

Land For Sale

ACREAGE:

159.72 Acres, m/l

LOCATION:

Clayton County, IA



Property Key Features

- **Mixed-Use Property in Clayton County, Iowa**
- **Quality Tillable Land & CRP Income**
- **Timbered Creek with Great Recreational Opportunities**

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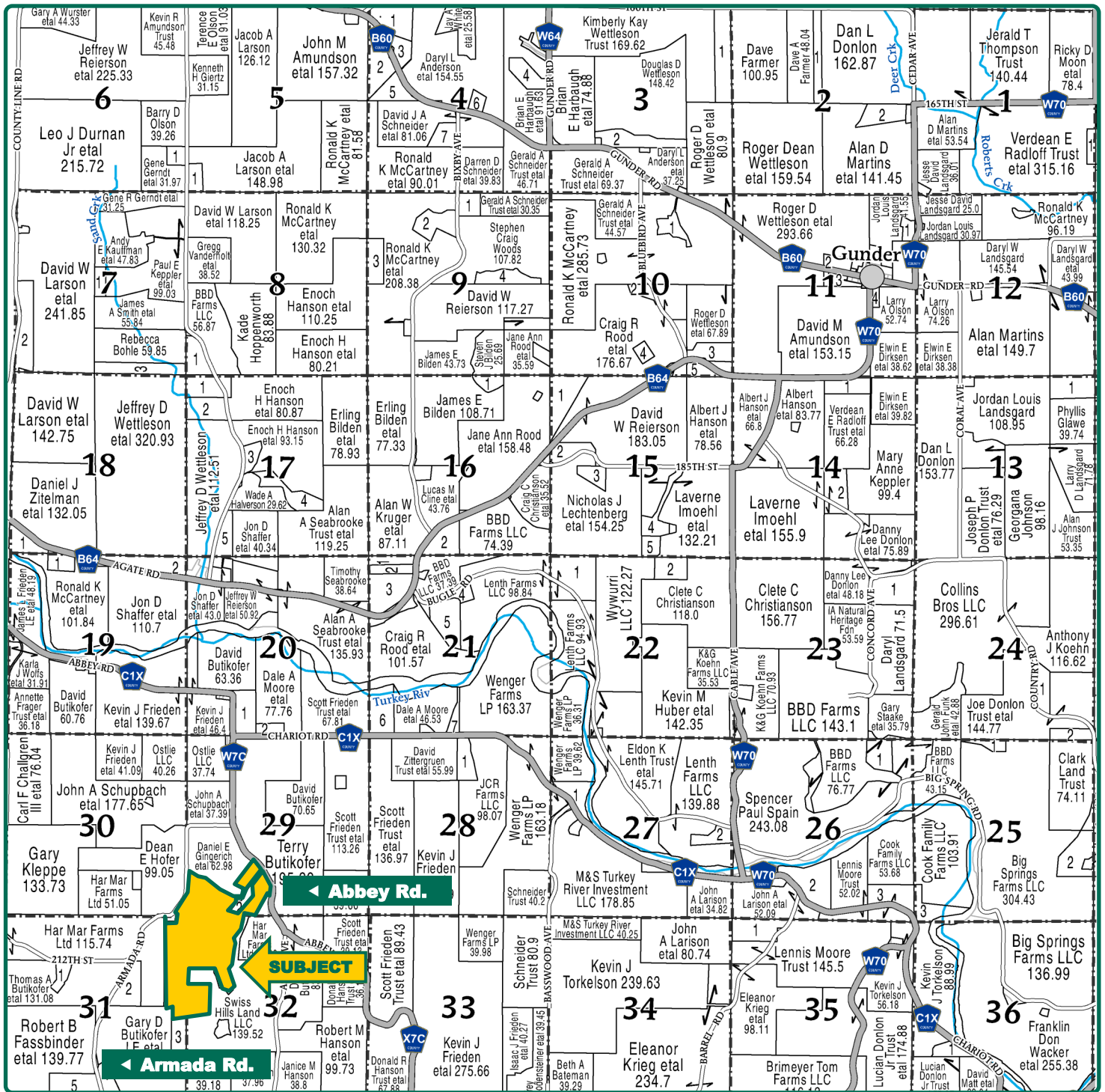
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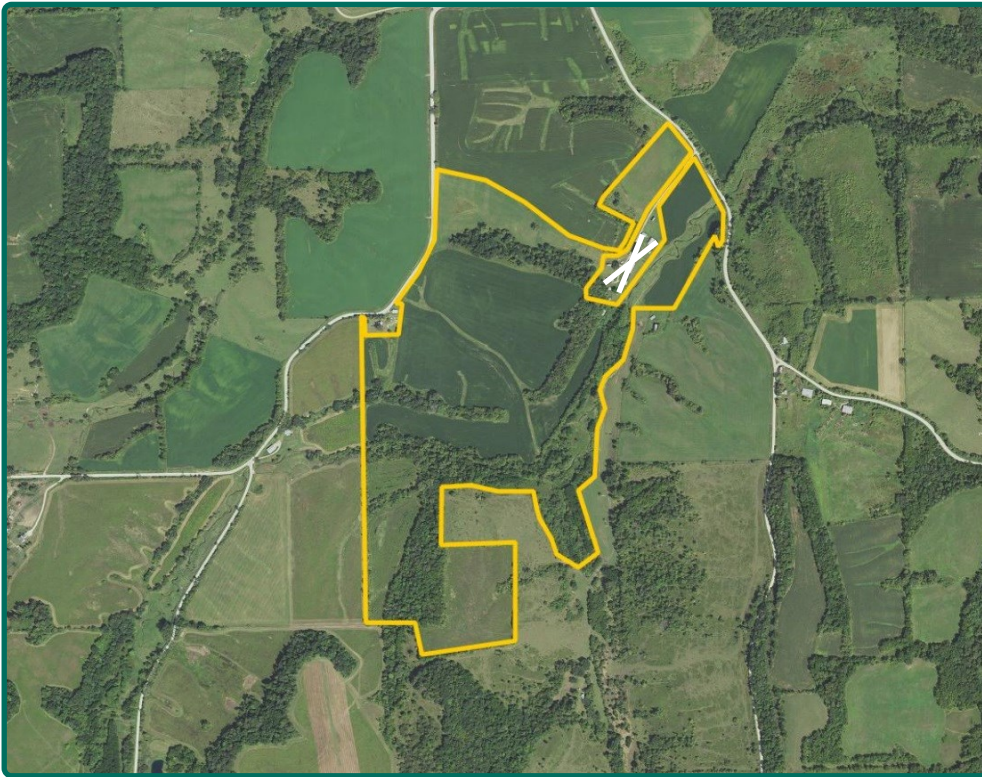


