

Land For Sale

ACREAGE:

55.17 Acres, m/l

LOCATION:

Henry County, IA

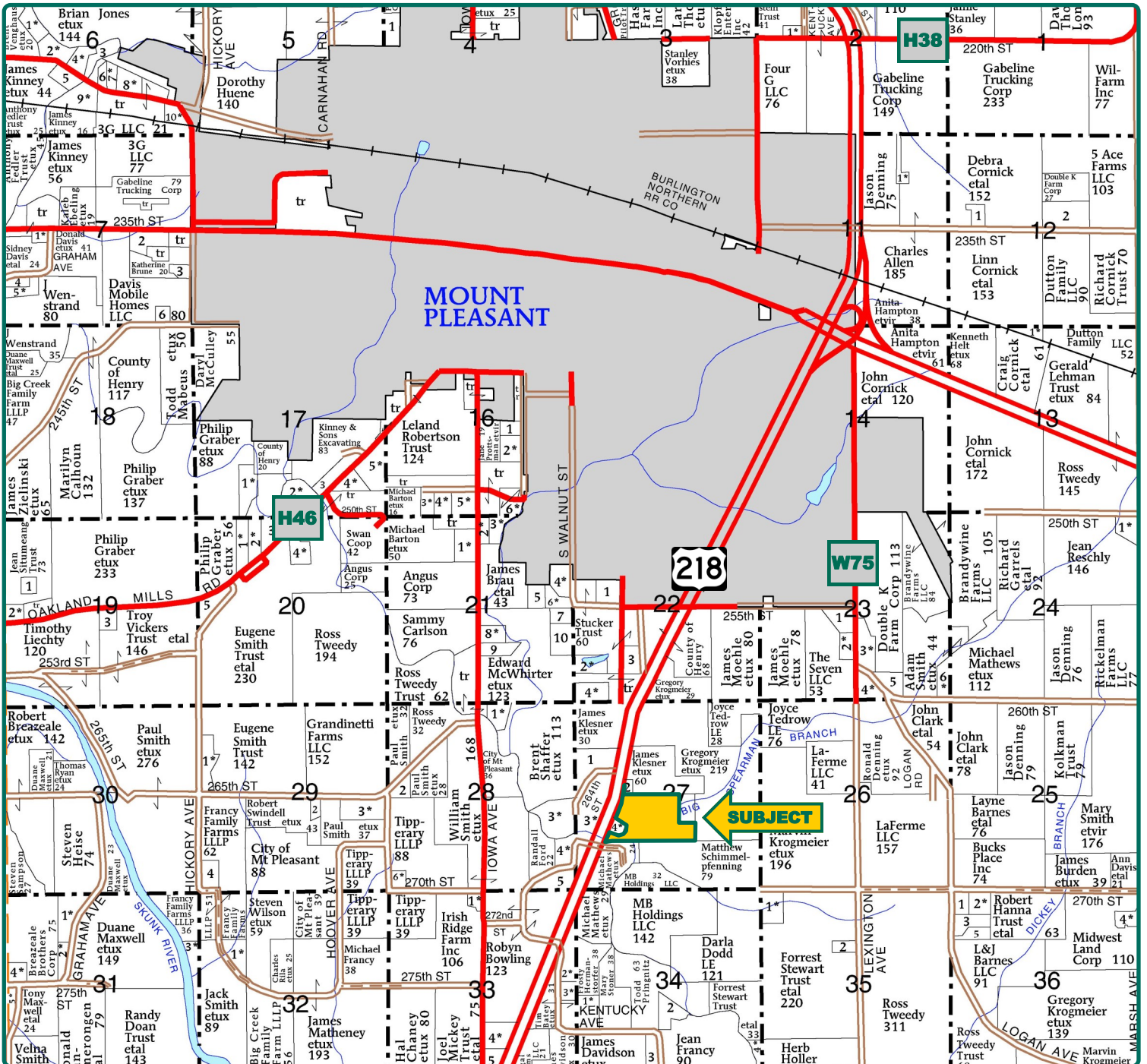


Property Key Features

- **Located 2½ Miles South of Mt. Pleasant**
- **Productive Farm with Income from Row Crops and CRP Acres**
- **Nice Mixed-Use Property with Recreational Opportunities**

