

Land For Sale

ACREAGE:

211.36 Acres, m/l

LOCATION:

Fayette County, IA



Property Key Features

- Turkey River Frontage with Abundant Recreational Opportunities
- Two Field Driveways off Pilot Road
- Well-Maintained Fencing, Poll Buildings Built in 2013

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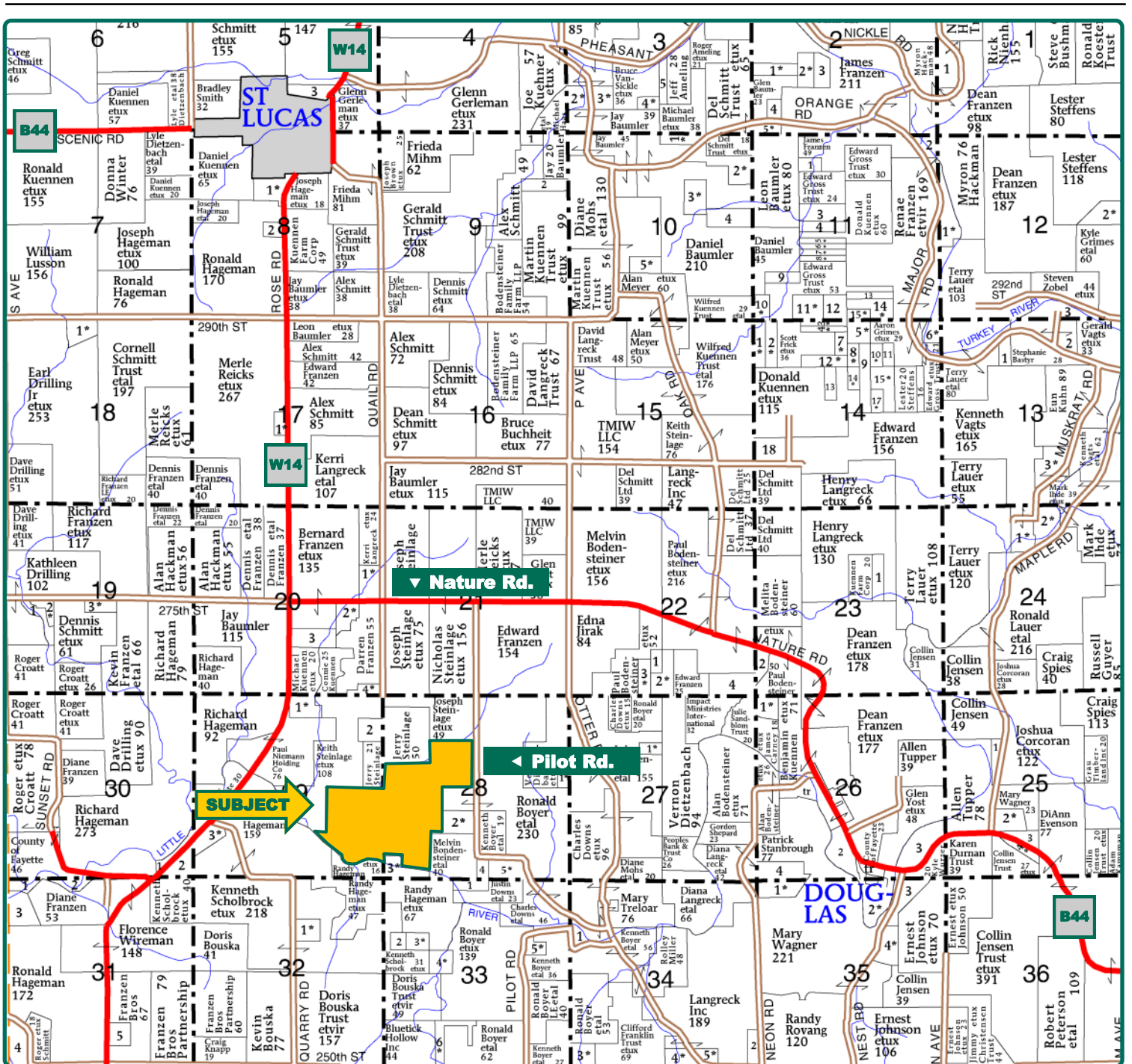
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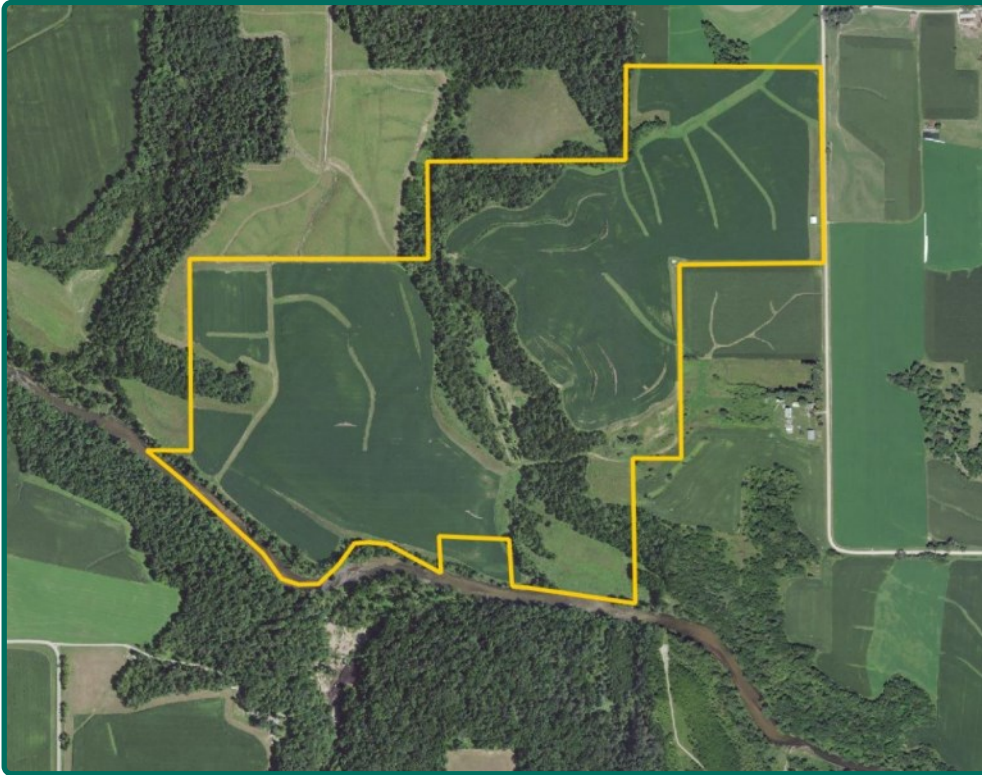
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FSA/Eff. Crop Acres:	135.37
CRP Acres:	22.11
Corn Base Acres:	89.10
Oat Base Acres:	13.30
Soil Productivity:	48.90 CSR2

