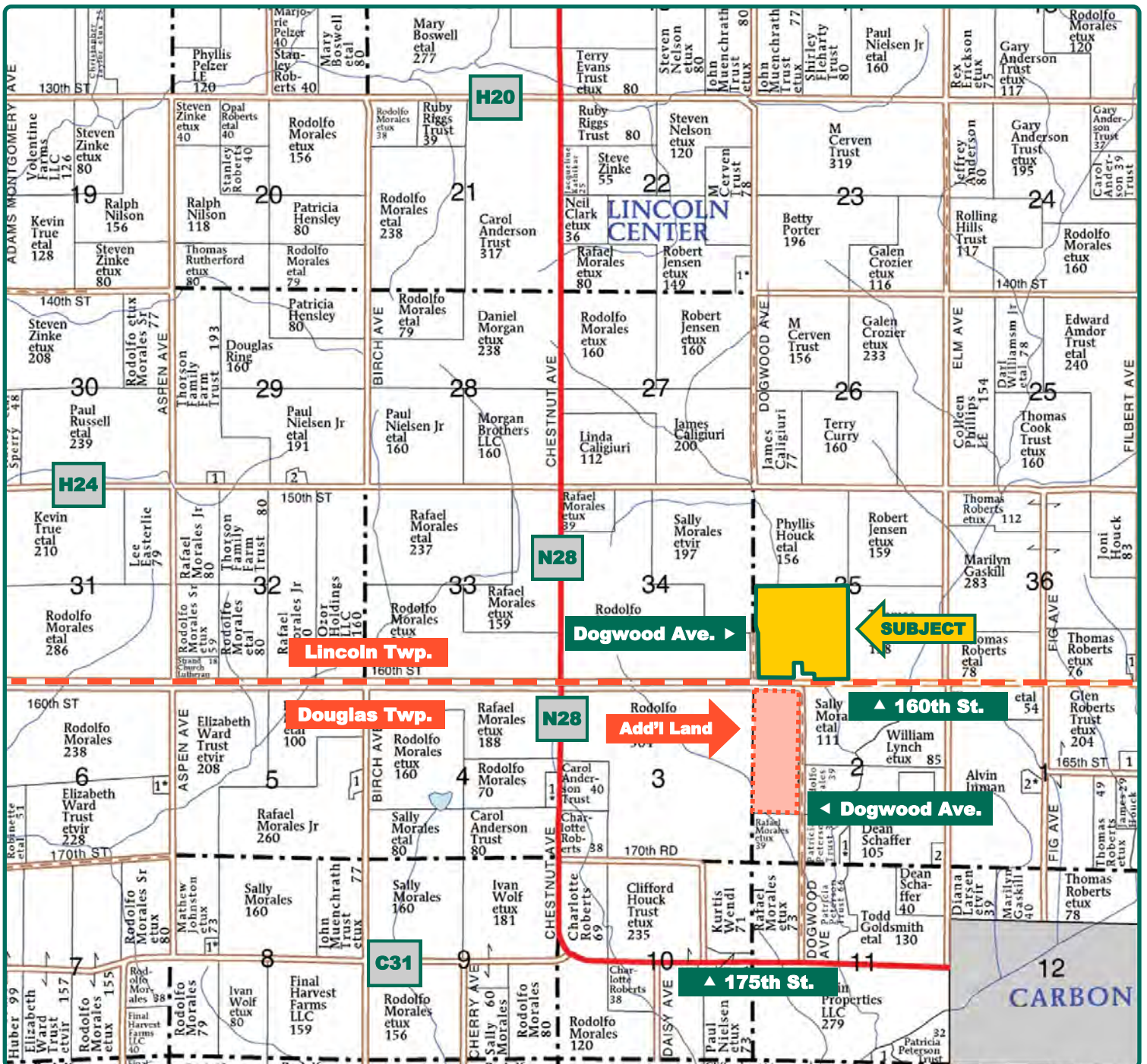


## **Property Key Features**

- **Nice Investment Property with Recreational Opportunities**
- **Located Minutes from Lake Icaria**
- **Secluded Private Property with Easy Access**

