

Land For Sale

ACREAGE:

72.10 Acres, m/l

LOCATION:

Clinton County, IA

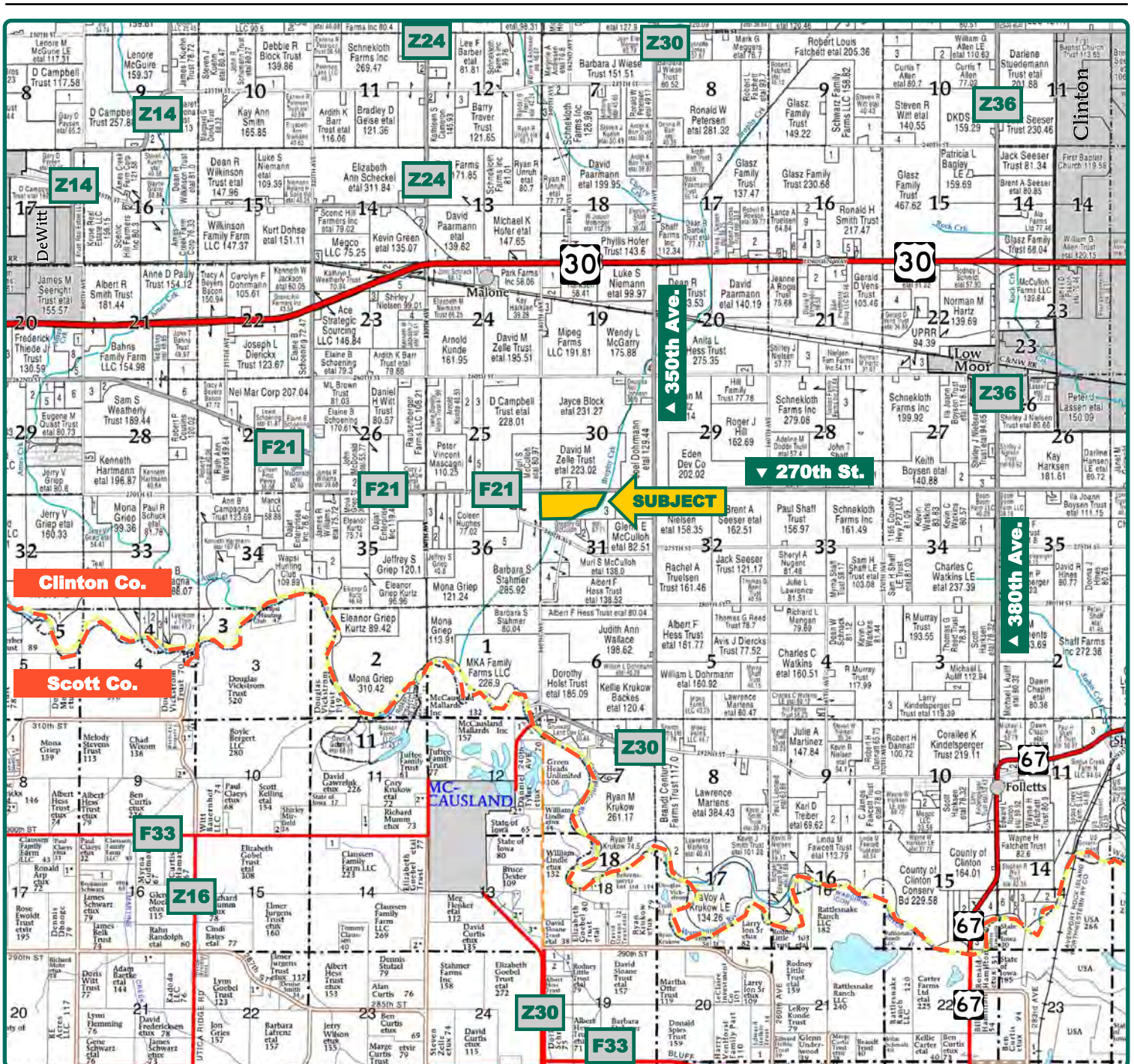


Property Key Features

- Located 5 Miles Southeast of DeWitt, Iowa
- 72.86 FSA/Eff. Crop Acres with a 70.00 CSR2
- Productive Clinton County Farm

