

Land For Sale

ACREAGE:

76.24 Acres, m/l

LOCATION:

Washington County, IA



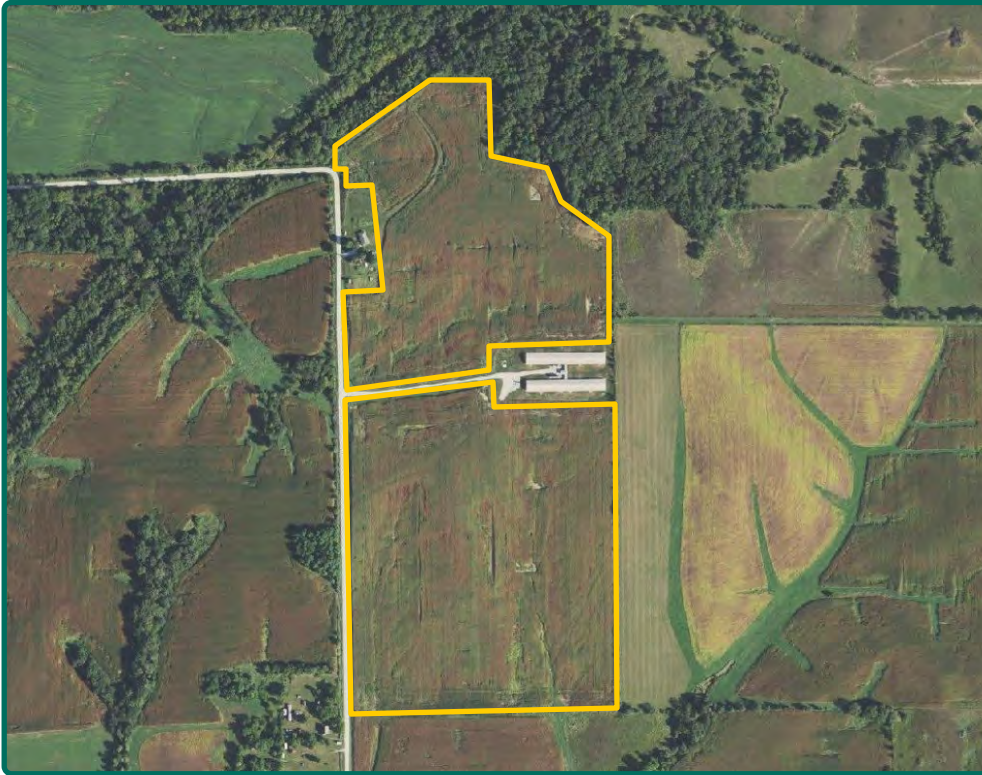
Property Key Features

- Located South of Washington, Iowa
- 76.33 FSA/Eff. Crop Acres with a CSR2 of 65.30
- Open Lease for the 2024 Crop Year

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

Adam Sylvester, AFM
Licensed Salesperson in IA
319-721-3170
AdamS@Hertz.ag



FSA/Eff. Crop Acres:	76.33
Corn Base Acres:	35.40
Soil Productivity:	65.30 CSR2

Property Information

76.24 Acres, m/l

Location

From Washington: 2 miles south on Wayland Rd., then continue 3½ miles south on Coppock Rd., then 1¼ miles west on 300th St., then ½ mile south on Kiwi Ave., then ½ mile east on 305th St. and continue south on Larch Ave. The farm is on the east side of the road.

Legal Description

Auditor's Parcel A in SW¼ NW¼ and NW¼ SW¼, exc. Auditor's Parcel A & B and Lot 1; and SW¼ SW¼, all in Section 13, Township 74 North, Range 8 West of the 5th P.M., Washington Co., IA.

Price & Terms

PRICE REDUCED!

- ~~\$831,016~~ \$781,460
- ~~\$10,900/acre~~ \$10,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023-2024: \$2,324.00
Net Taxable Acres: 76.24
Tax per Net Taxable Acre: \$30.48
Tax Parcel ID #s: 1413300008, 1413300003, 1413100014

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 1112, Tract 1744
FSA/Eff. Crop Acres: 76.33
Corn Base Acres: 35.40
Corn PLC Yield: 186 Bu.

Soil Types/Productivity

Primary soil is Clinton silty clay loam. CSR2 on the FSA/Eff. crop acres is 65.30. 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. Contact agent for tile map.

