

# Land For Sale

**ACREAGE:**

**145.72 Acres, m/l**

**LOCATION:**

**Grundy County, IA**



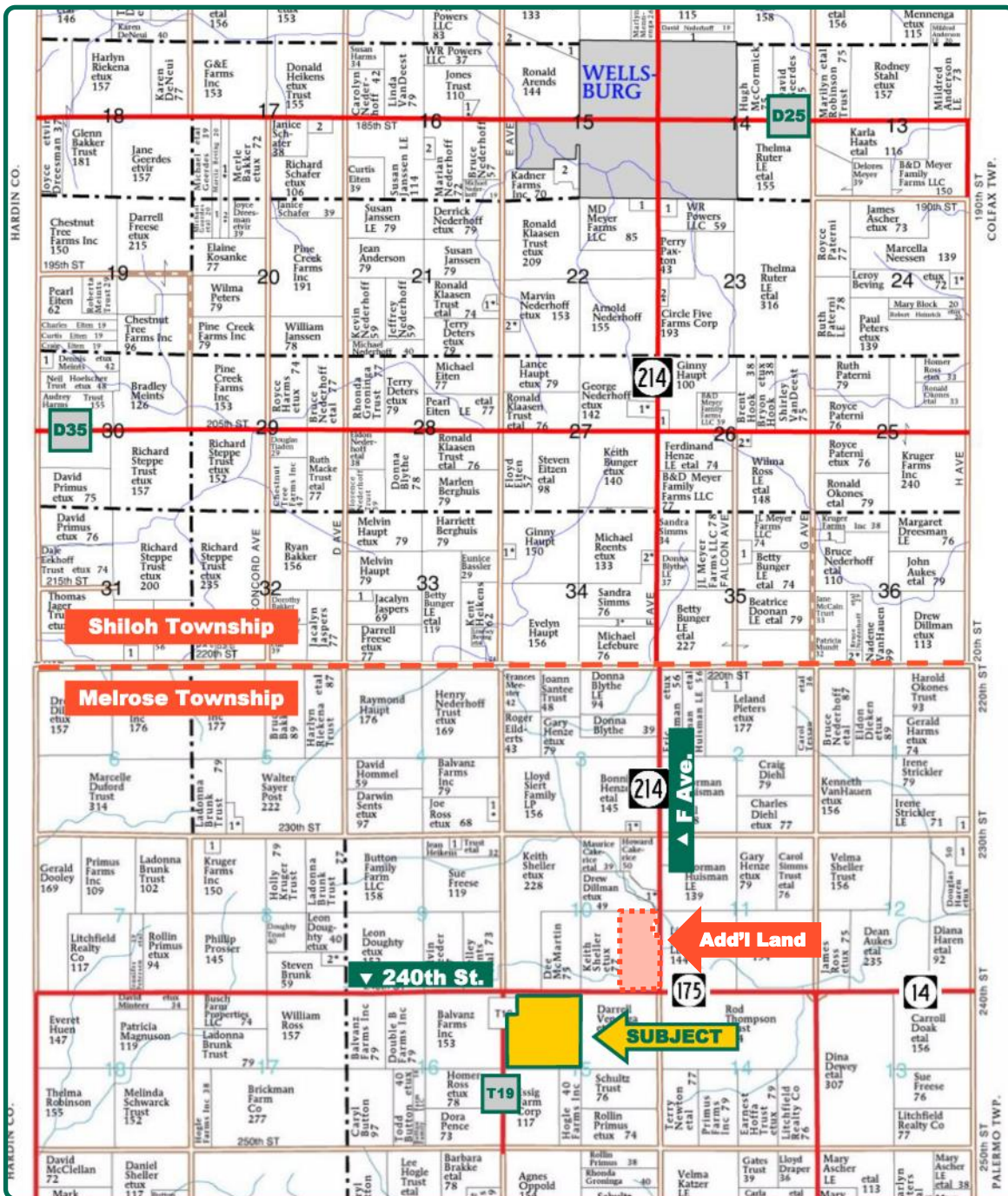
## Property Key Features

- High-Quality Farmland in a Strong Agricultural Community
- CSR2 of 92.00 on the Est. FSA/Eff. Cropland
- Additional Windmill Income

