

Land For Sale

ACREAGE:

145.36 Acres, m/l

LOCATION:

Louisa County, IA



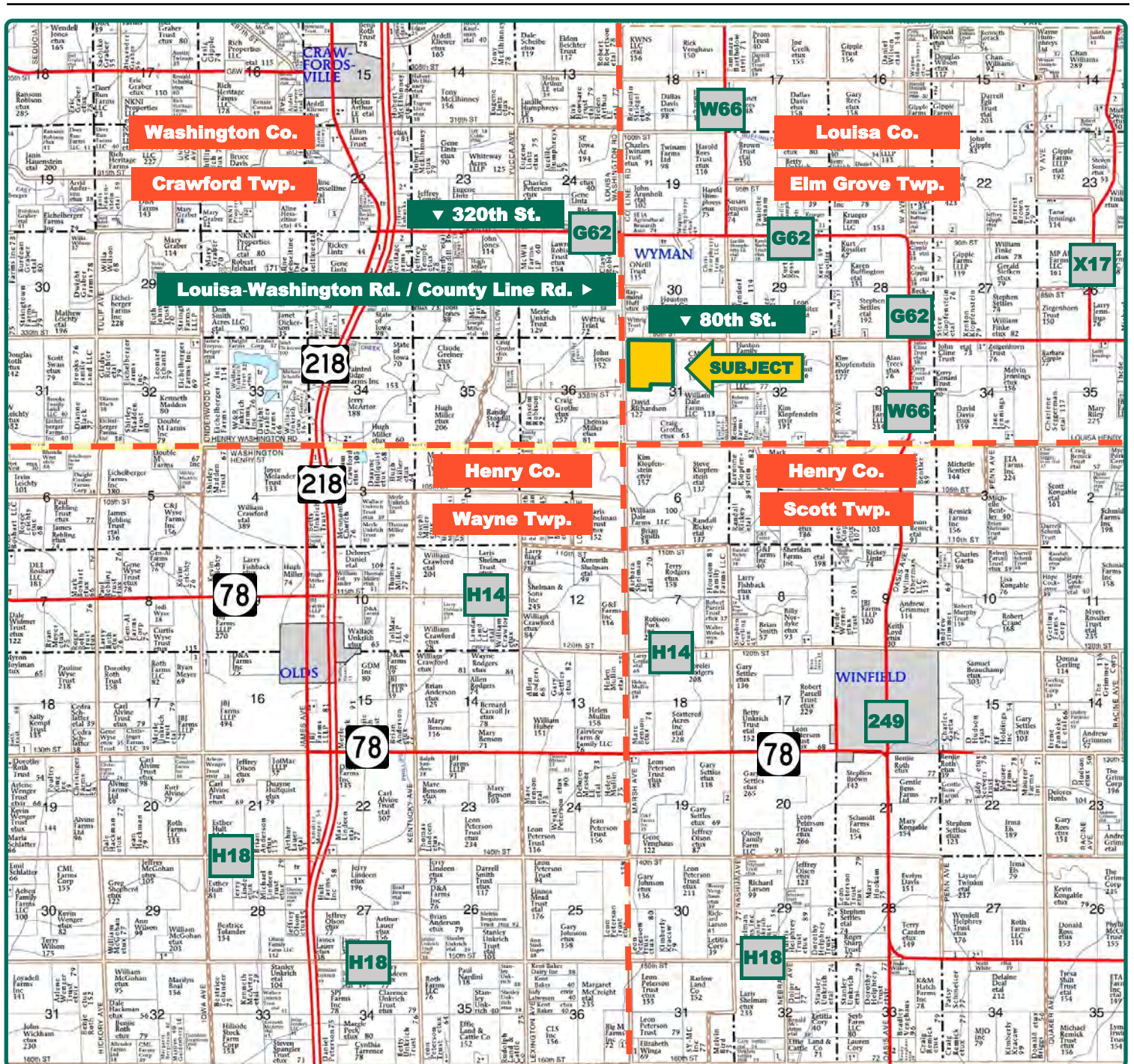
Property Key Features

- Located 5 Miles Southeast of Crawfordsville, IA
- 127.76 FSA/Eff. Crop Acres with a 76.00 CSR2
- Good Income-Producing Farm in Louisa County