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FSA/Eff. Crop Acres:	73.33
CRP Acres:	37.63
Corn Base Acres:	30.80
Bean Base Acres:	1.45
Soil Productivity:	45.00 CSR2

Property Information

159.72 Acres, m/l

Location

From Gunder: Head south on Hwy W70 for 4 miles, then west on Hwy C1X for 3 miles, then south $\frac{3}{4}$ of a mile on Hwy W7C. The property is located on the west side of the road.

Legal Description

Part of the SW $\frac{1}{4}$ Section 29 and part of the W $\frac{1}{2}$ Section 32 and part of the E $\frac{1}{2}$ Section 31, all in Township 94 North, Range 6 West of the 5th P.M.

Price & Terms

- \$1,015,000
- \$6,354.87/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,826.00
 Net Taxable Acres: 159.72
 Tax per Net Taxable Acre: \$17.69
 Tax Parcel ID #s: 531427003, 532151005, 532301004, 531277001, 532151003, 531228002, 532101004, 530477002, 529351002, 529376006, 529326001, 529376004, 532126009

Lease Status

Currently leased for the 2023 crop year.
 Open lease for the 2024 crop year.

FSA Data

Farm Number 7514, Tract 9416
 FSA/Eff. Crop Acres: 73.33
 CRP Acres: 37.63
 Corn Base Acres: 30.80
 Corn PLC Yield: 144 Bu.
 Bean Base Acres: 1.45
 Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
 HEL: Highly Erodible Land.