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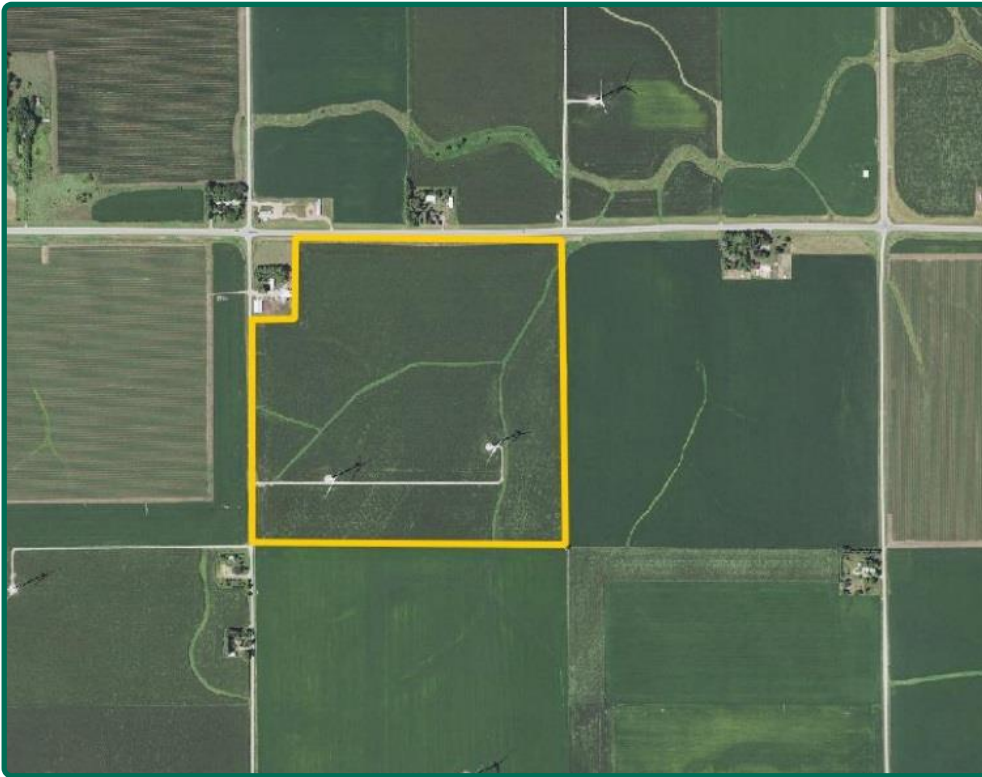


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**FSA/Eff. Crop Acres: 142.31\***

**Corn Base Acres: 69.89\***

**Bean Base Acres: 69.89\***

**Soil Productivity: 92.00 CSR2**

*\*Acres are estimated.*

## Property Information

**145.72 Acres, m/l**

### Location

Approximately 6 miles south of Wellsburg, IA.

### Legal Description

NW¼, excluding Parcel 717-B, Section 15, Township 87 North, Range 18 West of the 5th P.M., Grundy County, IA.

### Price & Terms

- \$3,424,420
- \$23,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$5,988.00  
Net Taxable Acres: 145.72  
Tax per Net Taxable Acre: \$41.09  
Tax Parcel ID #: 871815100002

### Possession

Subject to cropland cash rent lease for 2023 crop year. Copy of lease available upon request.

### Wind Turbine Lease

There is a wind turbine and transmission line lease agreement on this property. Contact listing agent for details.

### FSA Data

Farm Number 5693, Tract 1027  
FSA/Eff. Crop Acres: 142.31\*  
Corn Base Acres: 69.89\*  
Corn PLC Yield: 185 Bu.  
Bean Base Acres: 69.89\*  
Bean PLC Yield: 53 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Grundy County FSA office.*

### Soil Types/Productivity

Primary soils are Tama silty clay loam and Colo-Ely complex. CSR2 on the estimated FSA/Eff. crop acres is 92.00. See soil map for detail.