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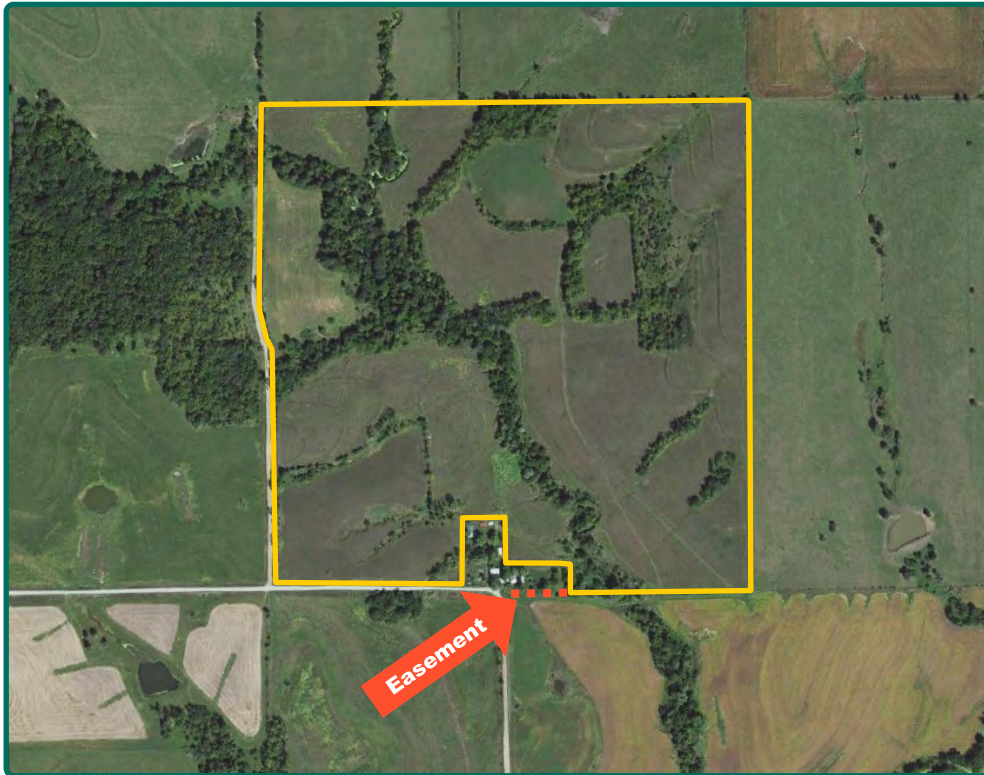
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**FSA/Eff. Crop Acres:** 25.22\*  
**CRP Acres:** 92.50\*  
**Corn Base Acres:** 20.49\*  
**Soil Productivity:** 57.60 CSR2

*\*Acres are estimated.*

## Property Information

**157.48 Acres, m/l**

### Location

From Carbon: Go west on N28 / 175th St. for 3.8 miles, then east on Co. Rd. 160th St. for 1 mile. The farm is located on the north side of the road.

### Legal Description

Pt SW¼, Section 35, Township 73 North, Range 35 West of the 5th P.M., Adams Co., IA.

### Price & Terms

- \$650,000
- \$4,127.50/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2022 – 2023: \$2,966.00  
 Gross Acres: 157.48  
 Net Taxable Acres: 156.52  
 Tax per Net Taxable Acre: \$18.95  
 Tax Parcel ID #: 390100, 391100, 392100 & 393100

### FSA Data

Part of Farm Number 161  
 Part of Tract 233  
 FSA/Eff. Crop Acres: 25.22\*  
 CRP Acres: 92.50\*  
 Corn Base Acres: 20.49\*  
 Corn PLC Yield: 130 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Adams County FSA office.*

### Lease Status

Hunting lease expires April 30, 2023.

### CRP Contracts

There are an estimated 92.50 acres enrolled in three CRP contracts.

- There are an estimated 1.49 acres enrolled in a CP-15A contract that pays an estimated \$181.05/acre - or an estimated \$269.76 annually - and expires 9/30/2029.
- There are an estimated 40.93 acres enrolled in a CP-42 contract that pays an estimated \$294.63/acre - or an estimated \$12,059.21 annually - and expires 9/30/2026.
- There are 50.08 acres enrolled in a CP-1 contract that pays an estimated \$229.42/acre - or an estimated \$11,489.35 annually - and expires 9/30/2023. Acres are currently in the process of re-enrollment with no known payment rates or terms. Contact agent for details.