Rachelle Heller, ALC
Licensed Salesperson in IA & MO
319-800-9316
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

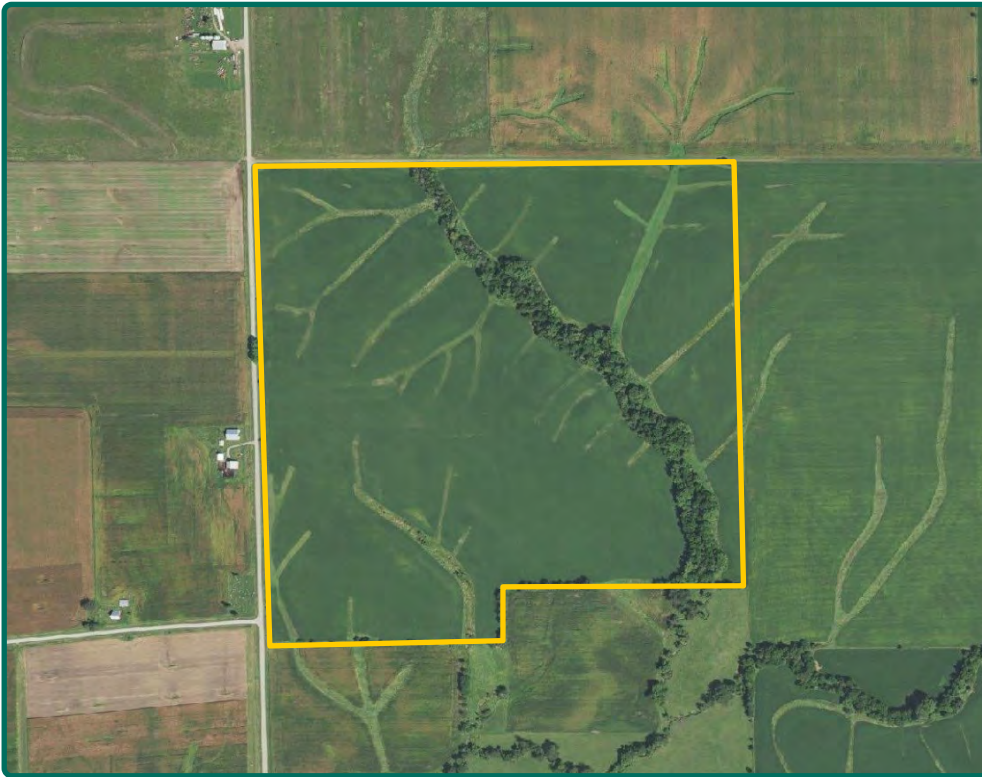


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FSA/Eff. Crop Acres:	127.76
Corn Base Acres:	102.83
Bean Base Acres:	24.31
Soil Productivity:	76.00 CSR2

Property Information

145.36 Acres, m/l

Location

From Crawfordsville: Head south on Hwy 218 for 1½ miles, then east 2¼ miles on 320th St., then south 1 mile on Louisa-Washington Rd. / County Line Rd. The property is located on the east side of the road.

Legal Description

The north 70 acres of the E½ NW¼ and W½ NW¼, Section 31, Township 74 North, Range 5 West of the 5th P.M., Louisa Co., IA.

Price & Terms

PRICE REDUCED!

- ~~\$1,562,620~~ \$1,489,940
- \$10,750/acre \$10,250/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: \$4,770.00
Gross Acres: 150.00
Net Taxable Acres: 145.36
Tax per Net Taxable Acre: \$32.82
Tax Parcel ID #: 0631101000, 0631126000, 0631151000 & 0631176000

Lease Status

Leased through the 2023 crop year.

