

# Land For Sale

**ACREAGE:**

**228.64 Acres, m/l**

**LOCATION:**

**Winneshiek County, IA**



## Property Key Features

- Located 4 Miles East of Cresco
- Highly Tillable Tract with 73.00 CSR2
- Open Lease for the 2024 Crop Year

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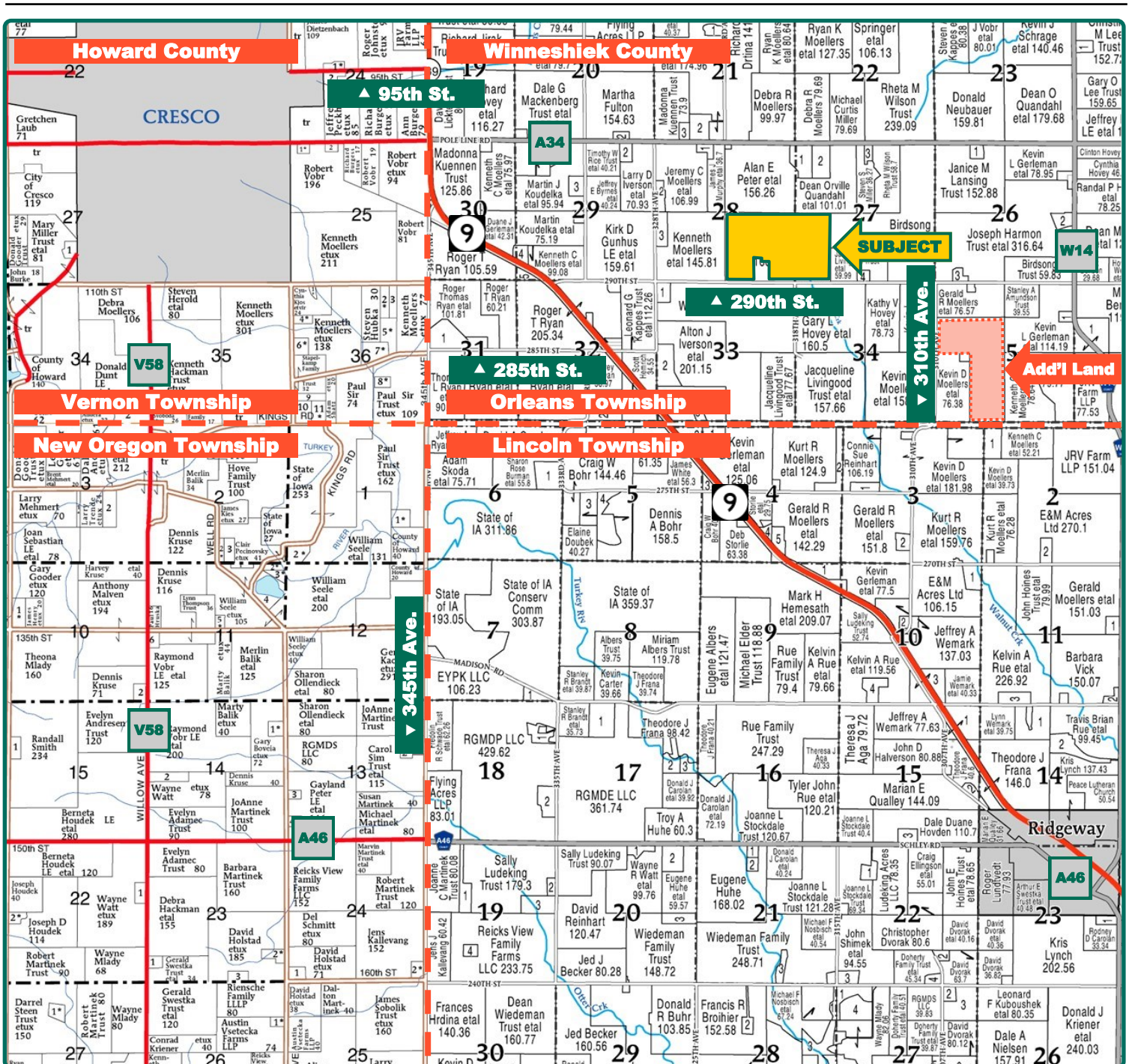
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**FSA/Eff. Crop Acres: 224.00\***

**Corn Base Acres: 98.00\***

**Bean Base Acres: 59.10\***

**Oat Base Acres: 0.22\***

**Soil Productivity: 73.00 CSR2**

*\*Acres are estimated.*

## Property Information

**228.64 Acres, m/l**

### Location

**From Cresco:** Drive 1 mile east on 95th St., turn south on 345th Ave. for 1 mile, turn southeast on Highway 9 or ½ mile, turn east on 290th St. for 1 mile. Property is on the north side of 290th St.