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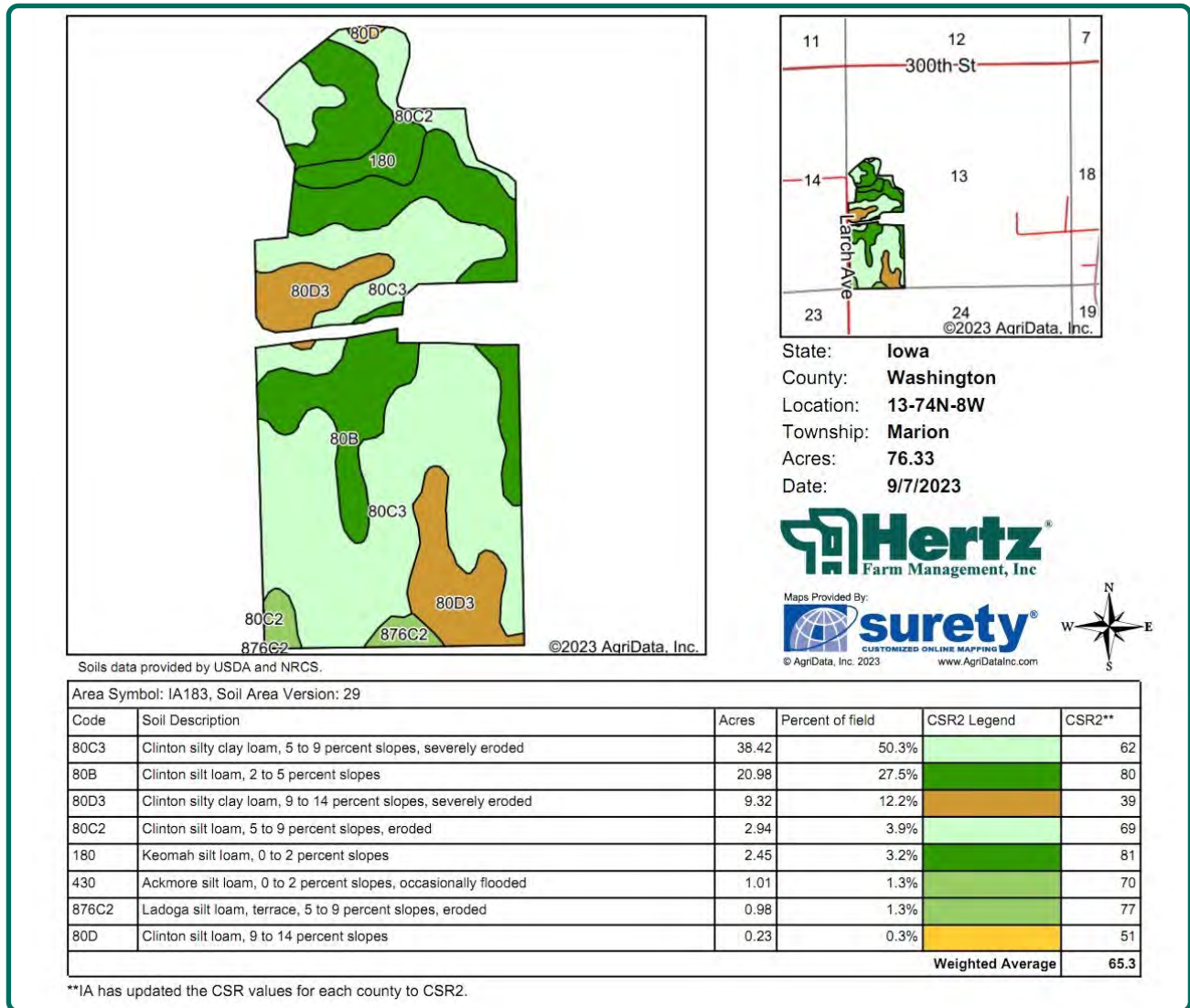
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Buildings/Improvements

- 10' x 18' Steel Utility Building
- 16' x 17' Wire Grain Bin

Water & Well Information

None.

