

Land For Sale

ACREAGE:

157.91 Acres, m/l

LOCATION:

Clayton County, IA



Property *Key Features*

- Established Trail System
- Recreational Property with CRP Income
- Abundance of Wildlife Including Whitetail Deer and Turkey

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Cedar Falls, IA 50613

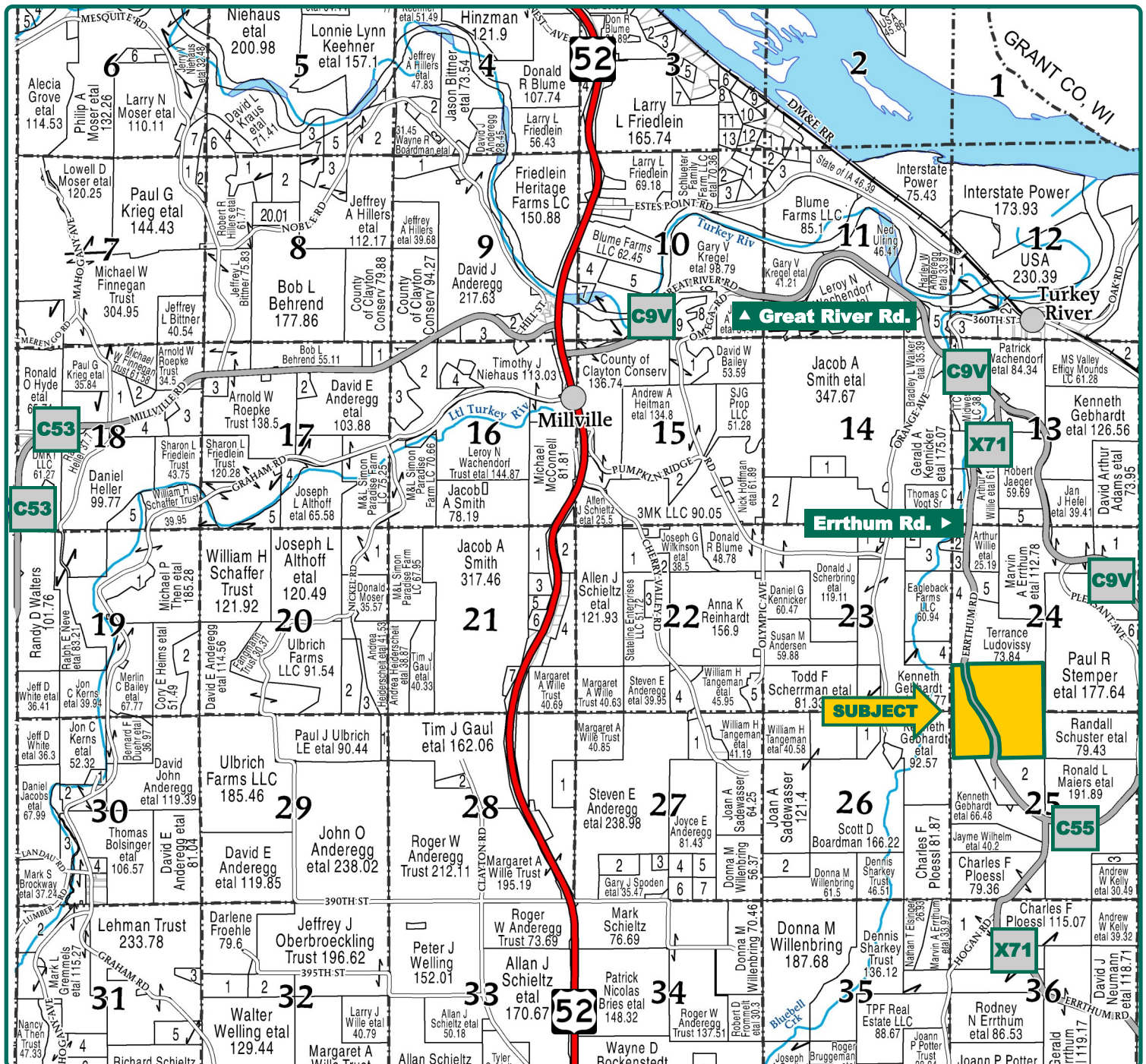
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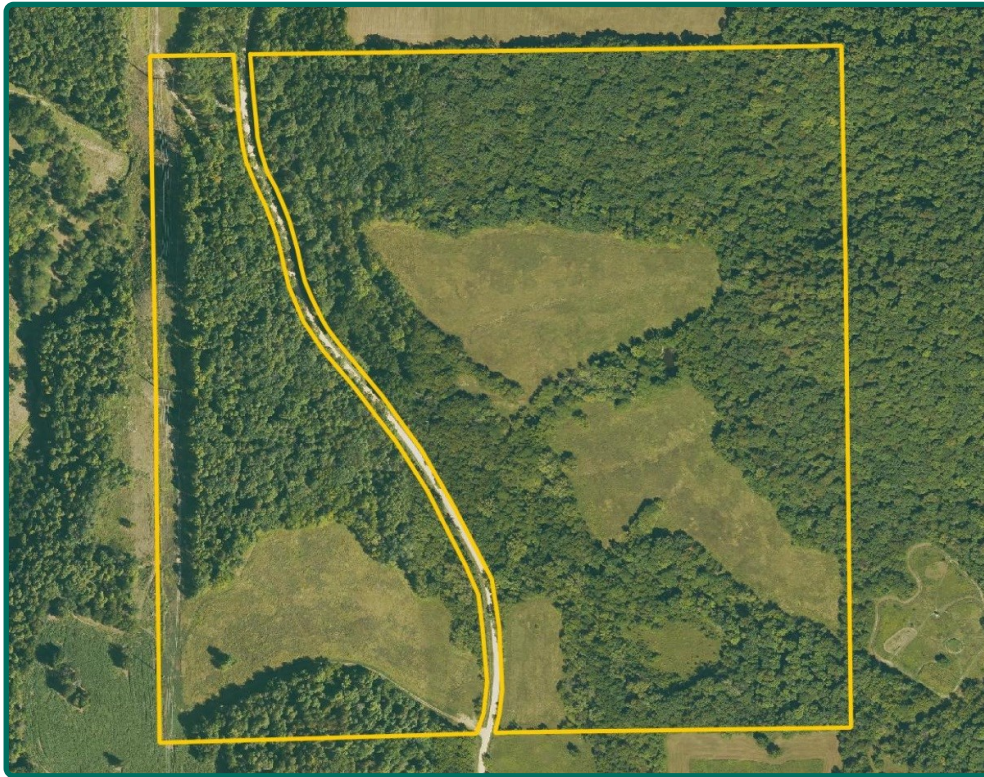


