

# Land For Sale

**ACREAGE:**

**160.00 Acres, m/l**

**LOCATION:**

**Winneshiek County, IA**



## Property Key Features

- Located 5 Miles East of Cresco
- High-Quality Farmland with Additional CRP Income
- Open Lease for the 2024 Crop Year

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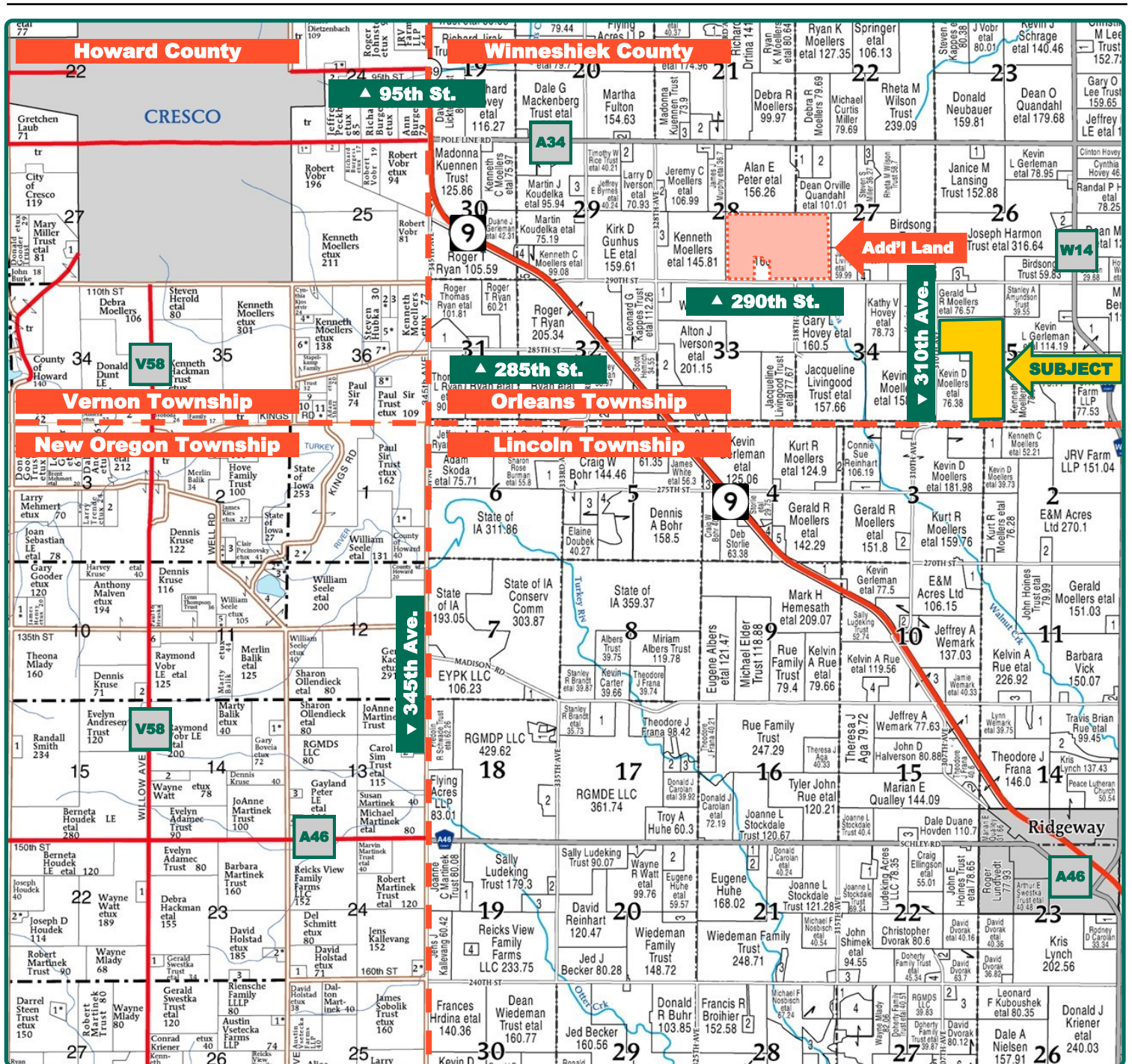
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<b>FSA/Eff. Crop Acres:</b>	<b>125.57</b>
<b>CRP Acres:</b>	<b>20.55</b>
<b>Corn Base Acres:</b>	<b>63.15</b>
<b>Bean Base Acres:</b>	<b>38.09</b>
<b>Oat Base Acres:</b>	<b>0.14</b>
<b>Soil Productivity:</b>	<b>72.50 CSR2</b>

## Property Information

**160.00 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 for ½ mile, turn east on 290th St. for 2½ miles, then turn south on 310th Ave. Property is on the east side of 310th Ave.