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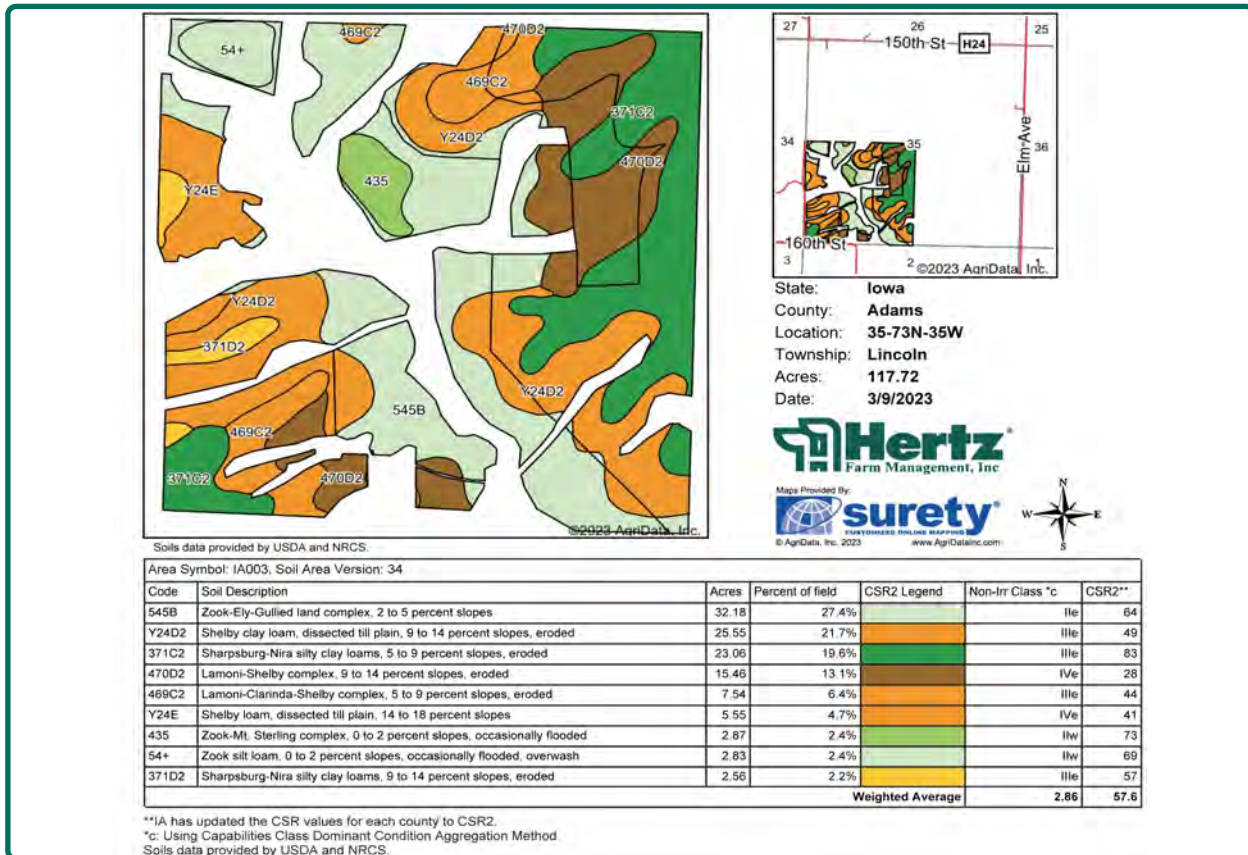
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## Soil Types/Productivity

Primary soils are Zook-Ely, Shelby, and Sharpsburg-Nira. CSR2 on the estimated FSA/Eff. crop and CRP acres is 57.60. See soil map for detail.

## Land Description

Rolling.

## Drainage

Natural with terraces.

## Buildings/Improvements

None.

## Water & Well Information

An abandoned well is located in the southeast corner of the SW¼, SW¼.

## Survey

The Plat of Survey is on file and recorded at the Adams County Recorder's Office. Contact agent for detail.

## Easements

- A 34' access easement to the E½ of the farm is located in the NW¼ of Section 2, Township 72 North, Range 35 West of the 5th P.M., Adams Co., IA. Contact agent for map.
- A well access easement is located in the SW¼ of Section 35, Township 73N, Range 35 West of the 5th P.M., Adams Co., IA. Contact agent for details.