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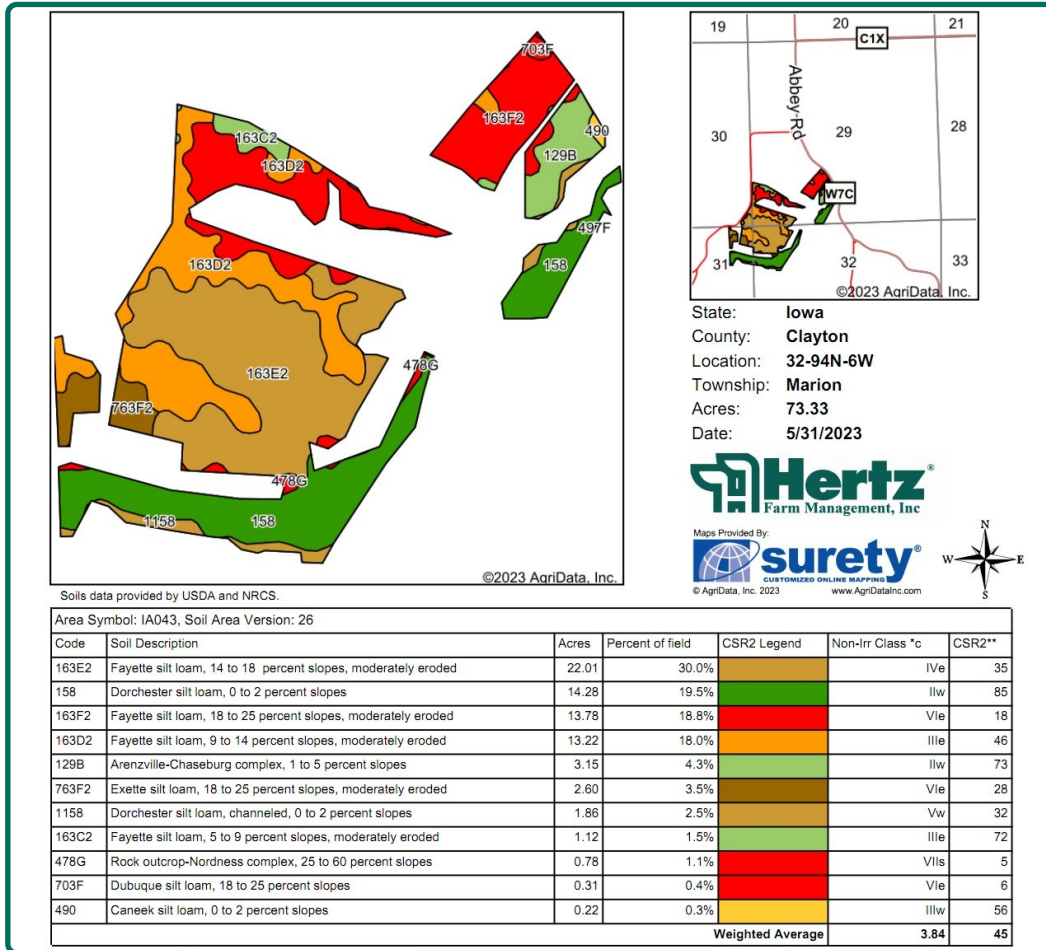
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CRP Contracts

There are 37.63 acres enrolled in three CRP contracts.

- There are 15.34 acres enrolled in a CP22 contract that pays \$59.00/acre - or \$905.00 annually - and expires 09/30/2024.
- There are 9.71 acres enrolled in a CP12/CP3A contract that pays \$172.40/acre - or \$1,674.00 annually - and expires 09/30/2025.
- There are 12.58 acres enrolled in a CP25 contract that pays \$200.58/acre - or \$2,523.00 annually - and expires 09/30/2025.

Soil Types/Productivity

Primary soils are Fayette silt loam and Dorchester silt loam. CSR2 on the FSA/ Eff. crop acres is 45.00. See soil map for details.

Mineral Rights

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

Land Description

Gently rolling to steep.