### Land Description

Nearly level to gently rolling.

### Jake Miller, AFM

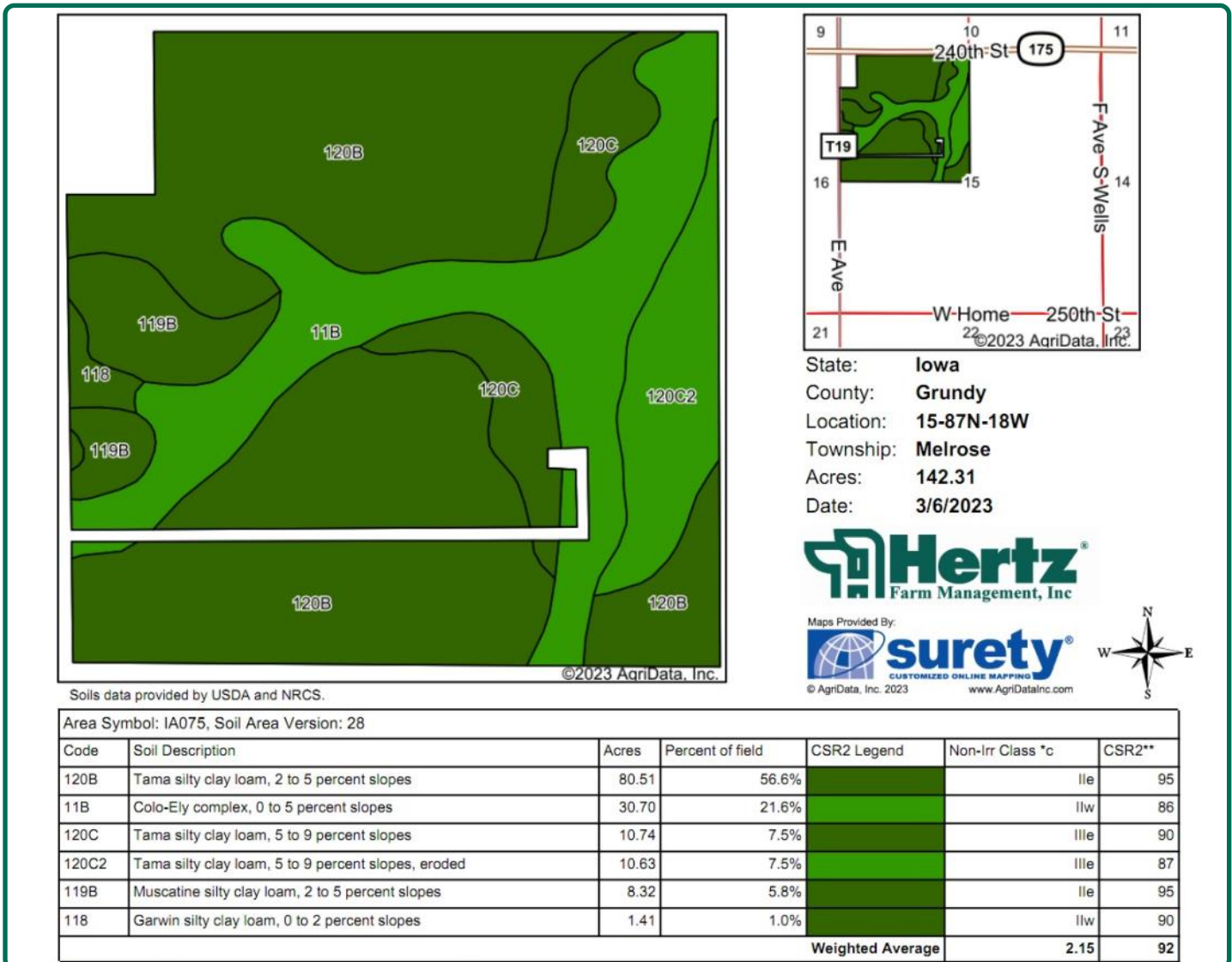
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### Drainage

Approximately 50% pattern tiled in 2021. See tile maps for details.