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FSA/Eff. Crop Acres:	1.86
CRP Acres:	41.81
Corn Base Acres:	1.86
Soil Productivity:	41.90 CSR2

Property Information

157.91 Acres, m/l

Location

From Millville: Go east on Co. Rd. C9V/ Great River Rd. for 3 miles and then south on Co. Rd. X71/Errthum Rd. for 2 miles. Property lies on the east and west sides of Errthum Rd.

Legal Description

S½ SW¼ of Section 24 and N½ NW¼ of Section 25, all in Township 91 North, Range 2 West of the 5th P.M., Clayton Co., IA.

Price & Terms

- \$829,027.50
- \$5,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,356.00
Gross Acres: 157.91
Forest Reserve Acres: 83.91
Net Taxable Acres: 74.00
Tax per Net Taxable Acre: \$18.32
Tax Parcel ID #s: 21-25-126-001, 21-24-351-001, 21-24-351-002, 21-24-376-001, 21-24-376-002, 21-25-101-001, 21-25-101-002, & 21-25-126-002

FSA Data

Farm Number 6229, Tract 654
FSA/Eff. Crop Acres: 1.86
CRP Acres: 41.81
Corn Base Acres: 1.86
Corn PLC Yield: 137 Bu.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 41.81 acres enrolled in a CP38E-2 contract that pays \$190.00/acre - or \$7,944.00 annually - and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Exette and Fayette. CSR2 on the FSA/Eff. crop acres and CRP acres is 41.90. 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

Strongly sloping to steep.

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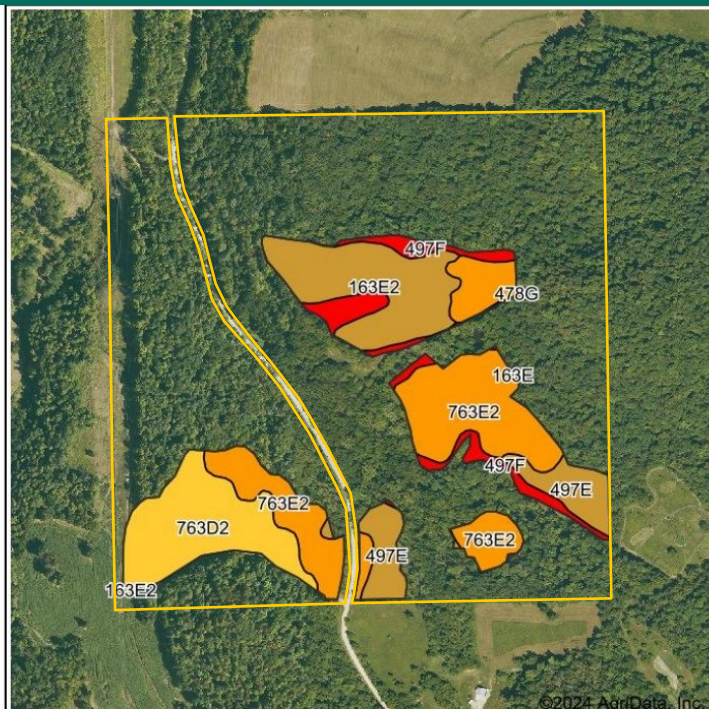
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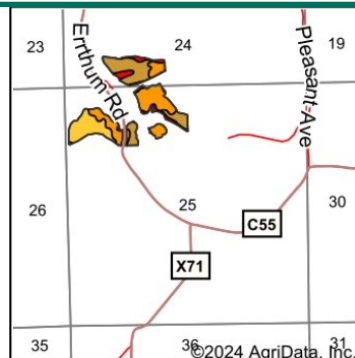
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Soils data provided by USDA and NRCS.

Area Symbol: IA043, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	14.65	33.5%		IVe	46
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	8.92	20.4%		IVe	35
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	8.92	20.4%		IIIe	58
497E	Fayette-Dubuque silt loams, 14 to 18 percent slopes	4.82	11.0%		IVe	32
497F	Fayette-Dubuque silt loams, 18 to 30 percent slopes	4.19	9.6%		VIe	16
163D	Fayette silt loam, 9 to 14 percent slopes	2.17	5.0%		IIIe	49
Weighted Average					3.94	41.9



State: Iowa
County: Clayton
Location: 25-91N-2W
Township: Millville
Acres: 43.67
Date: 3/7/2024



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

There is a pond on the property.

Electric Line Easement

There is an electric line easement on the property. Contact agent for details.

Comments

A terrific opportunity to purchase Clayton County recreational property with additional CRP 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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Northwest looking Southeast



Northwest looking Southeast



Southeast looking Northwest



Pond looking Southwest



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