

# Land For Sale

**ACREAGE:**

**200.00 Acres, m/l**

**LOCATION:**

**Scott County, IA**

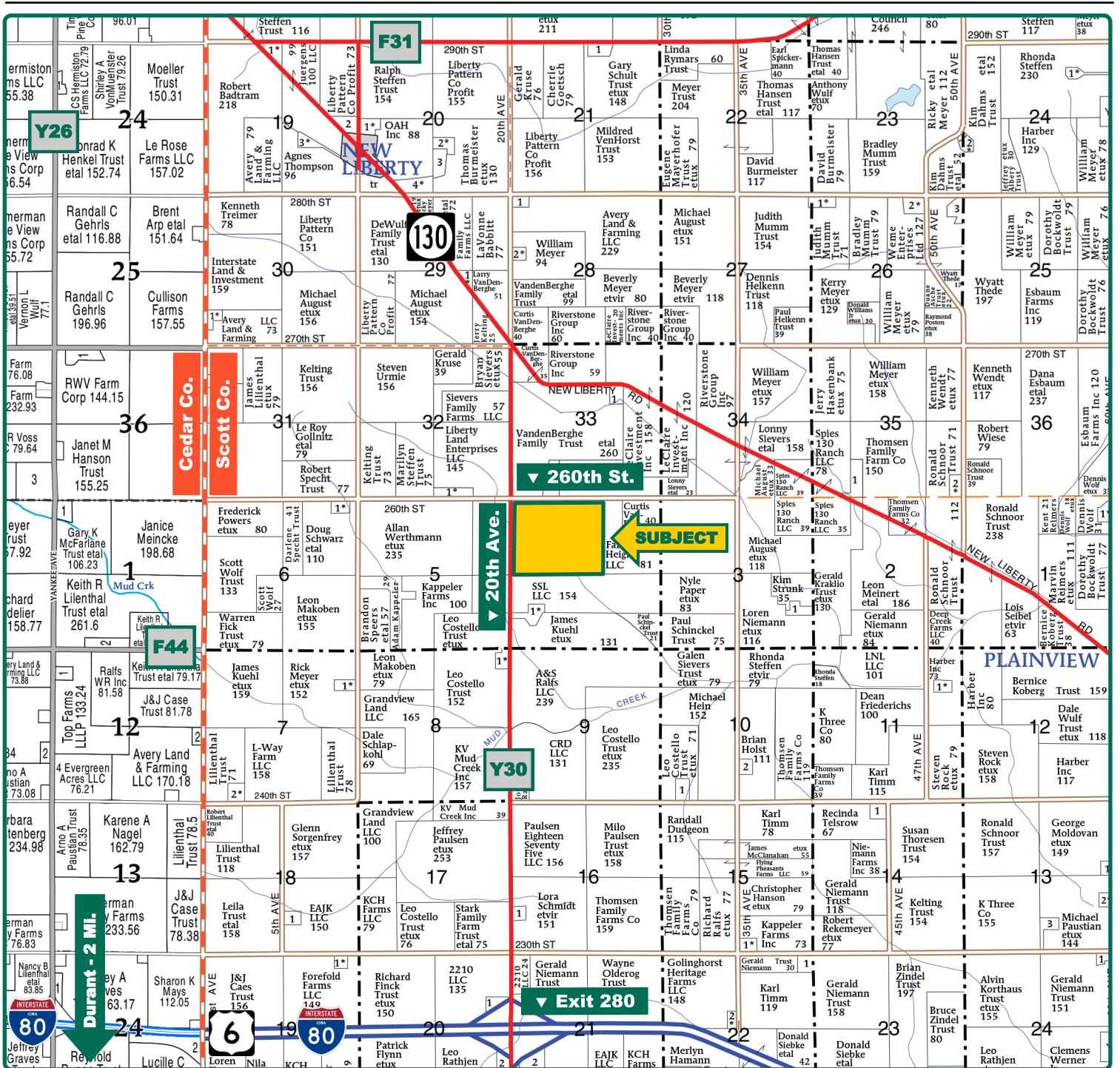


## Property Key Features

- Located 7 Miles Northeast of Durant
- 185.71 FSA/Eff. Crop Acres with a 79.90 CSR2
- Productive Farm Located in a Strong Area

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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



Map reproduced with permission of Farm & Home Publishers, Ltd.