### Legal Description

S½ of the NW¼, and the E½ of the SW¼ Section 35, Township 99 North, Range 10 West of the 5th P.M., Winneshiek Co., IA.

### Price & Terms

- \$2,160,000.00
- \$13,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$4,468.00  
Gross Acres: 160.00  
Net Taxable Acres: 158.48  
Tax Parcel ID #s: 053510000400, 053510000500, 053530000200 and 053530000400.

### FSA Data

Farm Number 9895, Tract 238  
FSA/Eff. Crop Acres: 125.57  
CRP Acres: 20.55  
Corn Base Acres: 63.15  
Corn PLC Yield: 161 Bu.  
Bean Base Acres: 38.09  
Bean PLC Yield: 46 Bu.  
Oat Base Acres: 0.14  
Oat PLC Yield: 56 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### CRP Contracts

There are 20.55 acres enrolled in 2 CRP contracts.

- There are 0.37 acres enrolled in a CP-8A contract that pays \$300/acre or \$111 annually and expires September 30, 2027.
- There are 20.18 acres enrolled in a CP-38E-12 and CP-38E-4D contract that pays \$258.30/acre or \$5,212 annually and expires September 30, 2032.

### Soil Types/Productivity

Primary soils are Downs silt loam and Orwood silt loam. CSR2 on the FSA/Eff. crop acres is 72.50. See soil map for detail.

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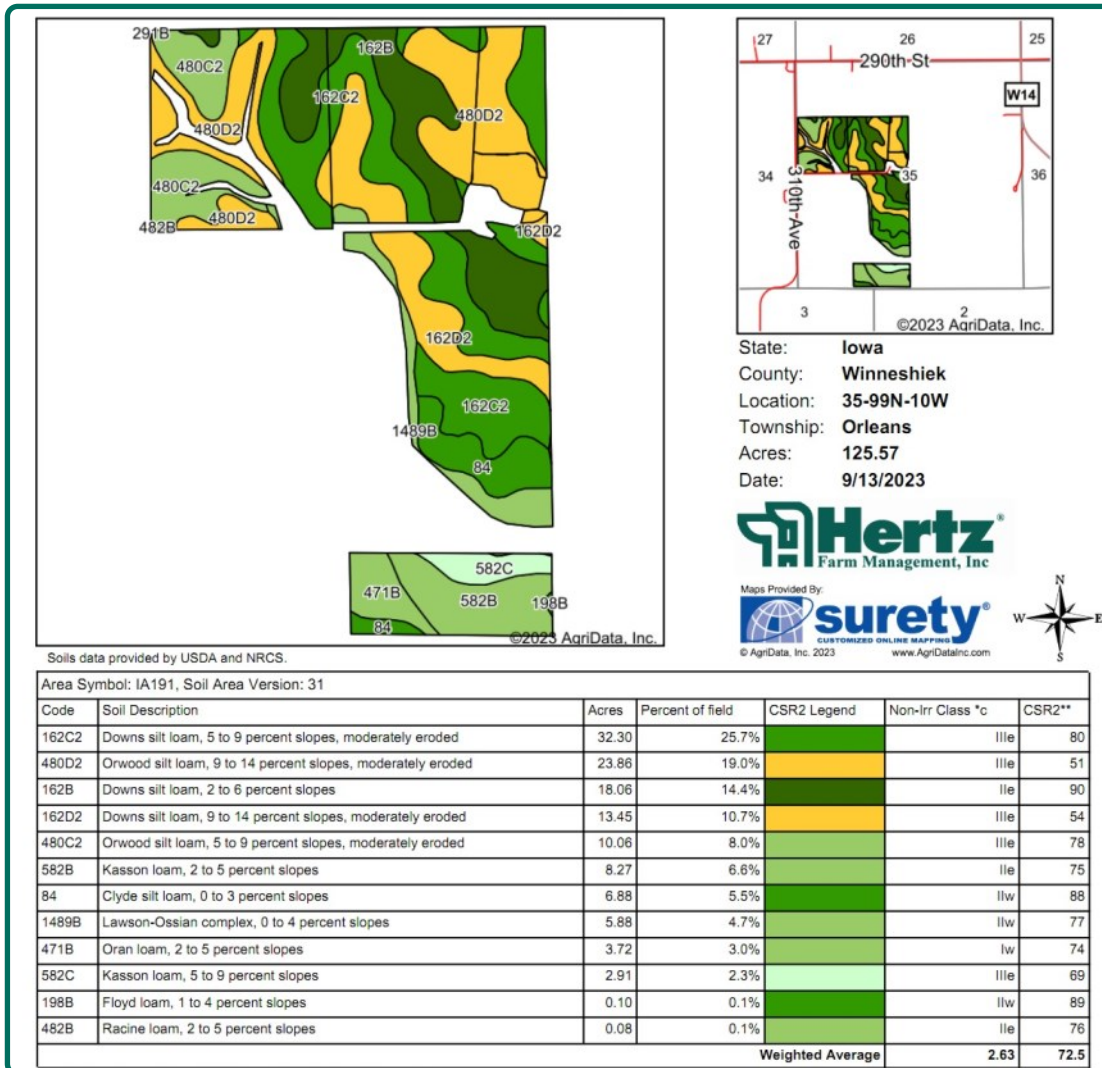
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### Lease Status