### Legal Description

The SE¼, Exc. Lot 1, of Section 28 and the W½ of the SW¼ of Section 27, Township 99 North, Range 10 West of the 5th P.M., Winneshiek County, IA

### Price & Terms

- \$3,315,280.00
- \$14,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$6,358.00  
Gross Acres: 228.64  
Net Taxable Acres: 224.94  
Tax per Net Taxable Acre: \$28.27  
Tax Parcel ID #: 052840000100, 052840000200, 052730000100, 052840000500, 052840000700 and 052730000300.

### Lease Status

Open lease for 2024 crop year.

### FSA Data

Farm Number 9894, Tract 237  
FSA/Eff. Crop Acres: 224.00\*  
Corn Base Acres: 98.00\*  
Corn PLC Yield: 161 Bu.

Bean Base Acres: 59.10\*

Bean PLC Yield: 46 Bu.

Oat Base Acres: 0.22\*

Oat PLC Yield: 56 Bu.

*\*Acres are estimated pending reconstitution of farm by the Winneshiek County FSA office.*

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Orwood silt loam and Racine loam. CSR2 on the estimated FSA/ Eff. crop acres is 73.00. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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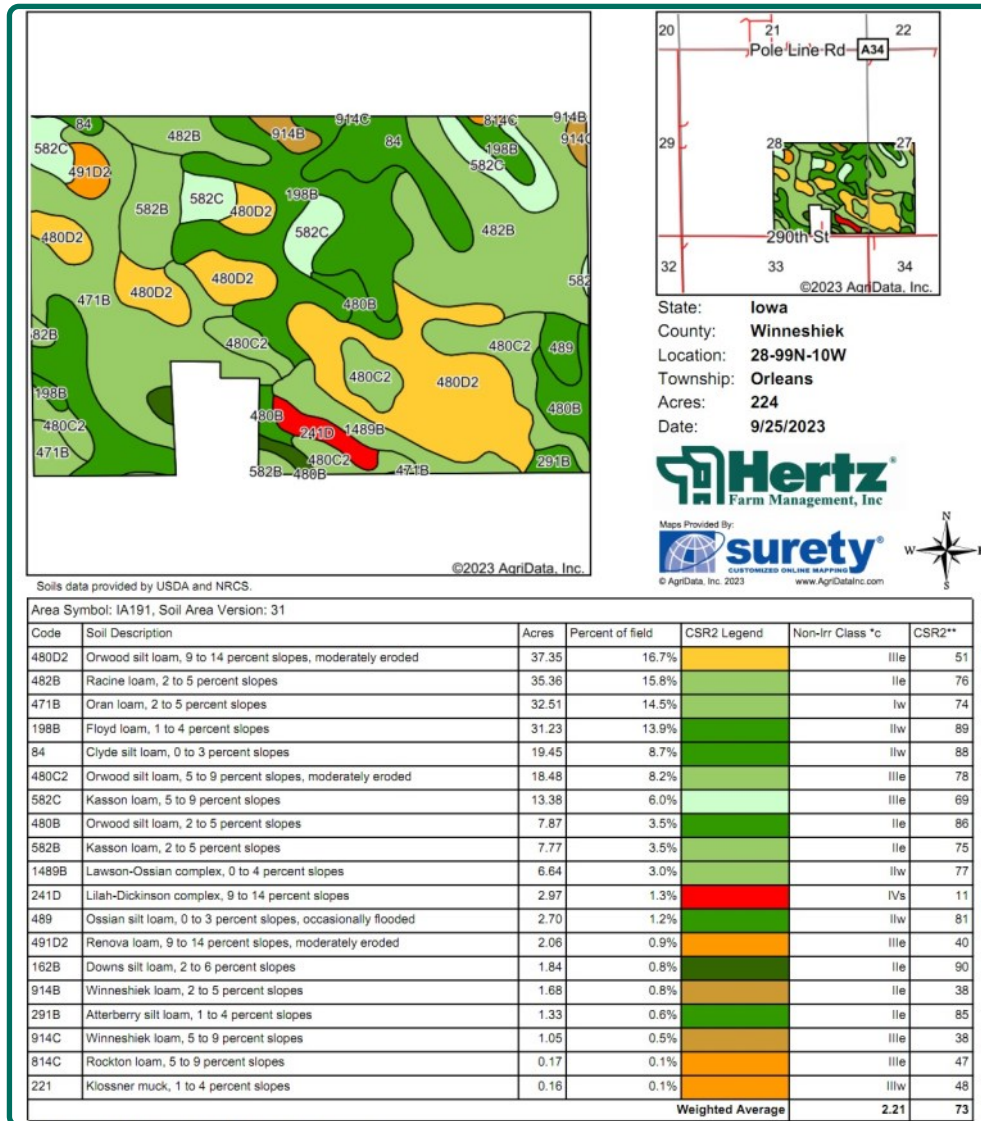
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## Land Description

