

Land For Sale

ACREAGE:

212.04 Acres, m/l

LOCATION:

Muscatine County, IA



Property *Key Features*

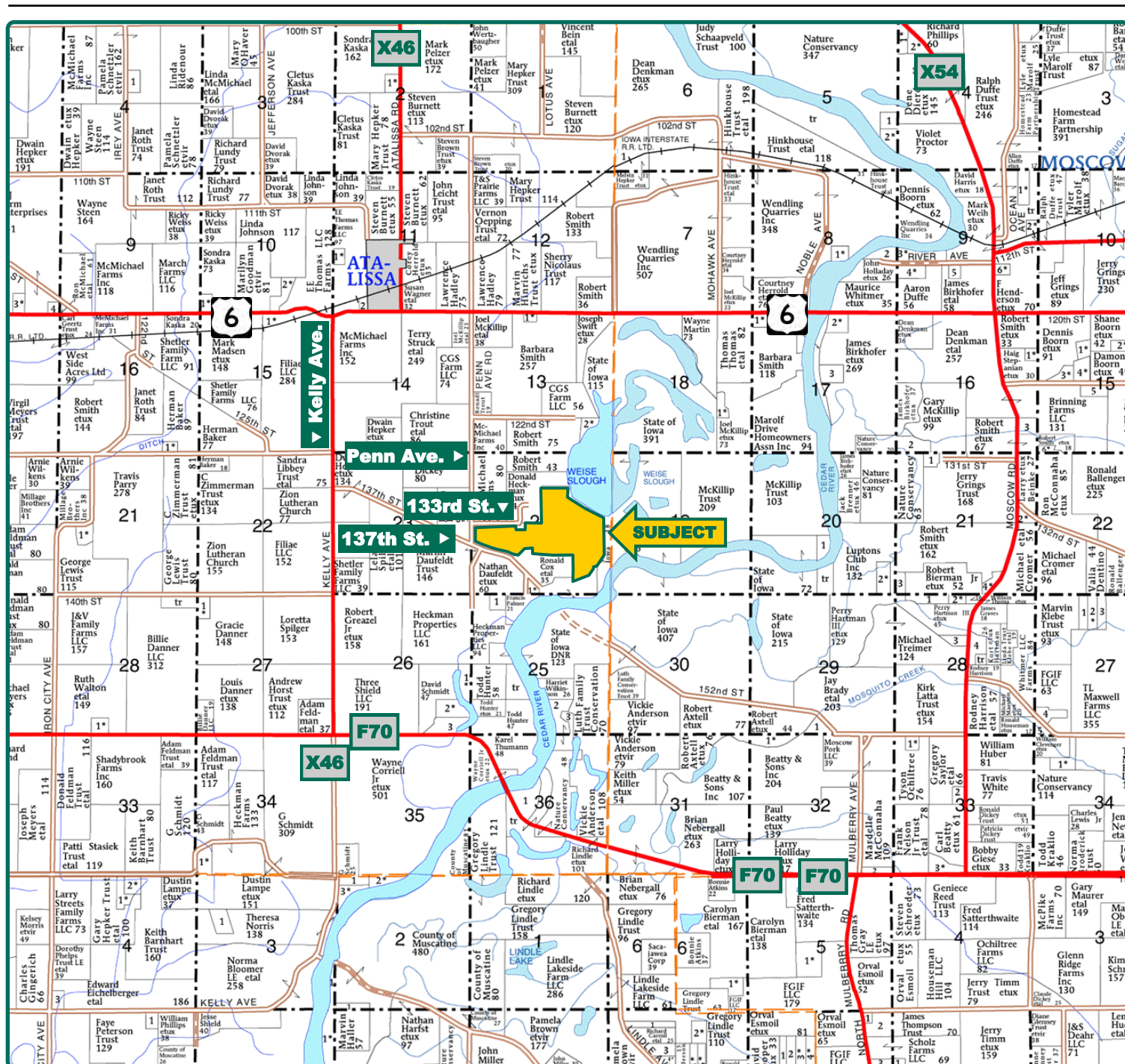
- Located 2 Miles South of Atalissa, Iowa
- 211.95 FSA/Eff. Crop Acres with a 58.30 CSR2
- Well-Kept Muscatine County Farm Along the Cedar River