Open lease for the 2024 crop year.

### Mineral Rights

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

### Land Description

Gently sloping to moderately sloping.

### Drainage

Some tile. No maps available.

### Buildings/Improvements

- 34' x 40' Barn built in 1960
- 20' x 50' Utility bldg. built in 1948
- 18' x 26' Crib built in 1900
- Salvage dwelling built in 1880

### Water & Well Information

- Well of unknown condition.
- Septic of unknown condition.
- The Seller is exempt from time of transfer inspection as the Seller is an Estate.

### Additional Land for Sale

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

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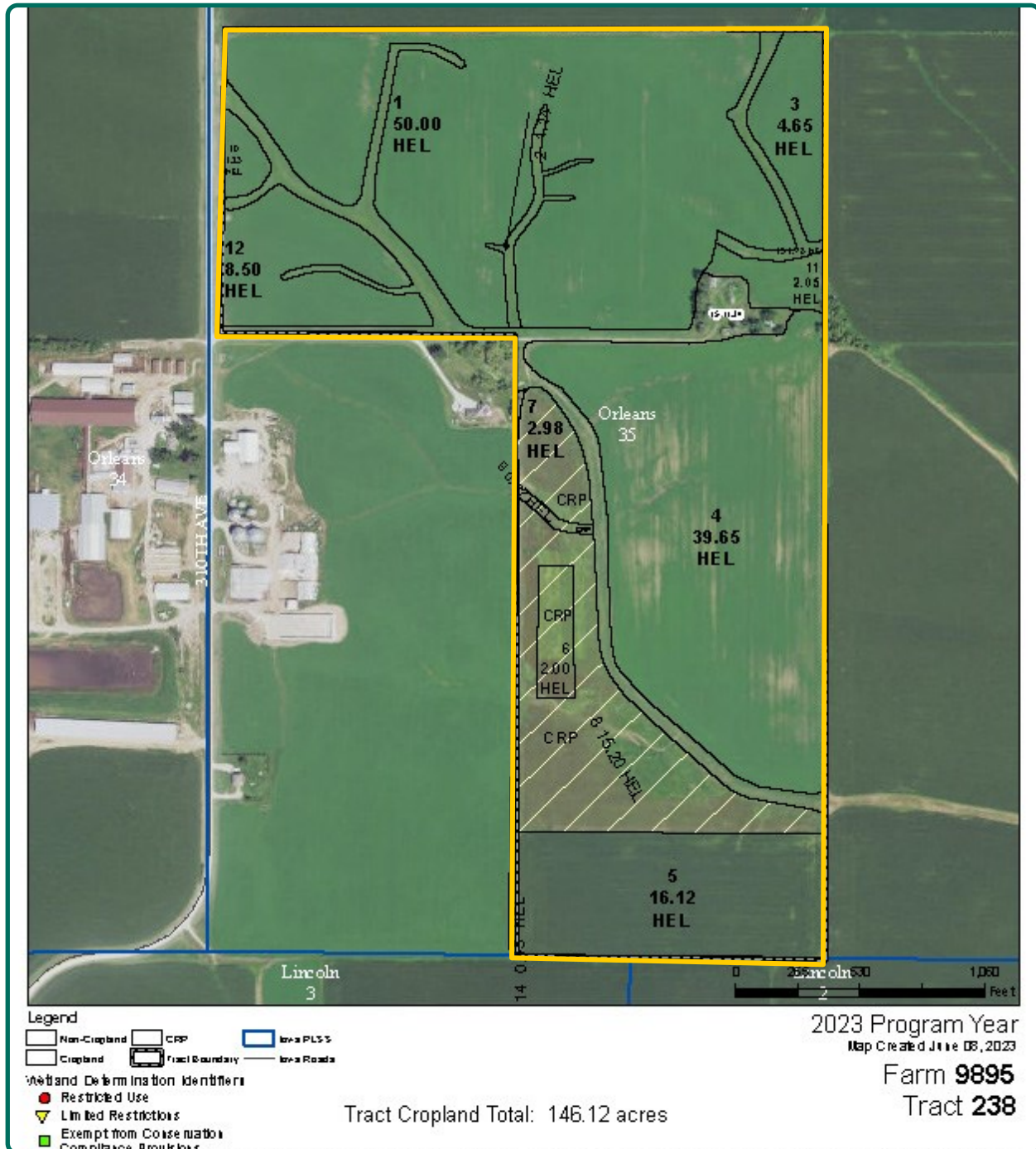
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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Southwest Looking Northeast