Troy Louwagie, ALC
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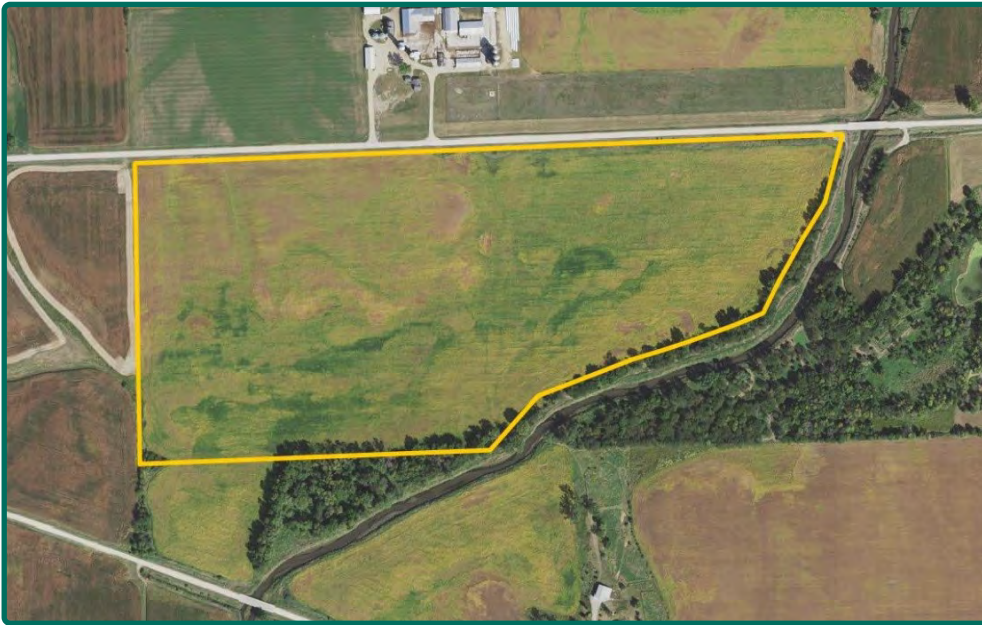
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FSA/Eff. Crop Acres:	72.86
Corn Base Acres:	51.57
Bean Base Acres:	20.39
Oats Base Acres:	0.90
Soil Productivity:	70.00 CSR2

Property Information

72.10 Acres, m/l

Location

From DeWitt: 5 miles east on Hwy 30, 2 miles south on 350th Ave., and ½ mile west on 270th St. The property is on the south side of the road.

From Clinton: ¾ mile south on 380th Ave. and 3½ miles west on 270th St.

Legal Description

The NW¼ of the NW¼, and the NE¼ of the NW¼, except Parcel A; all located in Section 31, Township 81 North, Range 5 East of the 5th P.M., Clinton County, Iowa.

Price & Terms

- \$1,007,597.50
- \$13,975/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,570.00*
Net Taxable Acres: 72.10
Tax per Net Taxable Acre: \$35.64*
Tax Parcel ID #s: 2206780000 & 2206790000

**Taxes estimated pending reassessment of property. Clinton County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 7561, Tract 12293
FSA/Eff. Crop Acres: 72.86
Corn Base Acres: 51.57
Corn PLC Yield: 153 Bu.
Bean Base Acres: 20.39
Bean PLC Yield: 44 Bu.
Oats Base Acres: 0.90
Oats PLC Yield: 37 Bu.

Soil Types/Productivity

Primary soils are Colo, Chaseburg and Wapsie. CSR2 on the FSA/Eff. crop acres is 70.00. See soil map for detail.

Land Description

The topography is considered level.

Drainage

This farm has been adequately tiled. Contact agent for tile maps.

