

# Land For Sale

**ACREAGE:**

**79.41 Acres, m/l**

**LOCATION:**

**Fayette County, IA**



## Property Key Features

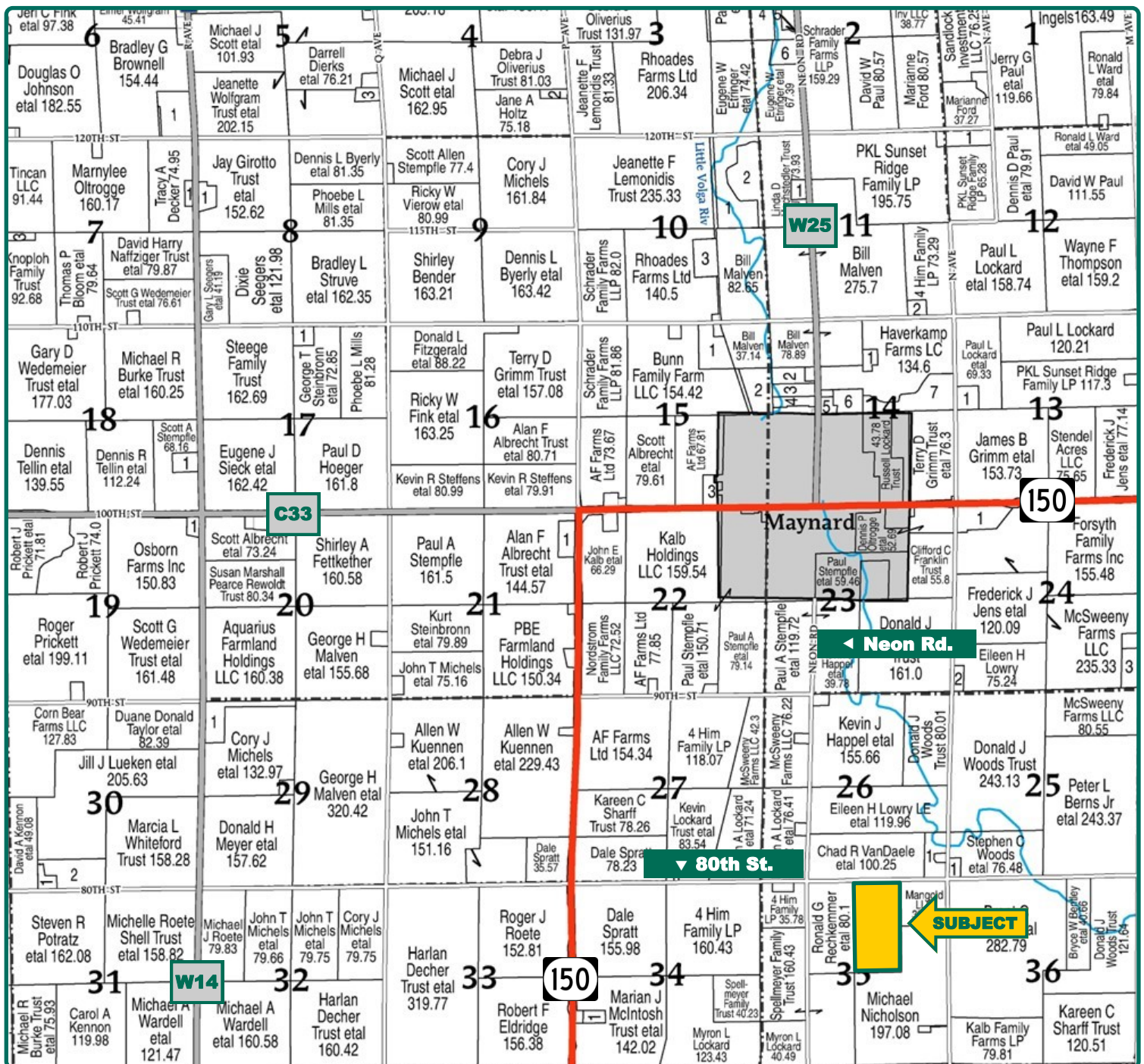
- 77.16 FSA/Eff. Crop Acres with an 89.50 CSR2
- High-Quality Land with a History of Manure Application
- Located 2 Miles South of Maynard

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<b>FSA/Eff. Crop Acres:</b>	<b>77.16</b>
<b>Corn Base Acres:</b>	<b>60.69</b>
<b>Bean Base Acres:</b>	<b>16.47</b>
<b>Soil Productivity:</b>	<b>89.50 CSR2</b>

## Property Information

### 79.41 Acres, m/l

### Location

**From Maynard:** Go 1½ miles south on Neon Rd., then ½ mile east on 80th St. Property is located on the south side of 80th St.

### Legal Description

W½ NE¼ of Section 35, Township 92 North, Range 9 West of the 5th P.M., Fayette Co., IA.

### Price & Terms

- \$1,389,675
- \$17,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Real Estate Contract

A condition of this sale is that Buyer will assume existing Contract for Deed. Contact agent for details.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,336.21\*  
 Surveyed Gross Acres: 79.41  
 Net Surveyed Taxable Acres: 78.04  
 Tax per Net Taxable Acre: \$42.75\*  
 Tax Parcel ID #: 1435200004  
*\*Taxes estimated due to recent survey of property, Fayette County Treasurer/ Assessor will determine final tax figures.*

### Lease Status

Farm is currently open for the 2024 crop year. Contact agent for additional details.

### FSA Data

Farm Number 9168, Tract 10886  
 FSA/Eff. Crop Acres: 77.16  
 Corn Base Acres: 60.69  
 Corn PLC Yield: 176 Bu.  
 Bean Base Acres: 16.47  
 Bean PLC Yield: 55 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soil is Kenyon. CSR2 on the FSA/Eff. crop acres is 89.50. 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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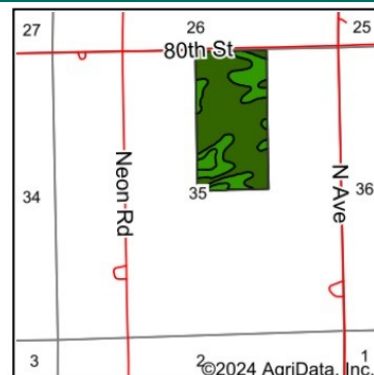




Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	53.02	68.7%		Ille	90
84	Clyde clay loam, 0 to 3 percent slopes	13.21	17.1%		Ilw	88
198B	Floyd loam, 1 to 4 percent slopes	9.16	11.9%		Ilw	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.77	2.3%		Ilw	87
Weighted Average					2.00	89.5



State: **Iowa**  
County: **Fayette**  
Location: **35-92N-9W**  
Township: **Harlan**  
Acres: **77.16**  
Date: **1/24/2024**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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## Fertility Data

Soil tests completed in 2021 by Ag Source.

P: 35.67

K: 161.67

pH: 6.80

Manure was applied in the fall of 2023.

## Manure Easement Agreement

Property has a manure easement agreement in place. Contact agent for details.

## Land Description

Level to gently sloping.

## Drainage

Some tile. Contact agent for maps.

## Buildings/Improvements

None.

## Water & Well Information

None.

*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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North looking South



Southwest looking Northeast



Northwest looking Southeast



South looking North



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