### Comments

There are two wind turbines and transmission lines on the property. See map for details.

### Additional Land

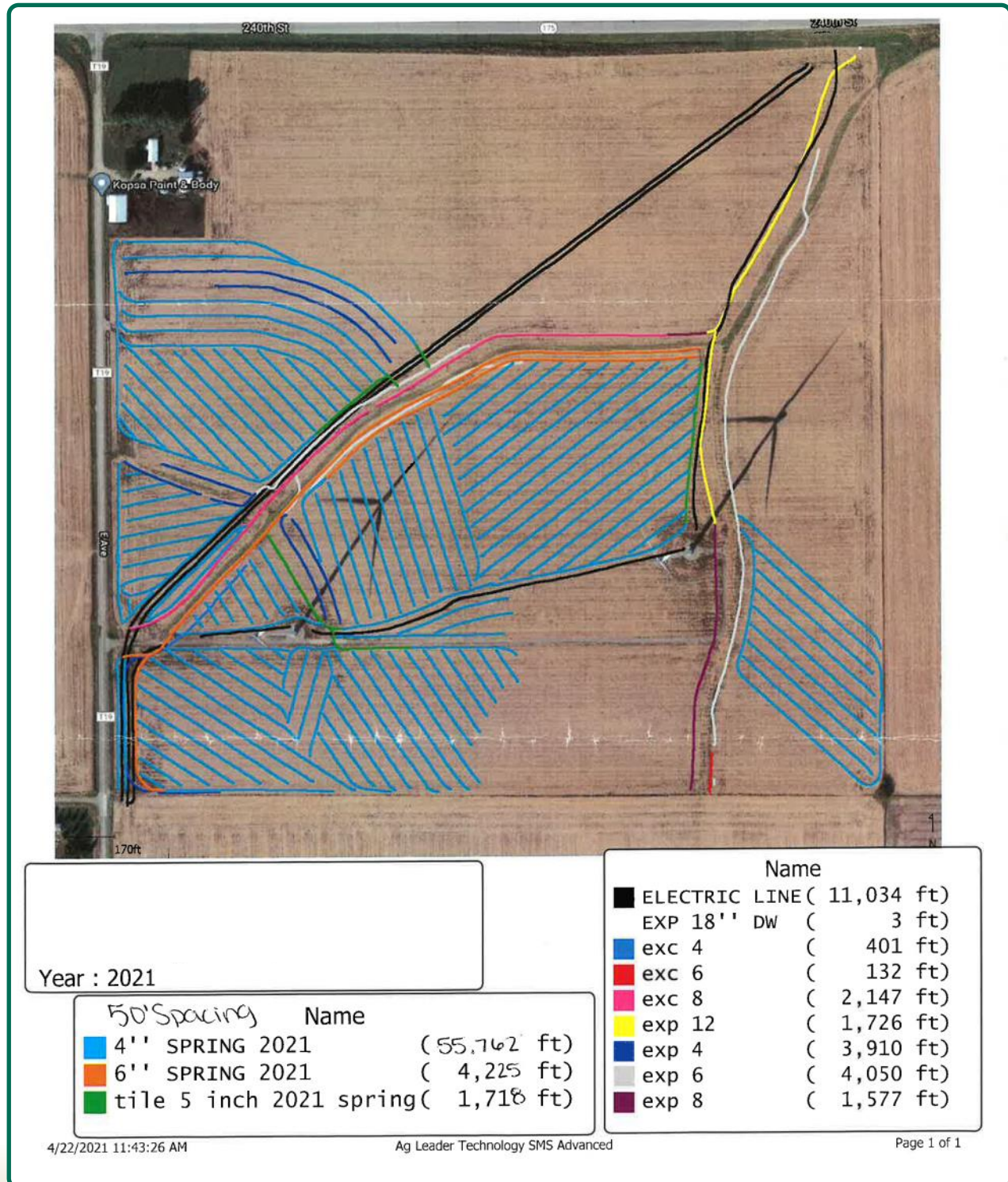
Seller has one additional tract of land for sale