Rebecca Frantz, ALC
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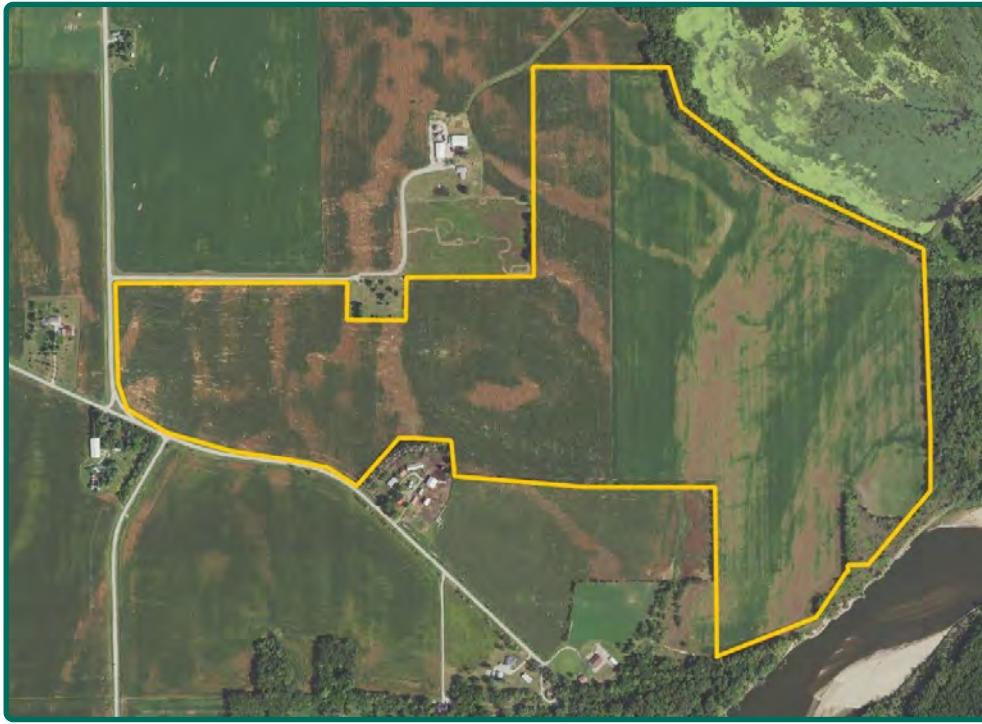
Goshen Township, Muscatine County, IA



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FSA/Eff. Crop Acres:	211.95
Corn Base Acres:	102.89
Bean Base Acres:	102.89
Soil Productivity:	58.30 CSR2

Property Information

212.04 Acres, m/l

Location

From Atalissa - Intersection of Hwy 6 and Kelly Ave.: 1¼ miles south on Kelly Ave. and 1 mile southeast on 137th St. The property is on the north side of the road.

Legal Description

That part of the N½ of the SW¼, the SE¼ and the S½ of the NE¼ all in Section 24, Township 78 North, Range 3 West of the 5th P.M., Muscatine County, Iowa. Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$1,685,718.00~~ \$1,622,106.00
- ~~\$7,950/acre~~ \$7,650/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: \$5,454.00
Net Taxable Acres: 212.04
Tax per Net Taxable Acre: \$25.72
Tax Parcel ID #s: 0224200008, 0224200010, 0224300001, 0224300014, 0224400015, 0224400002 & 0224400016

FSA Data

Farm 3069, Tract 3101
FSA/Eff. Crop Acres: 211.95
Corn Base Acres: 102.89
Corn PLC Yield: 129 Bu.
Bean Base Acres: 102.89
Bean PLC Yield: 39 Bu.