Moderately sloping to strongly sloping.

## Drainage

Some tile. No maps available.

## Water & Well Information

No known well.

## Additional Land for Sale

Seller has one additional tract of land for sale located southeast of this property. See Additional Land Aerial Photo.

*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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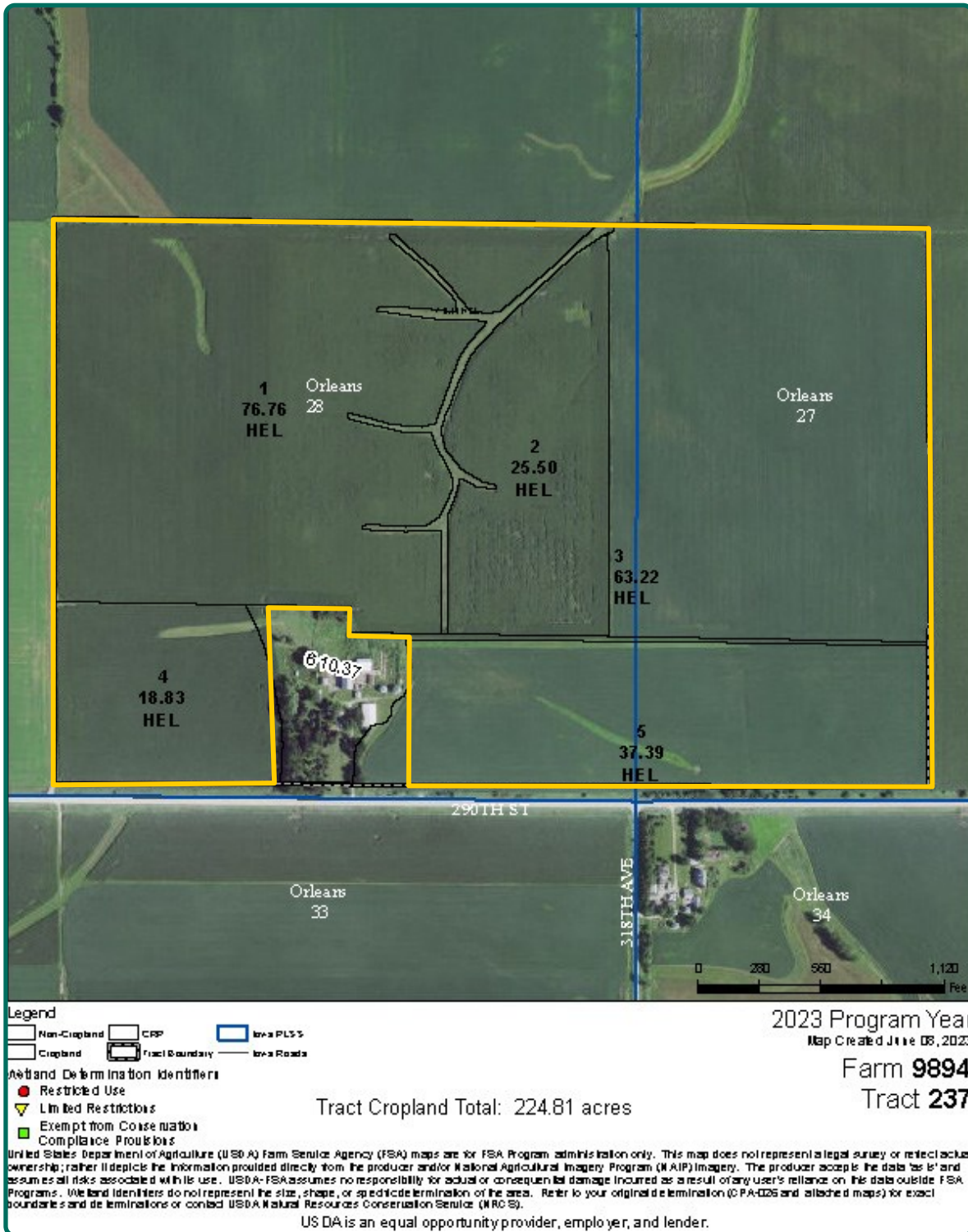
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West Looking East