Property Information

211.36 Acres, m/l

Location

From St. Lucas: Drive south 2½ miles on County Rd. W14, turn east on Nature Rd. for 1 mile, turn south on Pilot Rd. for approximately 1 mile. Property lies on west side of Pilot Rd.

Legal Description

S½ SW NW; SE NW and N¾ W½ SW, N of RIV E 9/16 S½ SW SW, NE SW, Ex E¾ in Section 28, and E 5/8 N½ DE; N & E RIV S½ SE Section 29, all in Township 95 North, Range 9 West of the 5th P.M., Fayette County, IA

School District

North Fayette Valley Community School District.

Price & Terms

- \$1,700,000.00
- \$8,043.15/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,440.00
Gross Acres: 211.36
Net Taxable Acres: 172.17
Exempt Forest Reserve Acres: 39.19
Tax per Net Taxable Acre: \$19.98
Tax Parcel ID #s: 0228100009, 02283000010 and 0229400010.

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 7517, Tract 9716
FSA/Eff. Crop Acres: 135.37
CRP Acres: 22.11
Corn Base Acres: 89.10
Corn PLC Yield: 194 Bu.
Oats Base Acres: 13.30
Oats PLC Yield: 59.00 Bu.

NRCS Classification

HEL: Highly Erodible Land.
Tract contains a wetland or farmed wetland.

CRP Contracts

- There are 7.83 acres enrolled in a CP-1 contract that pays \$242.04/acre or \$1,895.00 annually and expires September 30, 2025.