Soil Types/Productivity

Primary soils are Bolan, Elrin and Coppock. CSR2 on the FSA/Eff. crop acres is 58.30. See soil map for detail.

Land Description

Topography is gently to moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

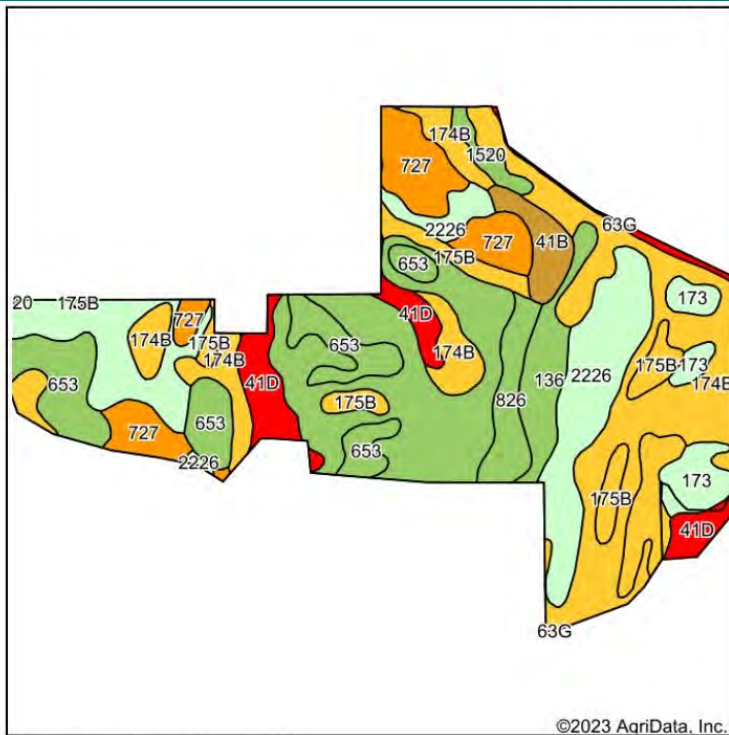
None.

Comments

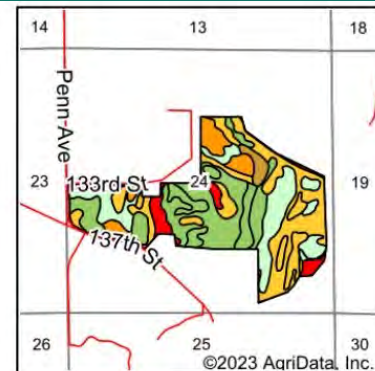
This is a nice Muscatine County farm located along the Cedar River!

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Muscatine**
Location: **24-78N-3W**
Township: **Goshen**
Acres: **211.95**
Date: **9/15/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA139, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
174B	Bolan loam, 2 to 5 percent slopes	49.11	23.2%		Ile		55
2226	Elirin loam, 0 to 2 percent slopes	35.15	16.6%		Ils		60
1520	Coppock silt loam, sandy substratum, 0 to 2 percent slopes	35.03	16.5%		Ilw		75
653	Tuskeego silt loam, sandy substratum, 0 to 2 percent slopes	20.97	9.9%		Illw		71
727	Udolpho loam, 32 to 40 inches to sand, 0 to 2 percent slopes	16.63	7.8%		Ilw		45
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	15.87	7.5%		Illle		50
41D	Sparta loamy fine sand, 5 to 14 percent slopes	10.88	5.1%		Vls		14
136	Ankeny sandy loam, 0 to 3 percent slopes	8.01	3.8%		Ils		72
173	Hoopeston sandy loam, 0 to 2 percent slopes	7.87	3.7%		Ils		60
826	Rowley silt loam, 0 to 2 percent slopes	6.36	3.0%		Iw		77
41B	Sparta loamy fine sand, 2 to 5 percent slopes	4.75	2.2%		IVs	Ile	39
63G	Chelsea loamy fine sand, 25 to 40 percent slopes	1.32	0.6%		Vlls		5
Weighted Average					2.43	*-	58.3