FSA Data

Farm Number 3072, Tract 739
FSA/Eff. Crop Acres: 127.76

Corn Base Acres: 102.83
Corn PLC Yield: 169 Bu.
Bean Base Acres: 24.31
Bean PLC Yield: 62 Bu.

Soil Types/Productivity

Primary soils are Inton and Hedrick. CSR2 on the FSA/Eff. crop acres is 76.00. 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.

Drainage

Natural, with some tile. No tile maps available.

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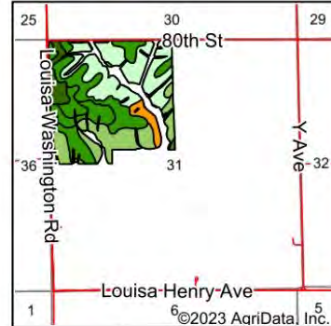
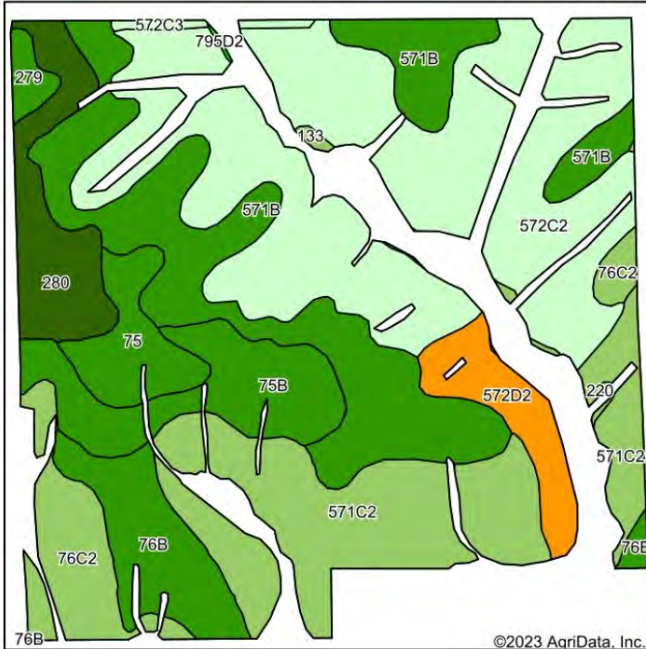
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State: **Iowa**
 County: **Louisa**
 Location: **31-74N-5W**
 Township: **Elm Grove**
 Acres: **127.76**
 Date: **4/24/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA115, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	41.12	32.2%		69
571B	Hedrick silt loam, 2 to 5 percent slopes	23.70	18.6%		85
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	21.11	16.5%		75
75B	Givin silt loam, 2 to 5 percent slopes	8.81	6.9%		80
76B	Ladoga silt loam, 2 to 5 percent slopes	7.28	5.7%		86
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	7.10	5.6%		75
280	Mahaska silty clay loam, 0 to 2 percent slopes	6.95	5.4%		94
572D2	Inton silt loam, 9 to 14 percent slopes, moderately eroded	4.86	3.8%		44
75	Givin silt loam, 0 to 2 percent slopes	4.54	3.6%		83
279	Taintor silty clay loam, 0 to 2 percent slopes	1.09	0.9%		83
572C3	Inton silty clay loam, 5 to 9 percent slopes, severely eroded	0.59	0.5%		62
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.39	0.3%		78
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.16	0.1%		77
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	0.06	0.0%		7
Weighted Average					76

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

Buildings/Improvements

None.

Water & Well Information

None.