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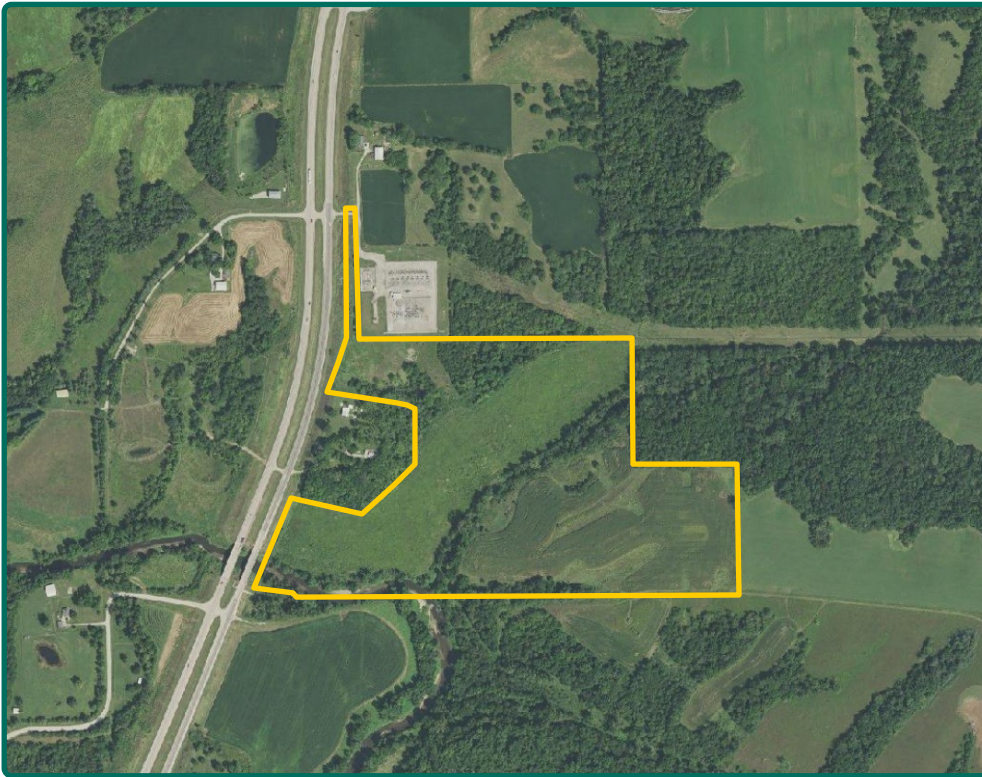
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FSA/Eff. Crop Acres:	24.98
CRP Acres:	19.80
Corn Base Acres:	13.00
Soil Productivity:	52.70 CSR2

Property Information

55.17 Acres, m/l

Location

From Mt. Pleasant: South on Hwy 218 for 2½ miles. The property is located on the east side of the highway.

Legal Description

SW¼ NW¼ SE¼, part of NW¼ NW¼ SE¼, part of N½ SW¼, part of SW¼ NW¼, lying east of Hwy 218, all in Section 27, Township 71 North, Range 6 West of the 5th P.M., Henry Co., IA. Updated abstract to govern.

Price & Terms

- \$377,000
- \$6,833.42/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,088.00
 Net Taxable Acres: 55.17
 Tax per Net Taxable Acre: \$19.72
 Tax Parcel ID #s: 180082730000300, 180082740000100 & 180082740000300

FSA Data

Farm Number 5770
 Tracts 2037 & 9347
 FSA/Eff. Crop Acres: 24.98
 CRP Acres: 19.80
 Corn Base Acres: 13.00
 Corn PLC Yield: 109 Bu.

CRP Contracts

There are 19.80 acres enrolled in two CRP contracts.

- There are 15.90 acres enrolled in a CP-2/CP-23/CP3A contract that pays \$147.53/acre - or \$2,346.00 annually - and expires 9/30/2025.
- There are 3.90 acres enrolled in a CP-21 contract that pays \$279.60/acre - or \$1,090.00 annually - and expires 9/30/2025.