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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**FSA/Eff. Crop Acres:** 185.71  
**Cert. Mixed Forage Acres:** 9.19  
**Cert. Grass Acres:** 7.89  
**Corn Base Acres:** 131.55  
**Bean Base Acres:** 43.75  
**Soil Productivity:** 79.90 CSR2

**Total Living SF:** 2,272  
**Bedrooms:** 4  
**Bathrooms:** 1  
**Year Built:** 1900  
**ADDRESS:**  
 2165 260th St.  
 Stockton, IA 52769

## Property Information

**200.00 Acres, m/l**

### Location

**From Interstate 80—Exit 280:** 3½ miles north on 20th Ave. and ¼ mile east on 260th St. The property is on the south side of the road.

### Legal Description

The NW¼ and the W½ of the W½ of the NE¼ of Section 4, Township 79 North, Range 1 East of the 5th P.M., Scott County, Iowa.

### Price & Terms

- \$3,350,000.00
- \$16,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2023 lease.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$7,340.00  
 Gross Acres: 200.00  
 Net Taxable Acres: 195.00  
 Tax Parcel ID #: 910401001, 910403001, 910405002, 910417001, 910419001 & 910421002

### School District

Bennett Community School District

### House

Improvements include a two-story home that was built around 1900 consisting of 2,272 finished square feet. It has one bathroom on the main level. There is one bedroom on the main level and three bedrooms on the second level. The home includes a forced-air furnace and central air. The basement is unfinished and has a limestone foundation. The house has been very well cared for.

### FSA Data

Farm Number 4103, Tract 178  
 FSA/Eff. Crop Acres: 185.71  
 Cert. Mixed Forage Acres: 9.19  
 Cert. Grass Acres: 7.89  
 Corn Base Acres: 131.55  
 Corn PLC Yield: 185 Bu.  
 Bean Base Acres: 43.75  
 Bean PLC Yield: 65 Bu.

### Soil Types/Productivity

Primary soils are Tama, Colo and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 79.90. See soil map for detail.

### Yield History (Bu./Ac.)

Year	Corn	Beans
2022	—	65
2021	221	—
2020	—	68
2019	232	—
2018	—	79

Yield information is reported by crop insurance records.

**Troy Louwagie, ALC**

Licensed Broker in IA & IL

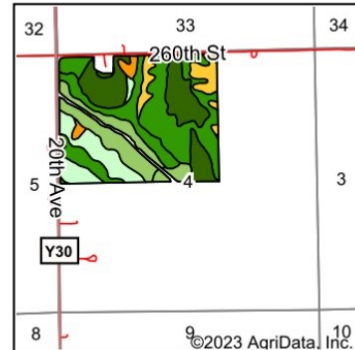
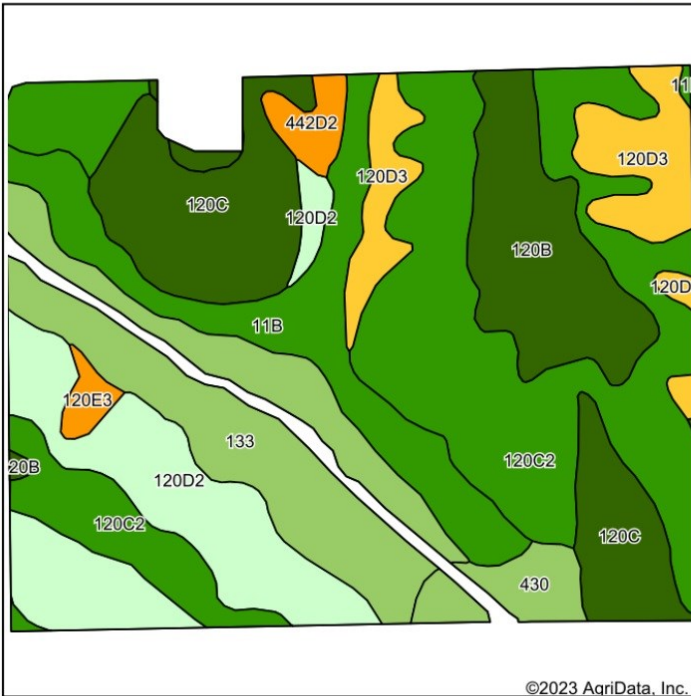
**319-721-4068**

**TroyL@Hertz.ag**

**319-895-8858**

102 Palisades Road & Hwy. 1  
 Mount Vernon, IA 52314

**www.Hertz.ag**



State: **Iowa**  
County: **Scott**  
Location: **4-79N-1E**  
Township: **Cleona**  
Acres: **185.71**  
Date: **6/19/2023**













Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

Area Symbol: IA163, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	53.86	29.0%		IIIe	87
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	26.44	14.2%		IIw	78
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	24.10	13.0%		IIIe	62
120C	Tama silty clay loam, 5 to 9 percent slopes	23.80	12.8%		IIIe	90
11B	Colo-Ely complex, 0 to 5 percent slopes	18.90	10.2%		IIw	86
120B	Tama silty clay loam, 2 to 5 percent slopes	17.27	9.3%		IIe	95
120D3	Tama silty clay loam, 9 to 14 percent slopes, severely eroded	12.59	6.8%		IVe	55
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	4.71	2.5%		IIw	70
442D2	Tama, sandy substratum-Dickinson complex, 9 to 14 percent slopes, moderately eroded	2.57	1.4%		IIIe	40
120E3	Tama silty clay loam, 14 to 18 percent slopes, severely eroded	1.47	0.8%		VIe	43
<b>Weighted Average</b>					<b>2.73</b>	<b>79.9</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Land Description

Gently rolling topography.