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

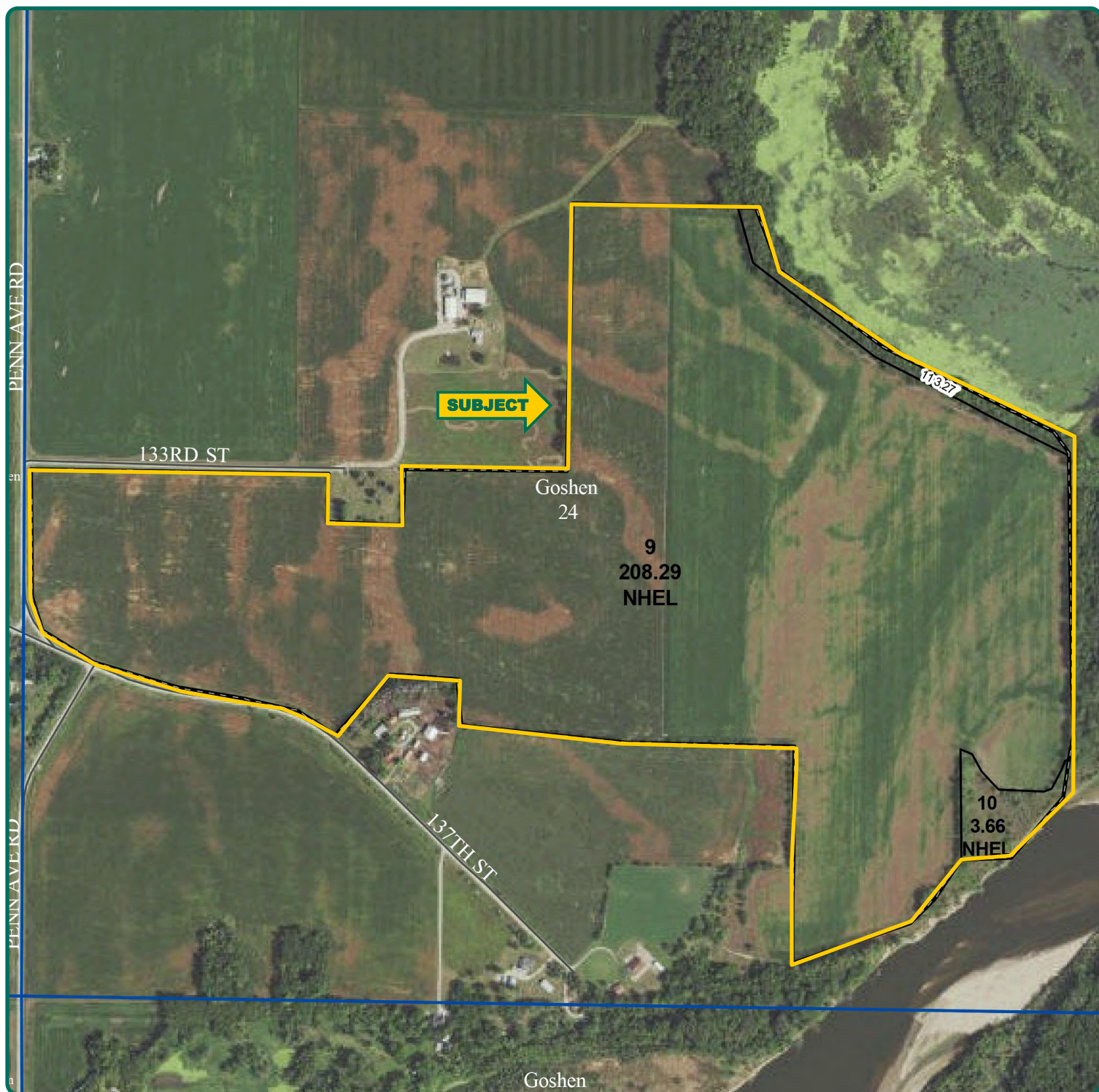
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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.