Soil Types/Productivity

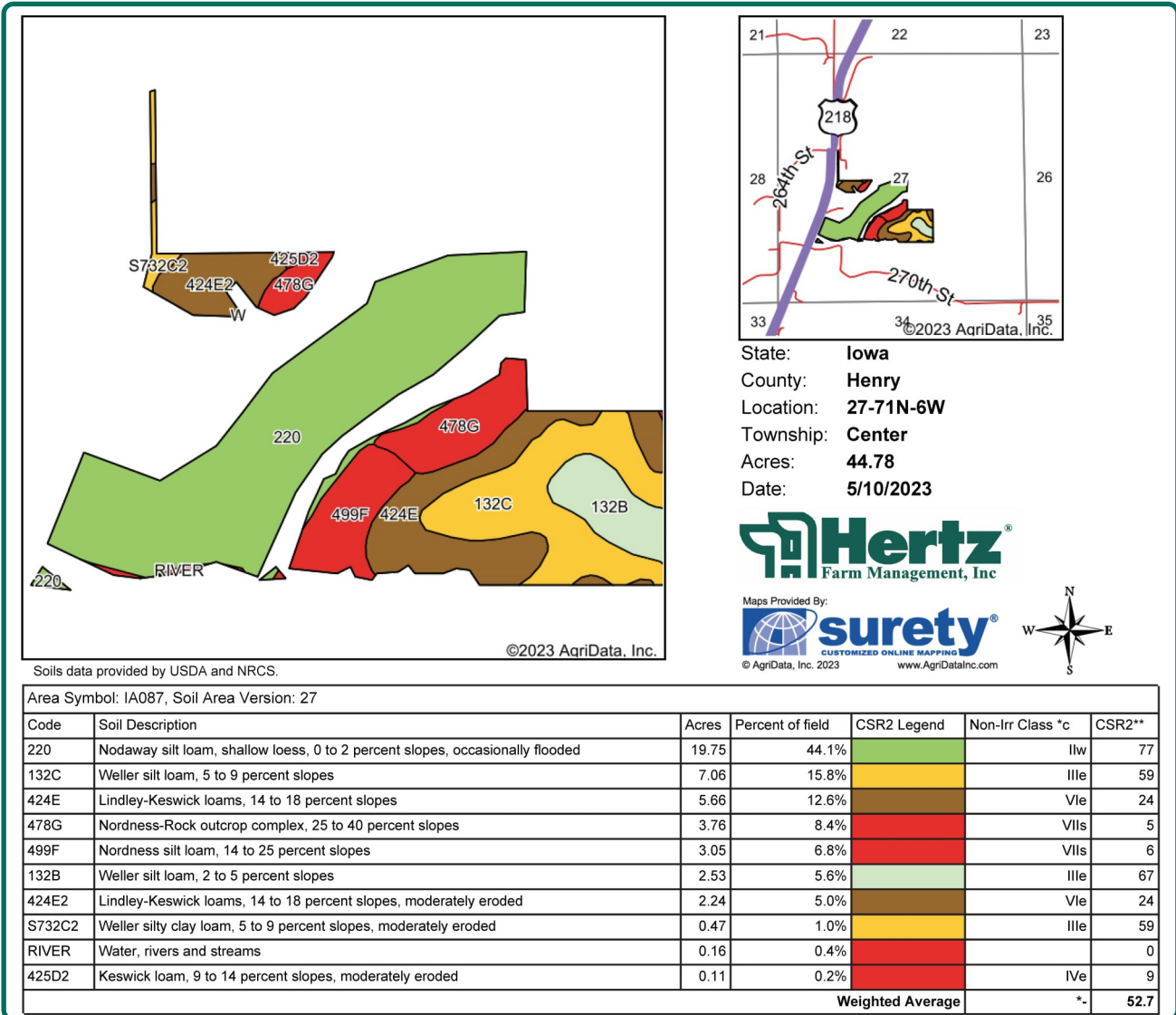
Primary soil is Nodaway. CSR2 on the FSA/Eff. crop and CRP acres is 52.70. See soil map for detail.

Mineral Rights

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

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Land Description

Nearly level to steep.

Drainage

Natural with some tile. No tile maps provided.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This mixed-use farm is located 2½ miles south of Mt. Pleasant with access from hard-surfaced Hwy 218. Property provides income from the row crop and CRP acres, plus there are hunting and recreational opportunities.