Comments

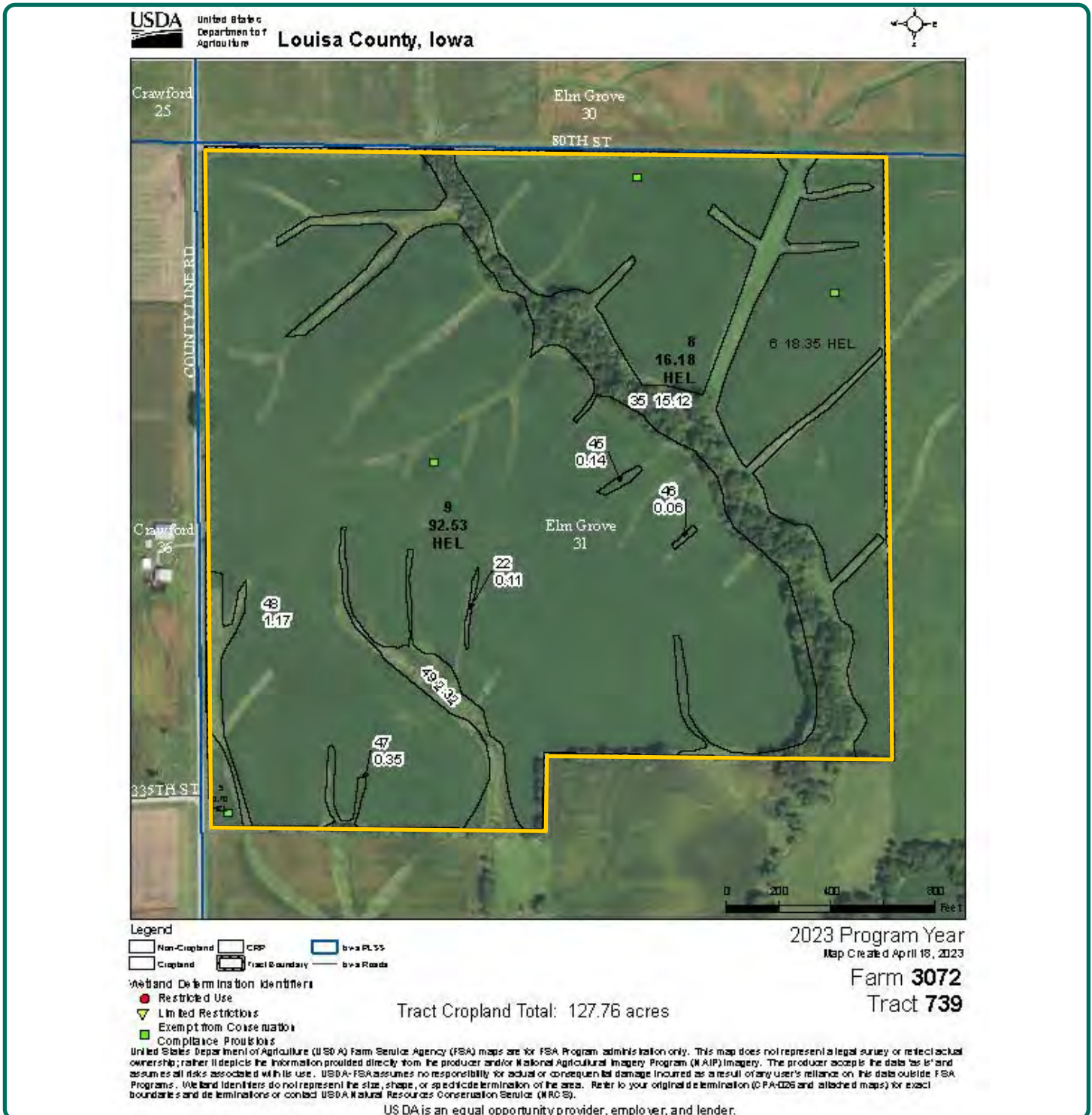
Good-quality farm located on the Louisa-Washington County line.

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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Looking Southwest



Looking South



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Looking West



Looking Northeast



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