Buildings/Improvements

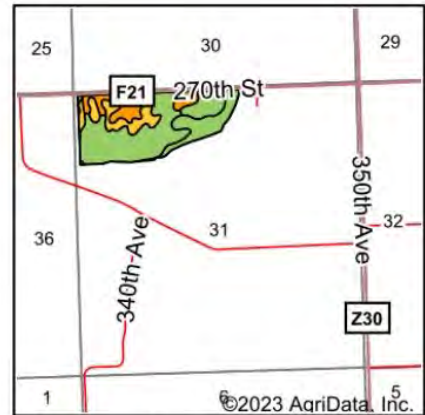
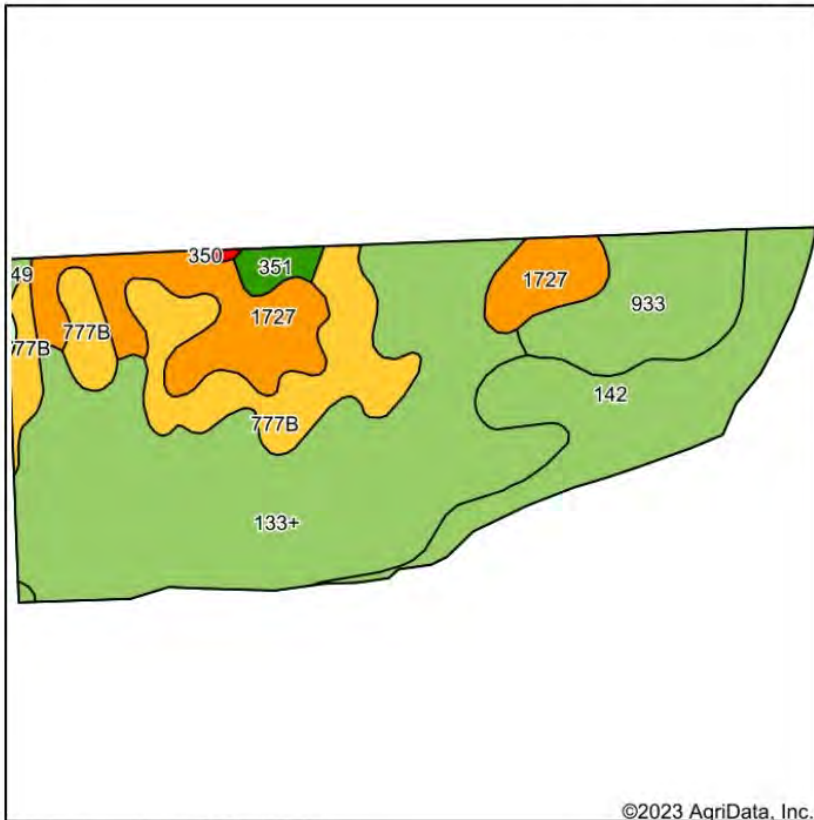
None.

Water & Well Information

None.

Comments

This is a productive Clinton County farm with a 70.00 CSR2.



State: Iowa
 County: Clinton
 Location: 31-81N-5E
 Township: Eden
 Acres: 72.86
 Date: 6/20/2023



Maps Provided By:






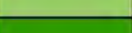



 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	32.74	44.9%		Ilw	78
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	11.55	15.9%		Ilw	79
777B	Wapsie loam, 2 to 5 percent slopes	10.33	14.2%		Ile	50
1727	Udolpho loam, 0 to 2 percent slopes	9.83	13.5%		Ilw	48
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	7.00	9.6%		Ilw	78
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	0.97	1.3%		Iw	80
949	Zwingle variant silty clay, 0 to 2 percent slopes	0.21	0.3%		Illw	75
350	Waukegan silt loam, 0 to 2 percent slopes	0.14	0.2%		Ils	60
1954	Darwin silty clay, bedrock substratum, 0 to 2 percent slopes	0.09	0.1%		Vw	5
Weighted Average					1.99	70

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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