Comments

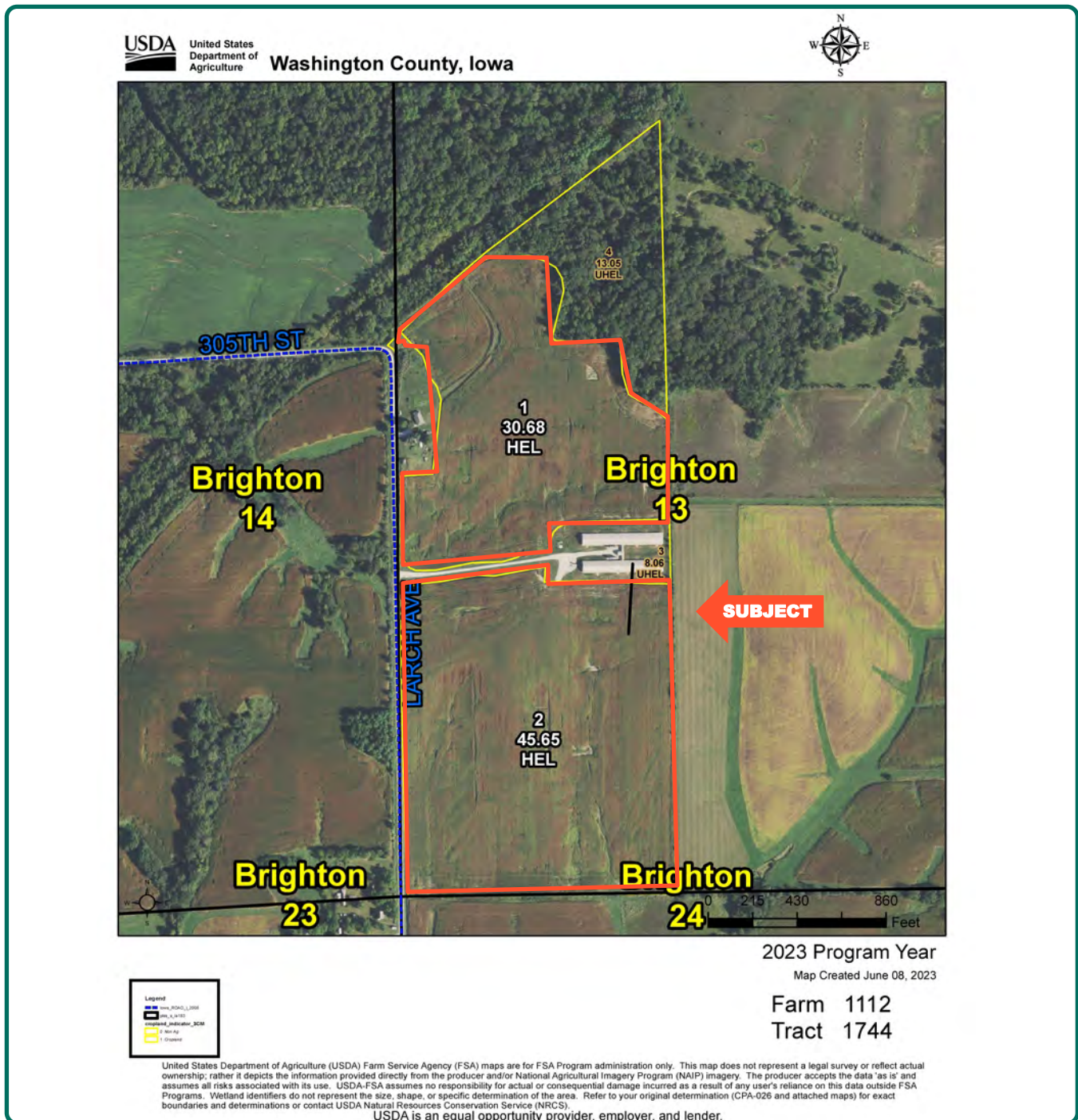
Productive add-on farm in Washington County. This farm has been improved with contour terraces and drainage tile. Fertility has benefited from recent manure applications.

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 Northwest



Looking South

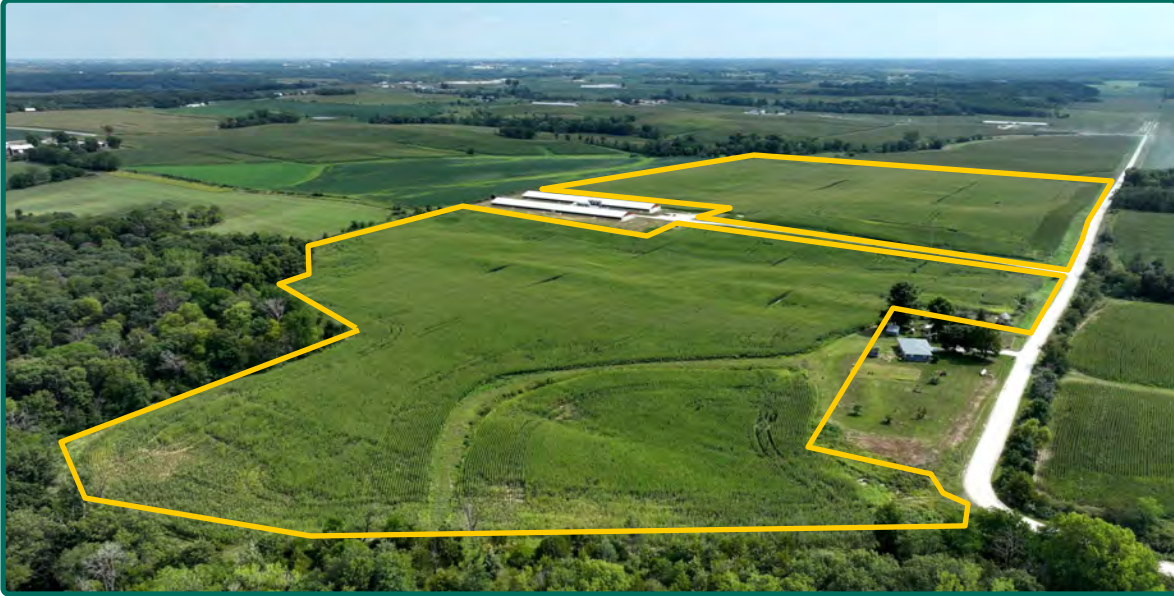


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Looking Southeast



Looking Southwest



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