## Comments

Rare opportunity to purchase some of the finest mixed-use land in Adams County, IA, containing CRP, timber, hunting and hay ground. Nice investment property full of recreational opportunities.

## Additional Land for Sale

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

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Facing Northwest



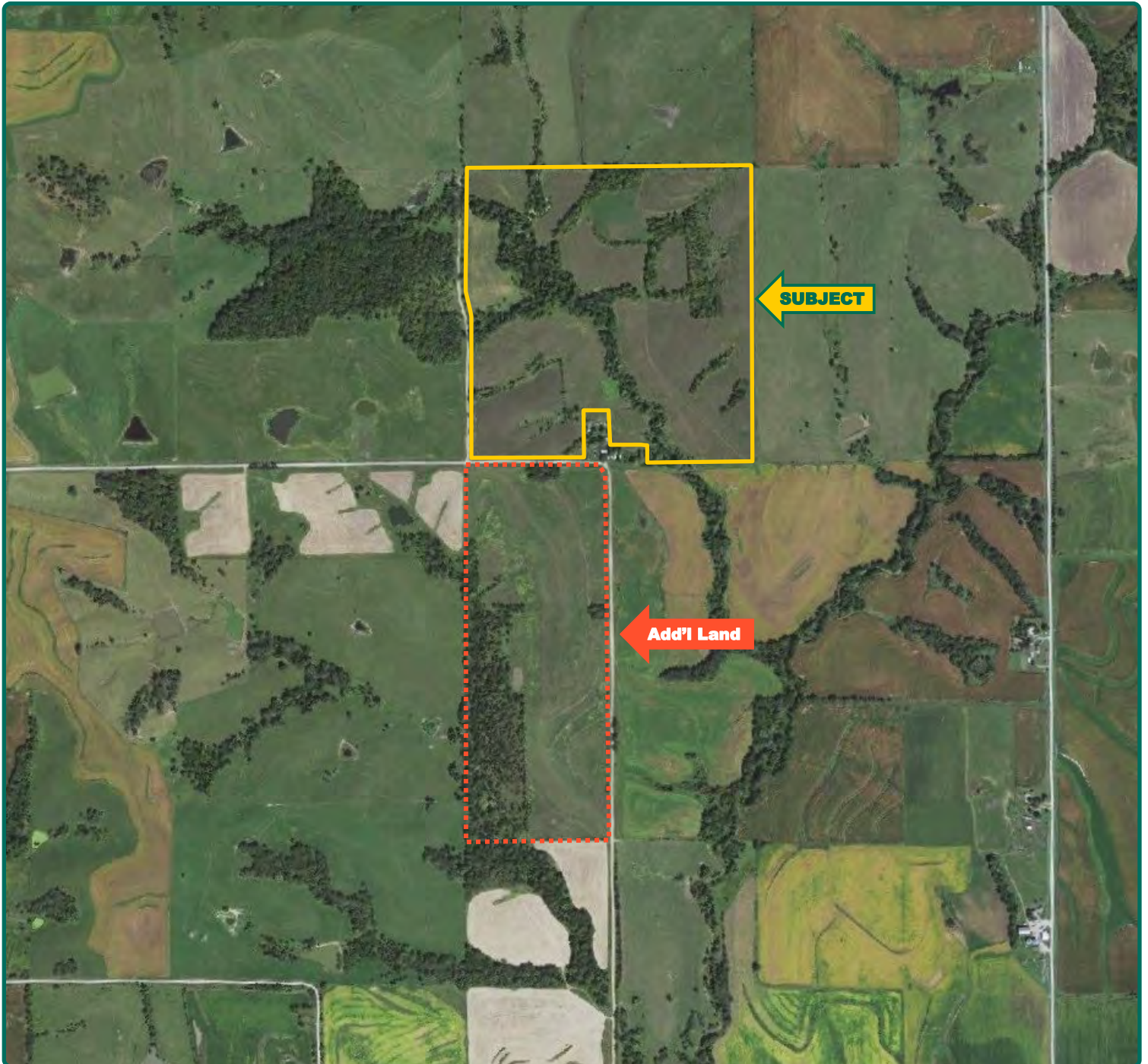
Facing East



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# Additional Land Aerial Photo



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