West Looking Northeast



Southeast Looking Northwest



Northeast Looking Southwest

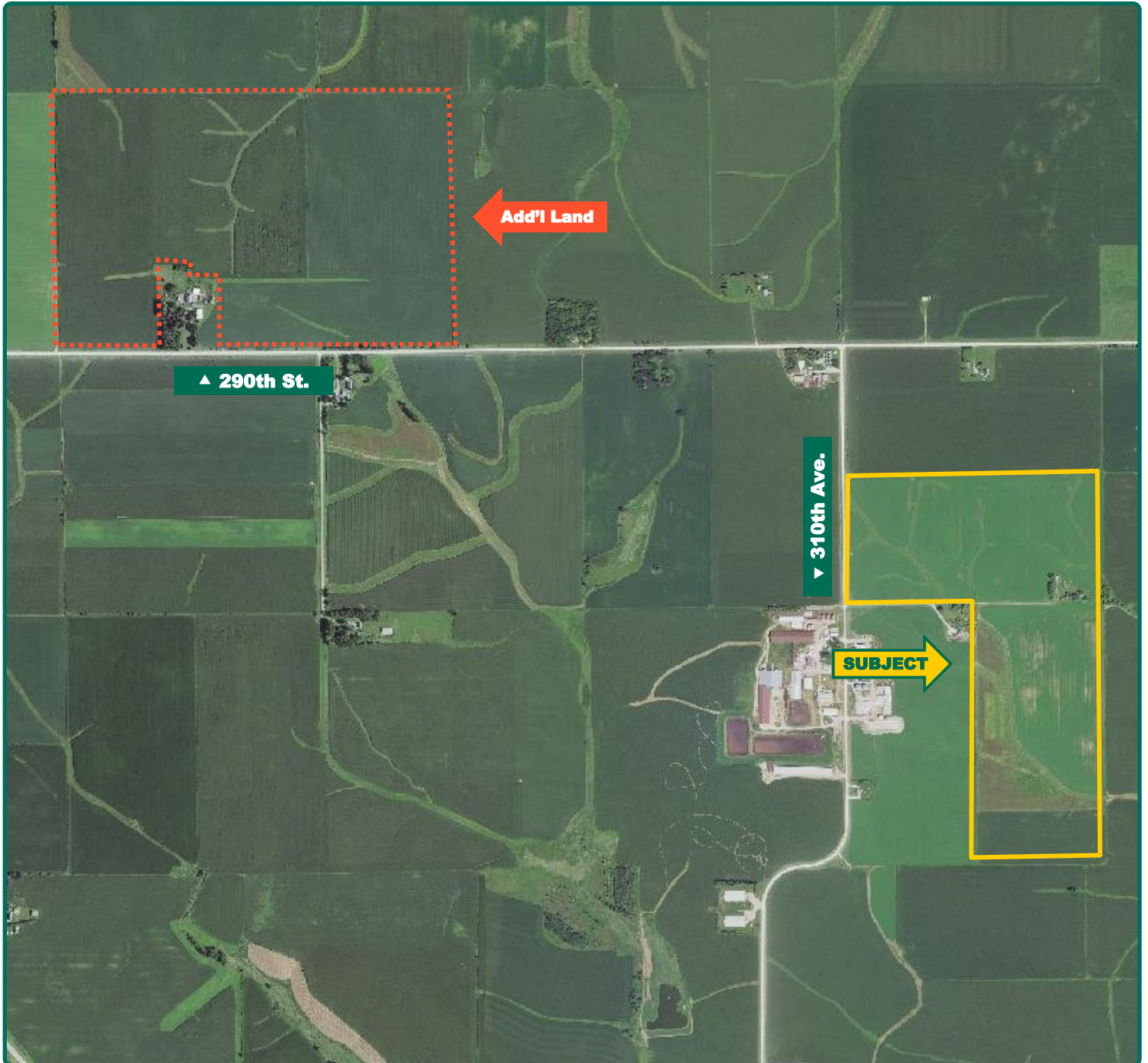


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# Additional Land Aerial Photo



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