## Drainage

Natural with some tile.

## Buildings/Improvements

Outbuildings include a detached garage, two machine sheds, livestock barn, four grain bins, cattle barn and garden shed. The outbuildings have been extremely well-maintained for their age. Tenants reserve use of the four grain bins until June 1, 2024.

## Perimeter Fences

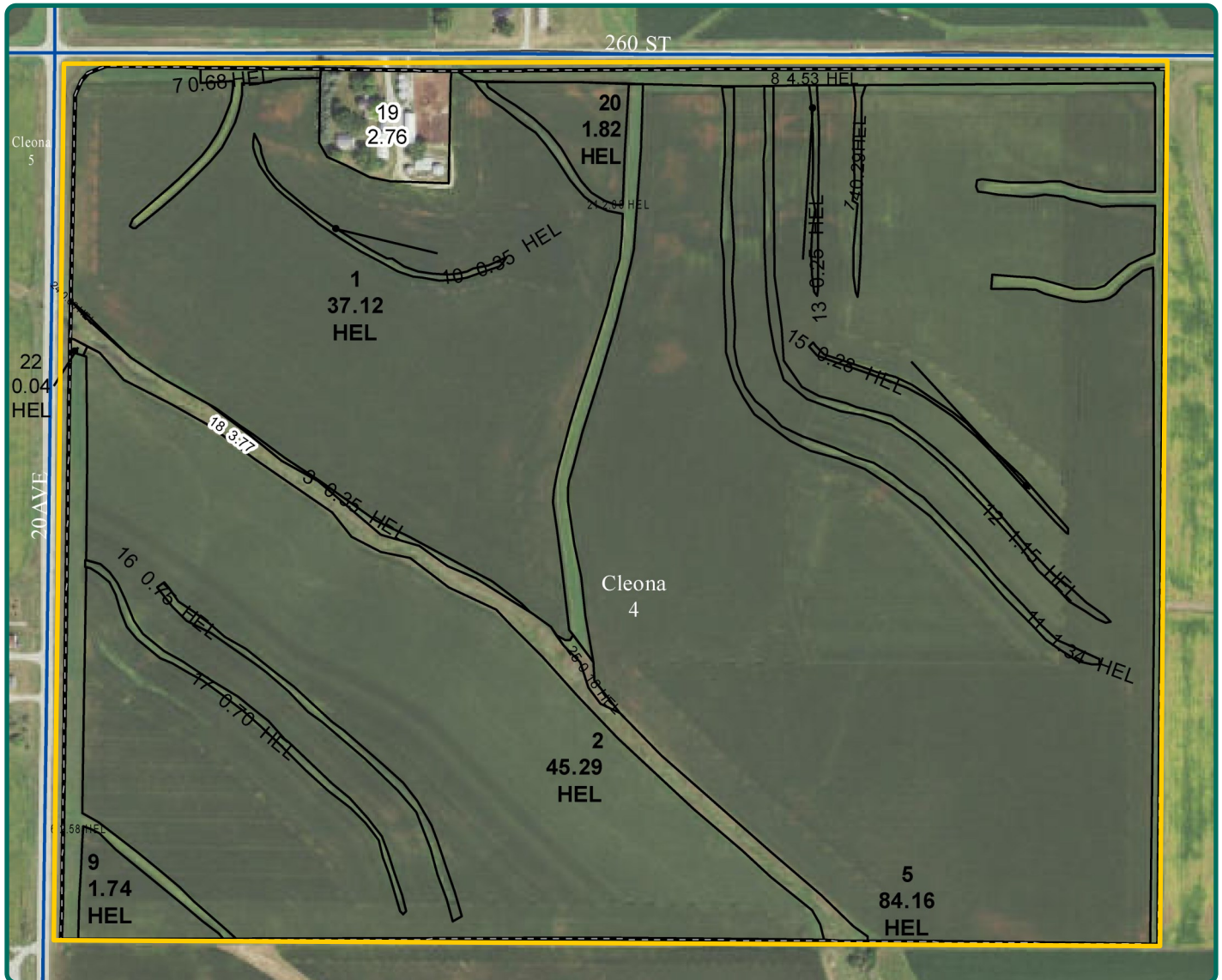
The perimeter fences are in above average condition, making this a good location for a cow/calf operation.