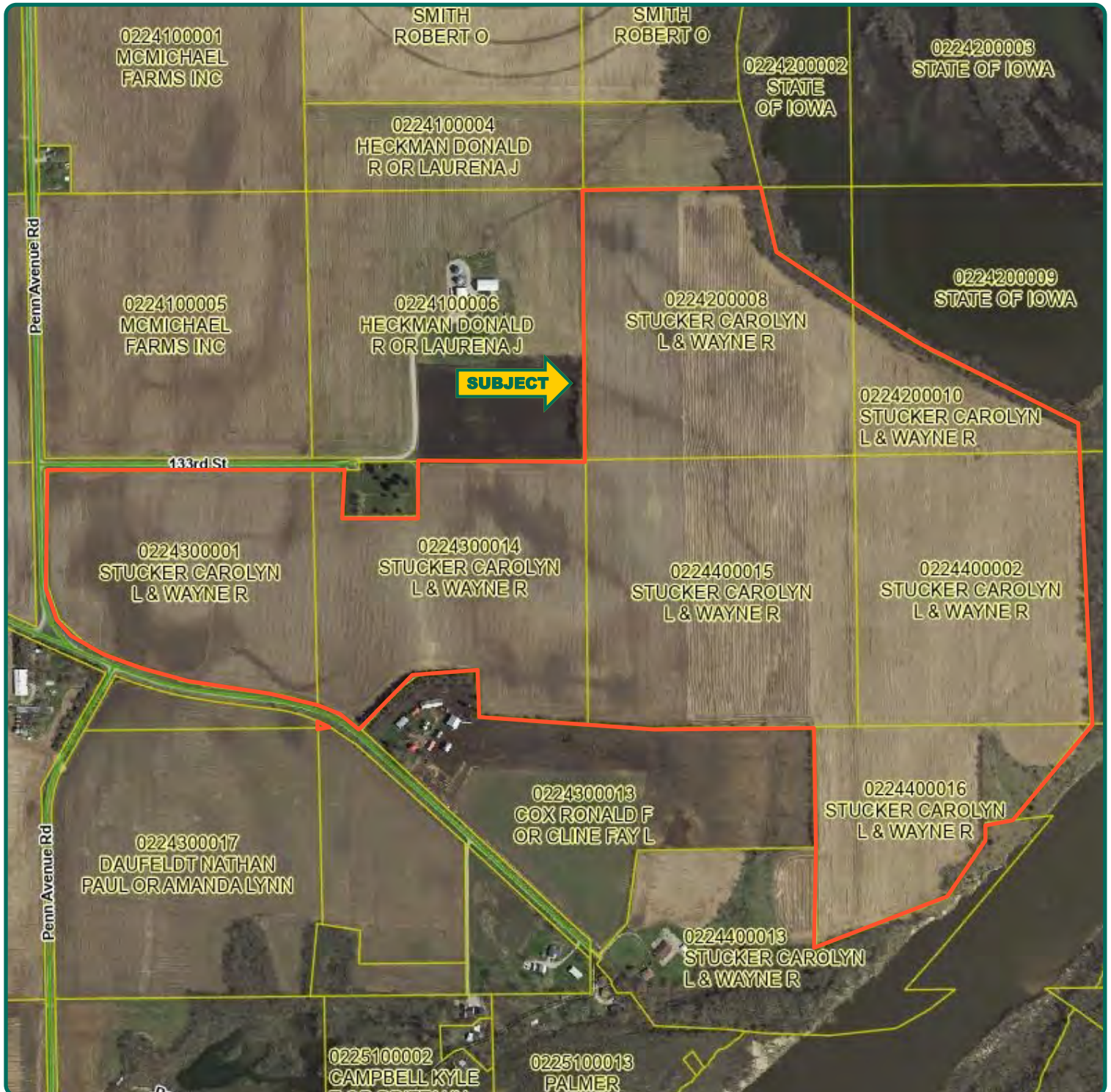
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