located northeast of this property. See Additional Land Aerial Photo.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz 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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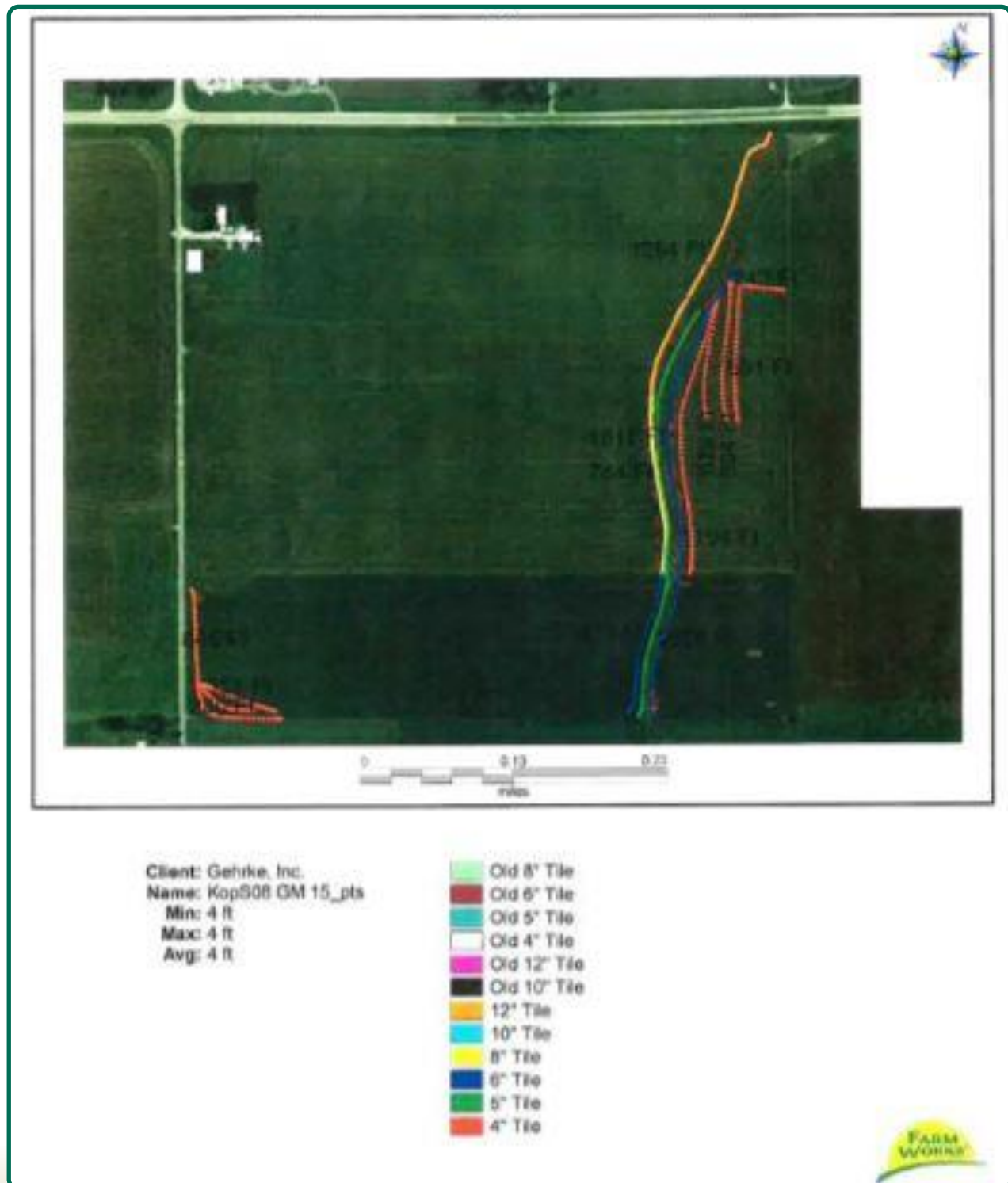
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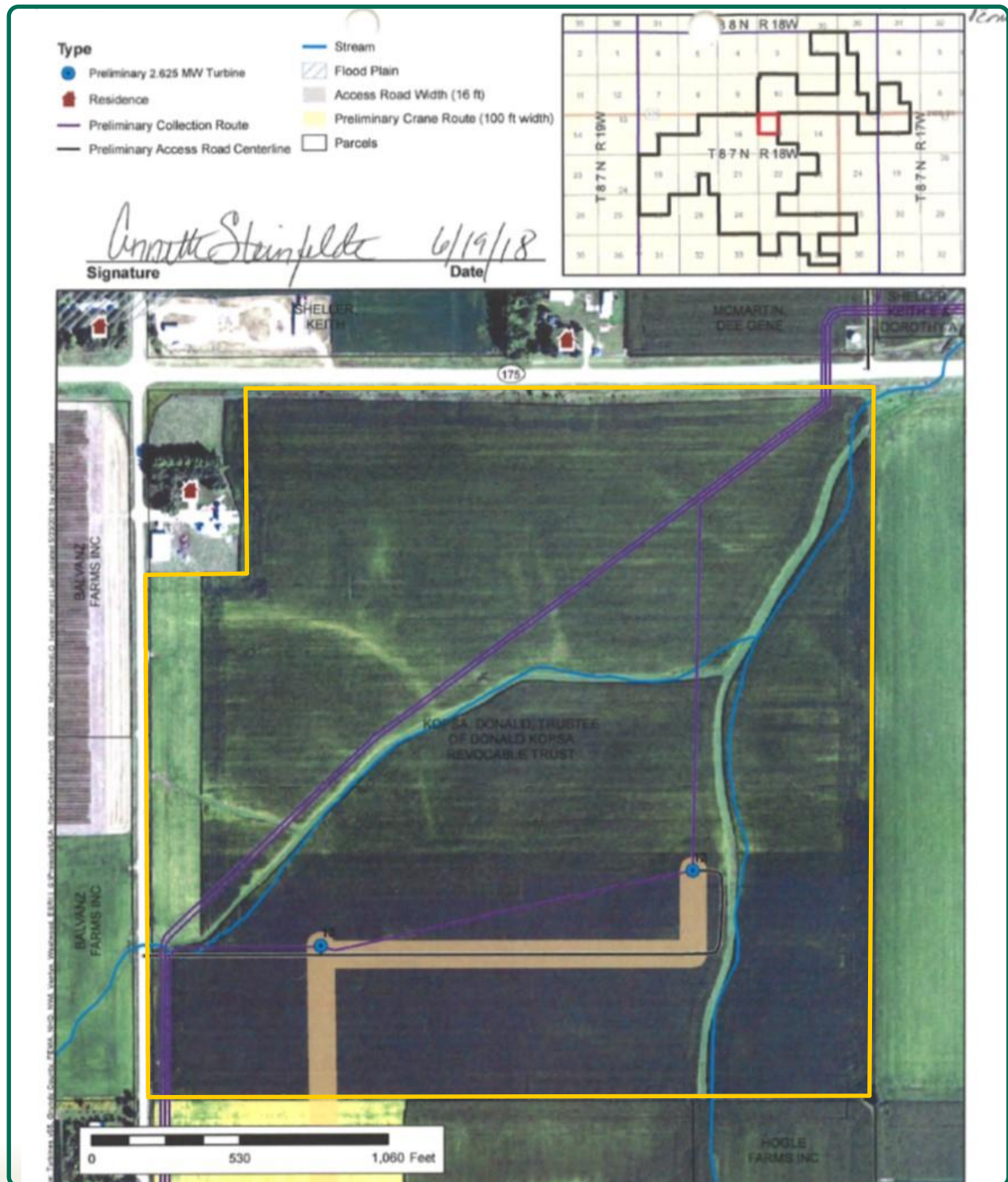
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Looking north