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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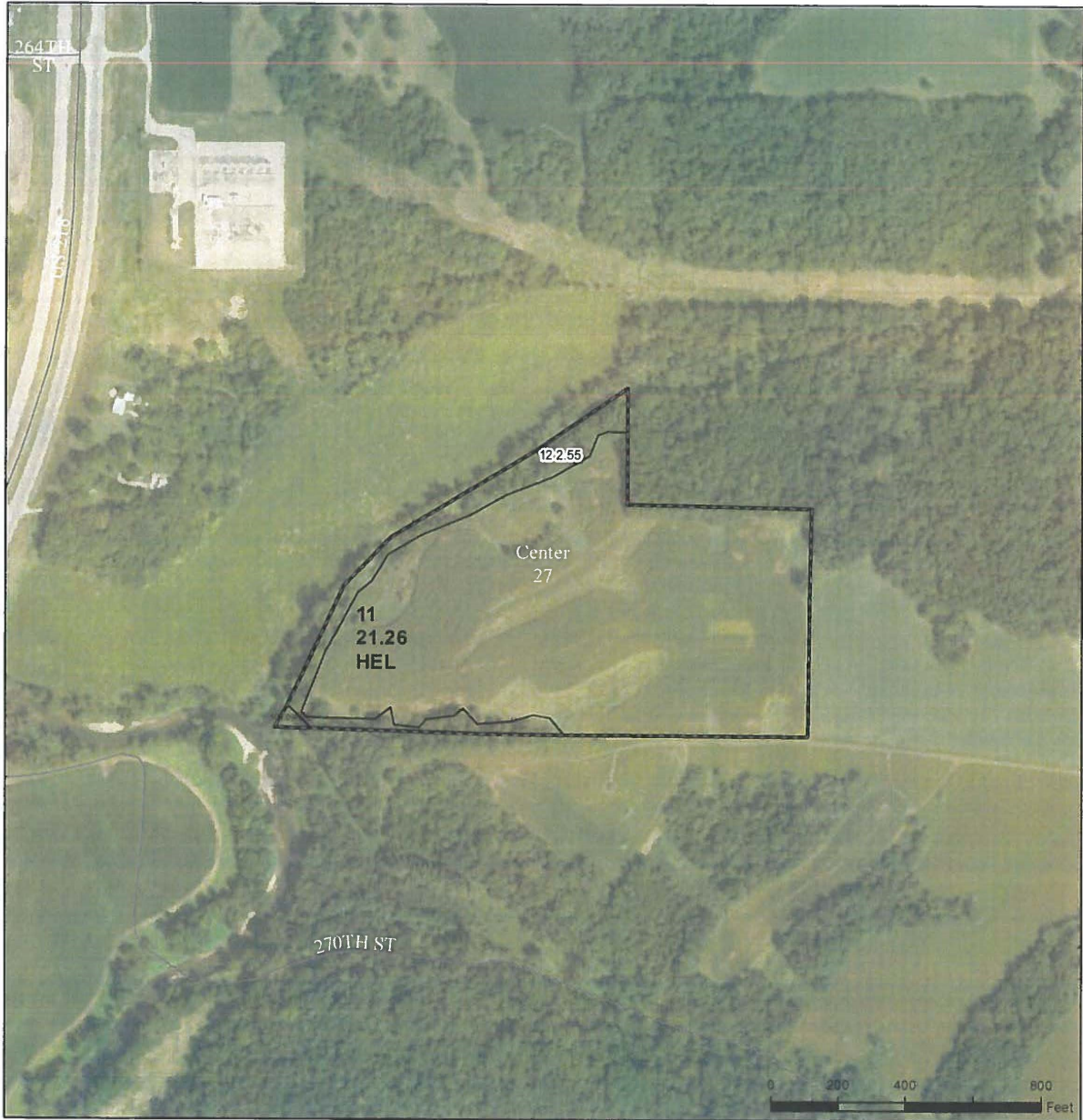
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USDA United States Department of Agriculture
Henry County, Iowa



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Tract Boundary
 - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 21.35 acres

2023 Program Year
Map Created February 21, 2023

Farm 5770
Tract 9347

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2023 Program Year
Map Created February 21, 2023

Farm 5770
Tract 2037

Tract Cropland Total: 23.43 acres

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Southwest looking Northeast



Northeast looking Southwest



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East looking West



Southeast looking Northwest



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