

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Clinton County, IA



Property *Key Features*

- Located 3 Miles Southwest of Camanche, Iowa
- 77.14 FSA/Eff. Crop Acres with a 77.30 CSR2
- A Clean Farm on a Hard-Surfaced Road

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REID: 010-2650-01



FSA/Eff. Crop Acres:	77.14
Corn Base Acres:	68.20
Bean Base Acres:	8.80
Soil Productivity:	77.30 CSR2

Property Information

80.00 Acres, m/l

Location

From Camanche: 3 miles southwest on Hwy 67 and ½ mile north on 380th Ave. The property is on the east side of the road.

Legal Description

The W½ of the SW¼ of Section 2, Township 80 North, Range 5 East of the 5th P.M., Clinton County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$1,240,000.00~~ \$1,180,000.00
- ~~\$15,500/acre~~ \$14,750/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: \$3,498.00
Gross Acres: 80.00
Exempt Road ROW Acres: 3.40
Net Taxable Acres: 76.60
Tax per Net Taxable Acre: \$45.67
Tax Parcel ID #: 0800420000 & 0800410000

FSA Data

Farm 8123, Tract 12113
FSA/Eff. Crop Acres: 77.14
Corn Base Acres: 68.20
Corn PLC Yield: 183 Bu.
Bean Base Acres: 8.80
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Tama, Atterberry and Waukegan. CSR2 on the FSA/Eff. crop acres is 77.30. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural with some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Clinton County farm with great access and strong eye appeal.

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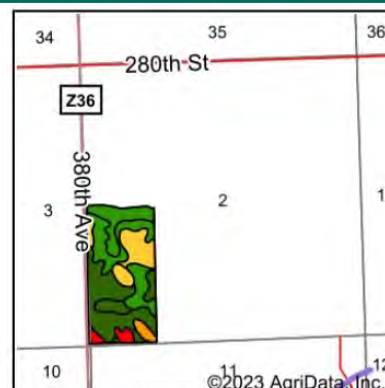
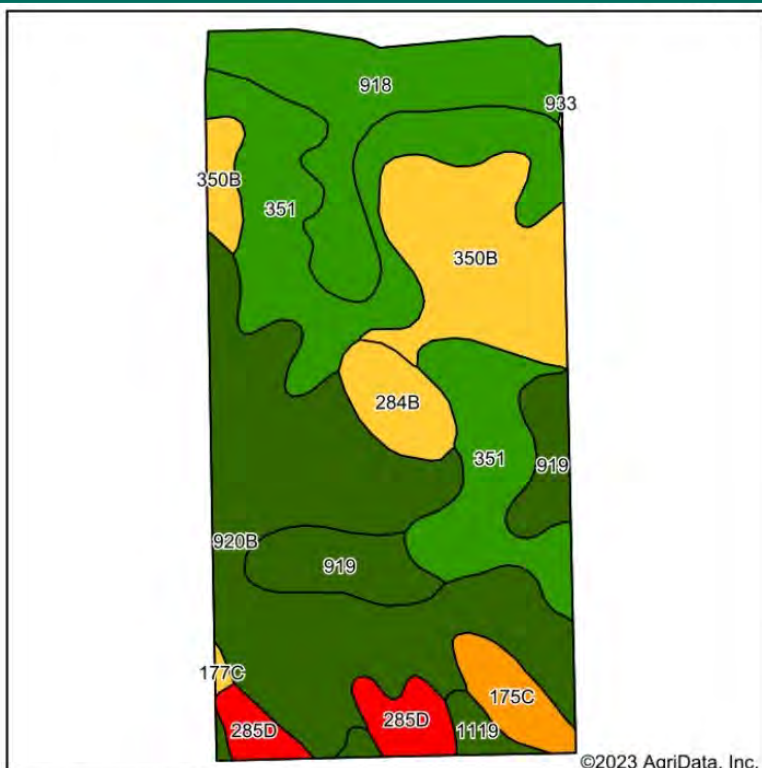
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State: Iowa
County: Clinton
Location: 2-80N-5E
Township: Camanche
Acres: 77.14
Date: 10/27/2023