Looking west



Looking northeast



Looking northwest



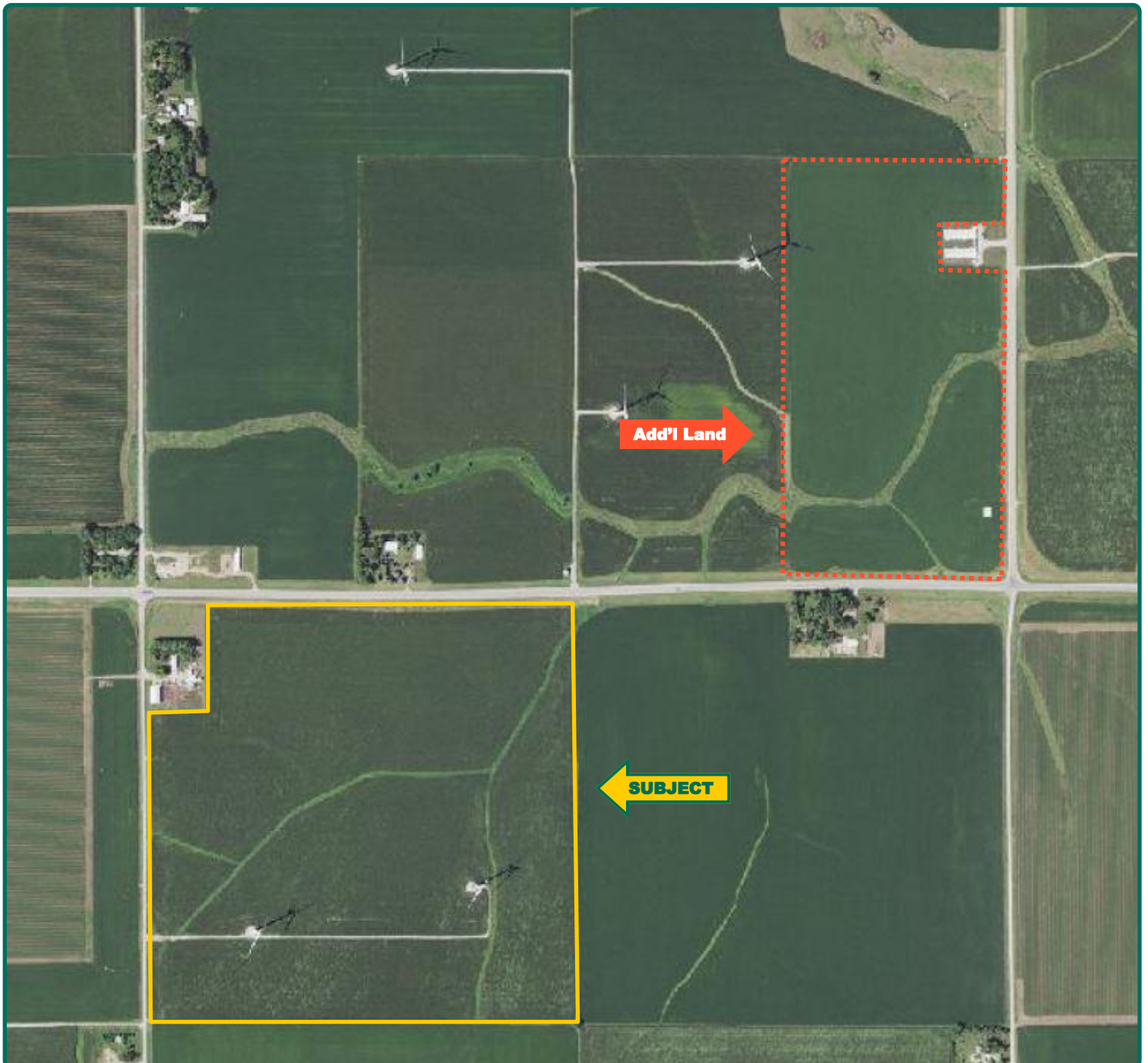
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# Additional Land Aerial Photo



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