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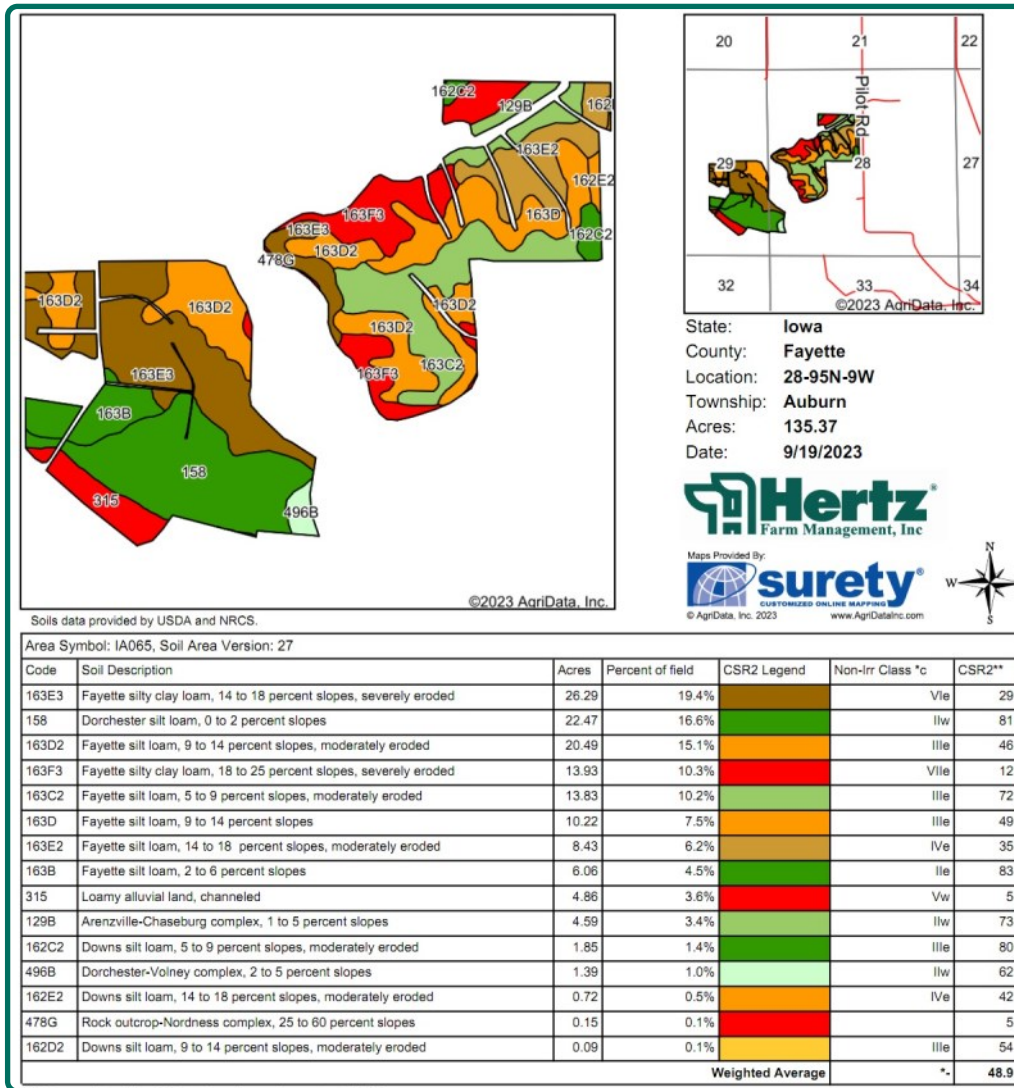
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- There are 3.93 acres enrolled in a CP-21 contract that pays \$288.40/acre or \$1,133.00 annually and expires September 30, 2027.
- There are 6.35 acres enrolled in a CP-8A contract that pays \$195.78/acre or \$1,243.00 annually and expires September 30, 2030.
- There are 4.00 acres enrolled in a CP38C-3A contract that pays \$230.34/acre or \$921.00 annually and expires September 30, 2037.

Soil Types/Productivity

Primary soils are Fayette silty clay loam and Dorchester silt loam. CSR2 on the FSA/Eff. crop acres is 48.90. 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 strongly sloping.

Drainage

Natural drainage through waterway system and artificial tile present.

Buildings/Improvements

- 32' x 40' Steel Utility Bldg. Built in 2013.
- 14' x 20' Steel Utility Bldg. Built In 2013.

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Water & Well Information

No known wells.

Comments

This is a well-maintained, beautiful northeast Iowa property with timber and river frontage in the back, away from the road, providing excellent wildlife habitat. Productive cropland provides excellent income.