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	22.69	29.4%		Ile		92
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	19.20	24.9%		Iw		80
350B	Waukegan silt loam, 2 to 5 percent slopes	10.39	13.5%		Ile		55
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	9.96	12.9%		Ilw		84
919	Muscatine silt loam, sandy substratum, 0 to 2 percent slopes	5.47	7.1%		Iw		100
285D	Burkhardt sandy loam, 5 to 14 percent slopes	2.98	3.9%		IVe	IIIe	5
284B	Flagler sandy loam, 1 to 5 percent slopes	2.74	3.6%		IIIe		51
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.26	2.9%		IIIe		45
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	1.28	1.7%		Iw		95
177C	Saude loam, 5 to 9 percent slopes	0.17	0.2%		IIIe		50
Weighted Average					1.81	*-	77.3

**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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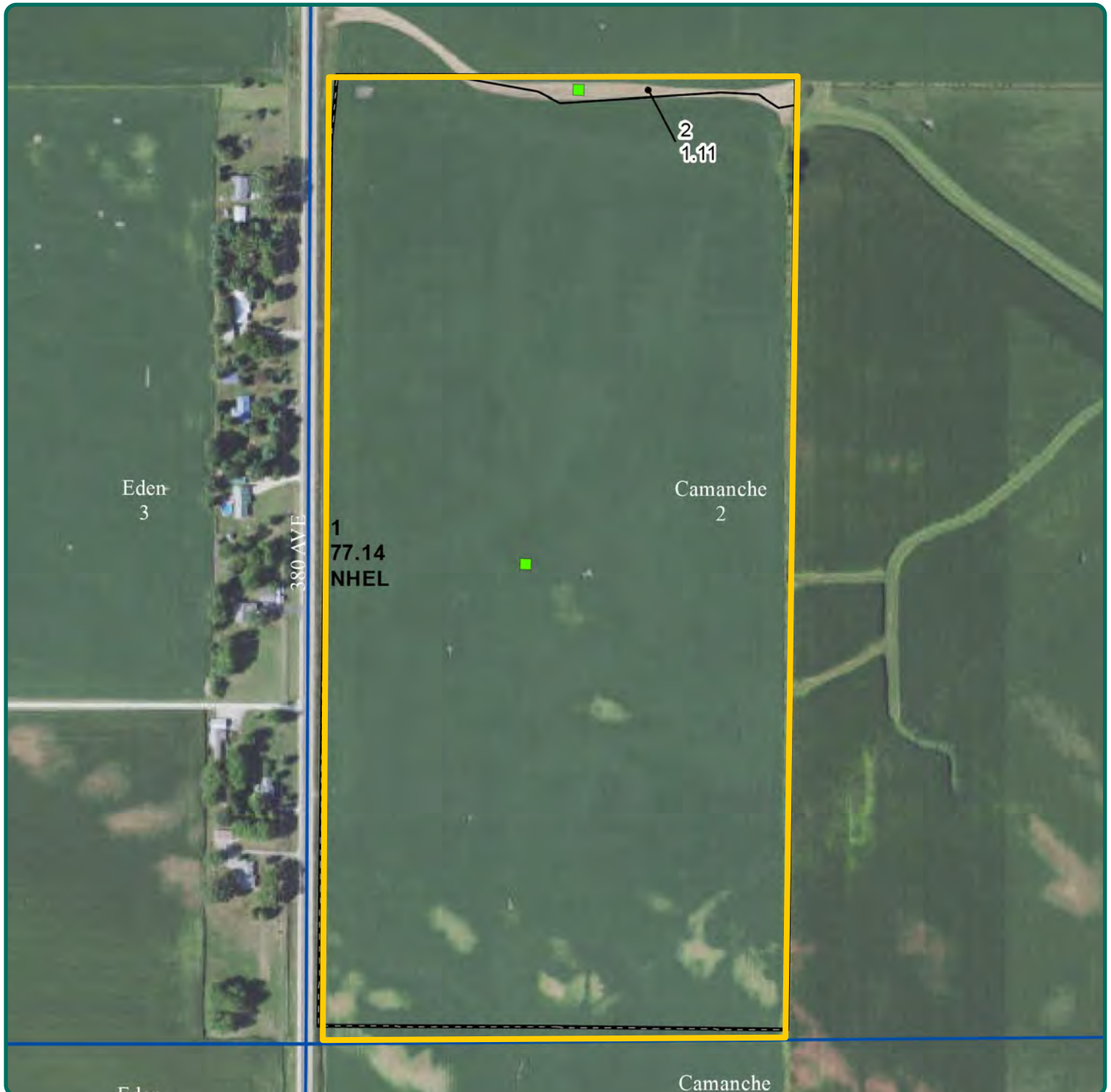
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