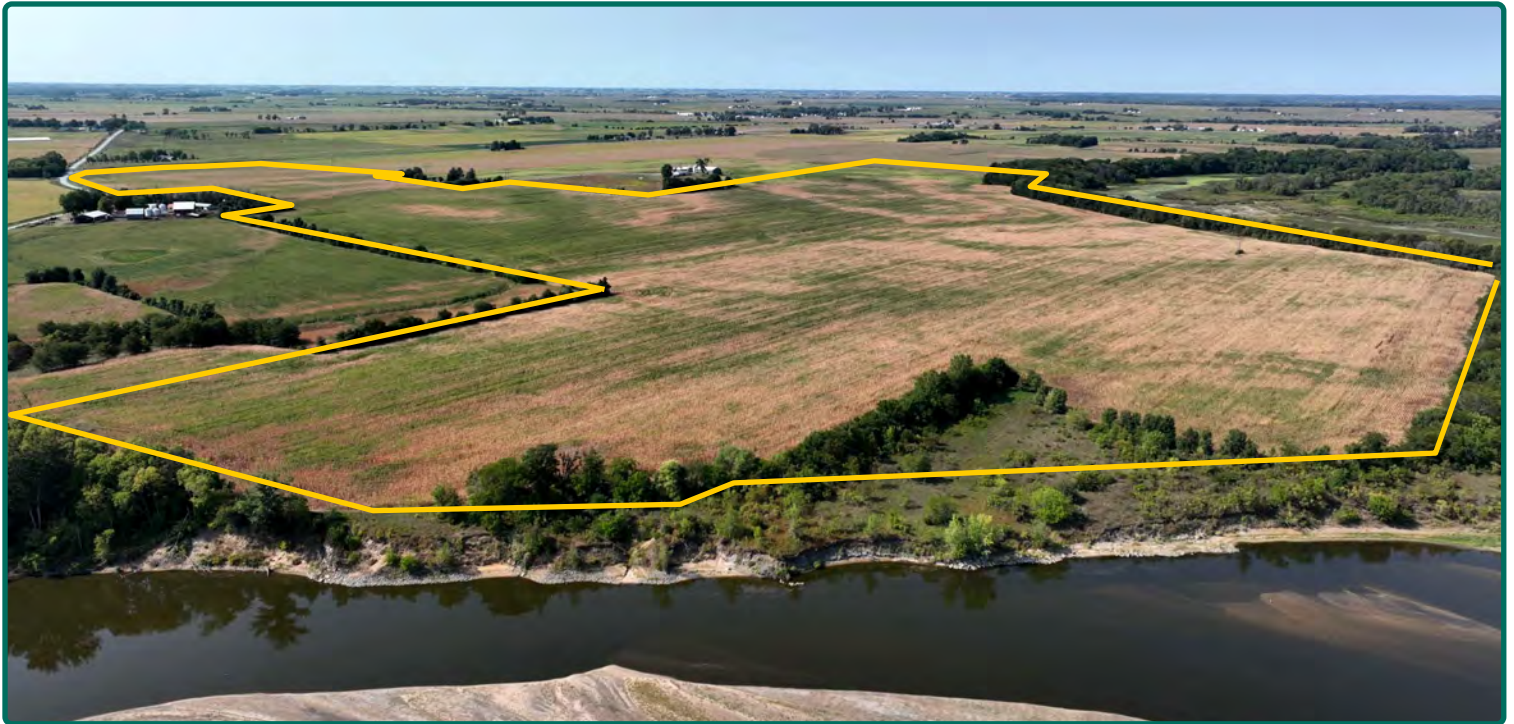
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