Northeast Looking Southwest



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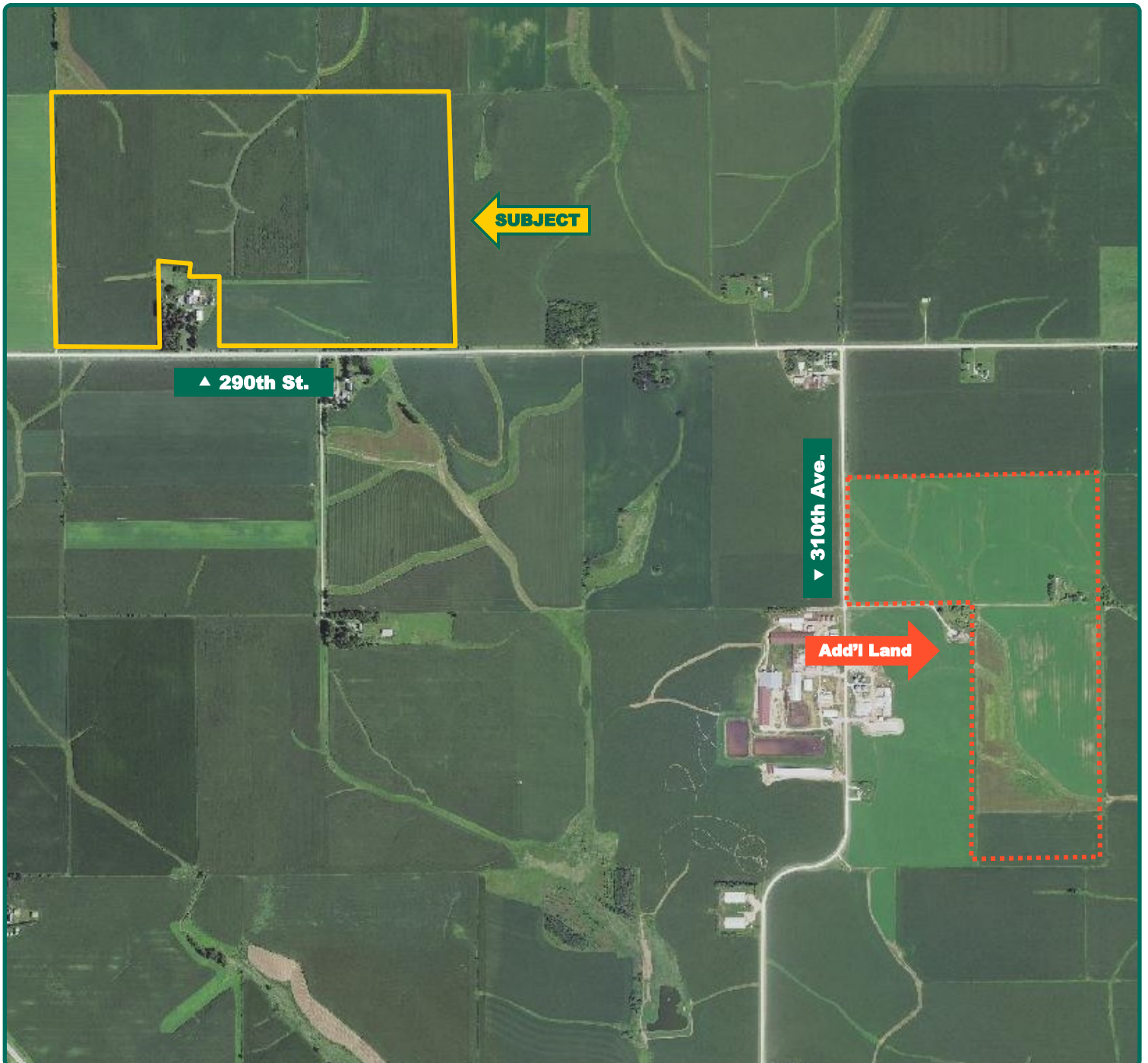
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# Additional Land Aerial Photo



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