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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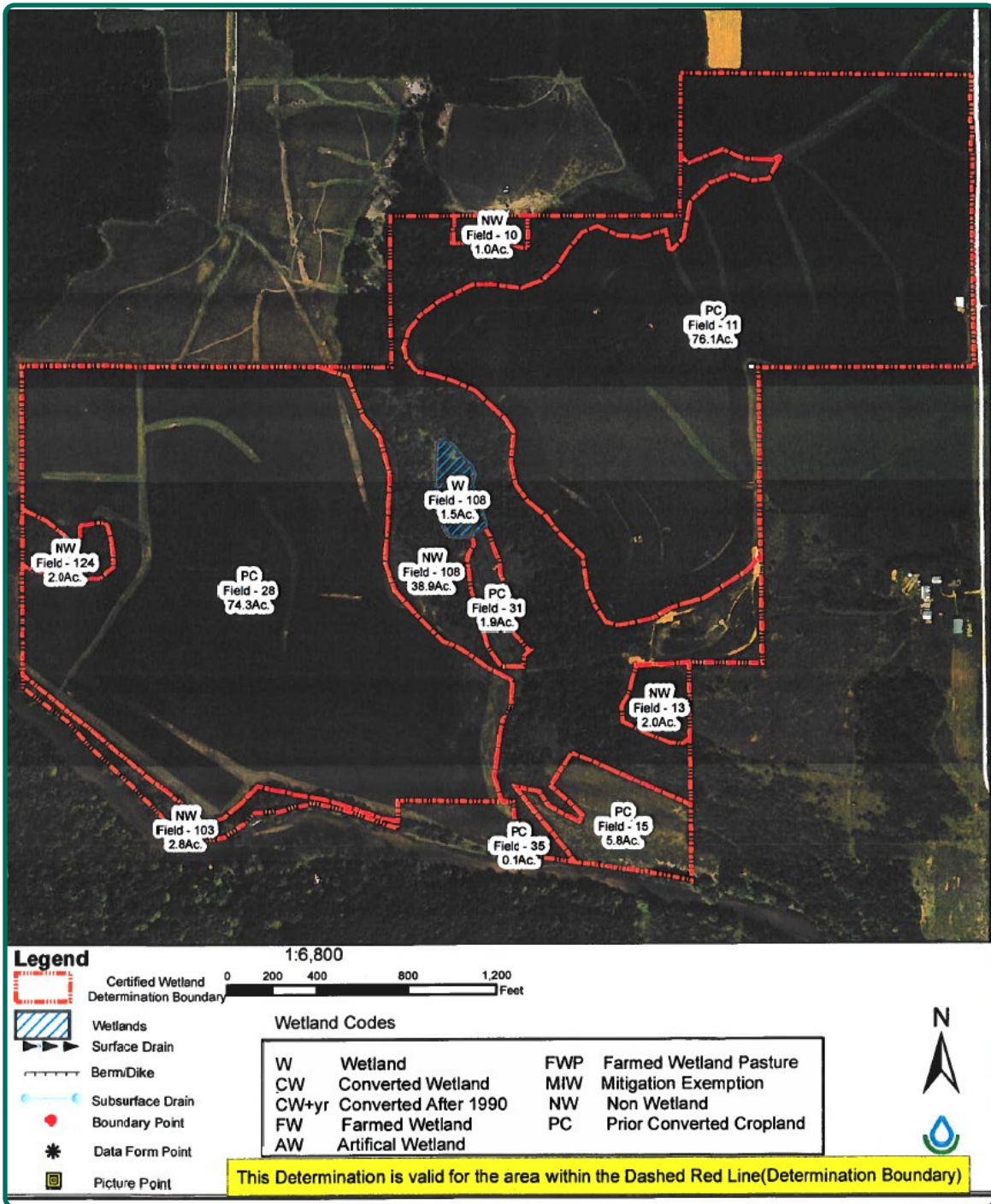
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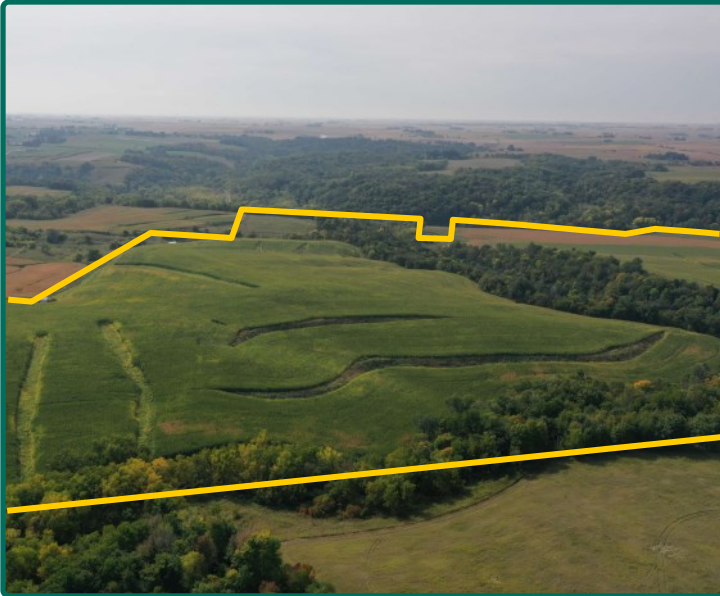


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North Looking South



North Looking South



Northwest Looking Southeast



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