Drainage

Some drainage tile. Contact listing agent for details.

Water & Well Information

No known well. Creek running through property.

Comments

Mixed-use property with tillable land, CRP income, 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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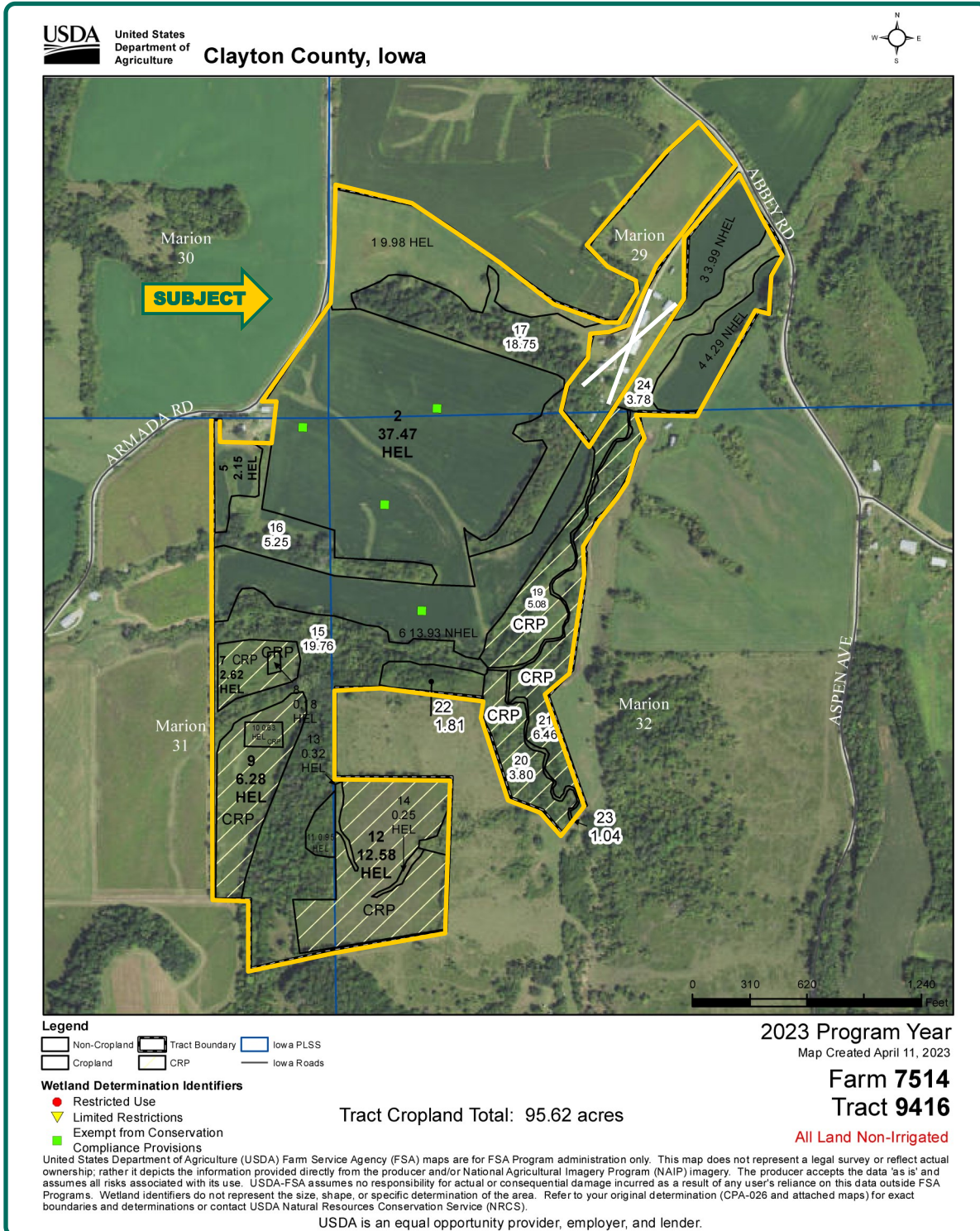
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Looking southwest



Looking west



Looking northwest



Looking northeast



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