## Water & Well Information

The well is located east of the house. The status of the well is unknown.

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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



### Septic System

The septic tank is located west of the house.

### Reserved Items

The Tenants reserve all machines/equipment, gates and free standing panels, except yard and field perimeter gates, fuel barrel, fence posts and guard rails stored

on the farm, tools and oil products in Butler building, all grain and bales on property, and small bulk feed bin.

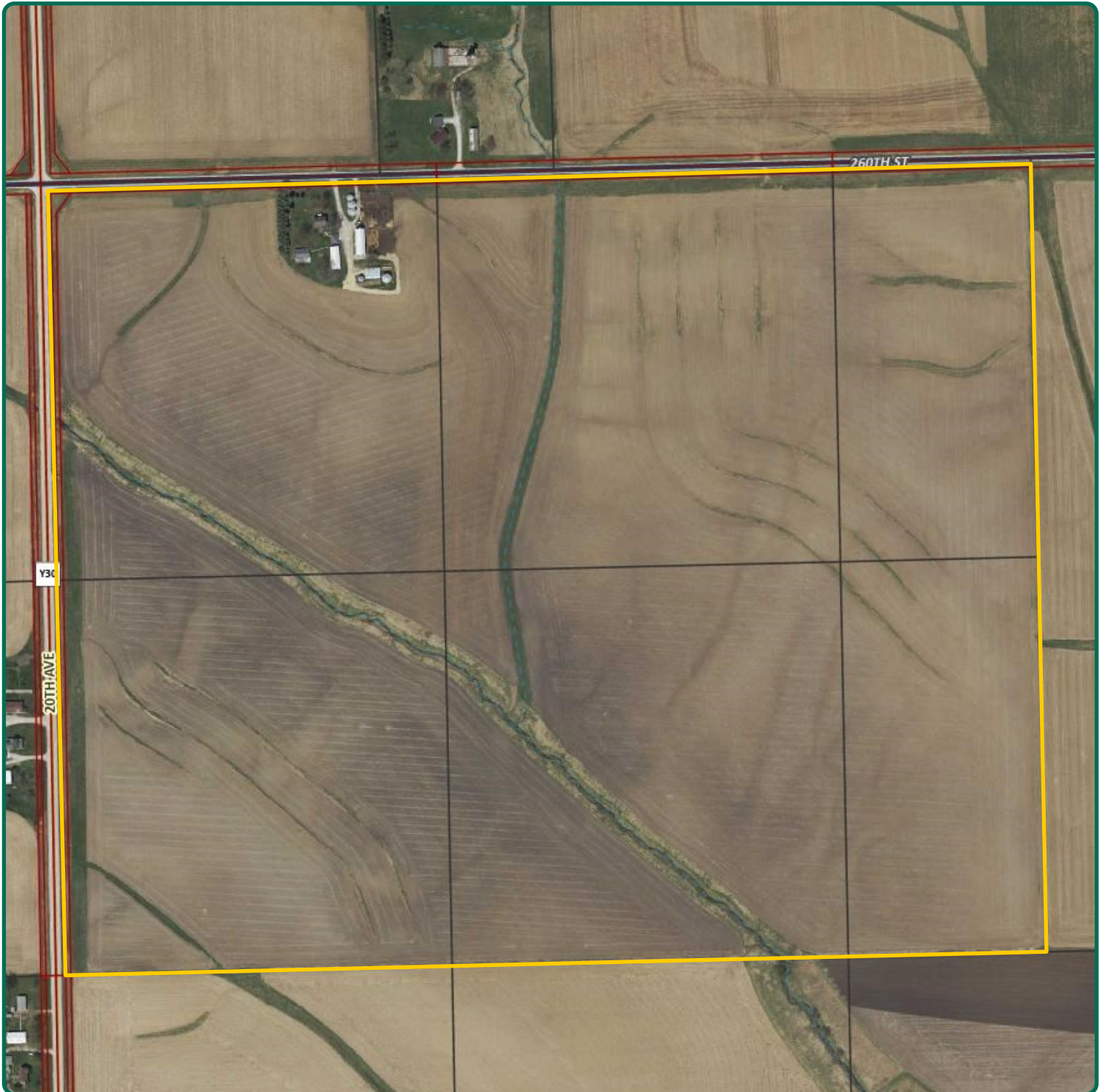
### Comments

Productive farm located in a strong neighborhood. A great opportunity for a cow/calf producer.

*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.*

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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**





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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**