

# Land For Sale

**ACREAGE:**

**93.09 Acres, m/l**

**LOCATION:**

**Grundy County, IA**



## Property Key Features

- Located Just East of Conrad, Iowa, on a Hard-Surfaced Road
- 87.25 Est. FSA/Eff. Crop Acres with a 91.10 CSR2
- Excellent-Quality Cropland with Additional Income from CRP

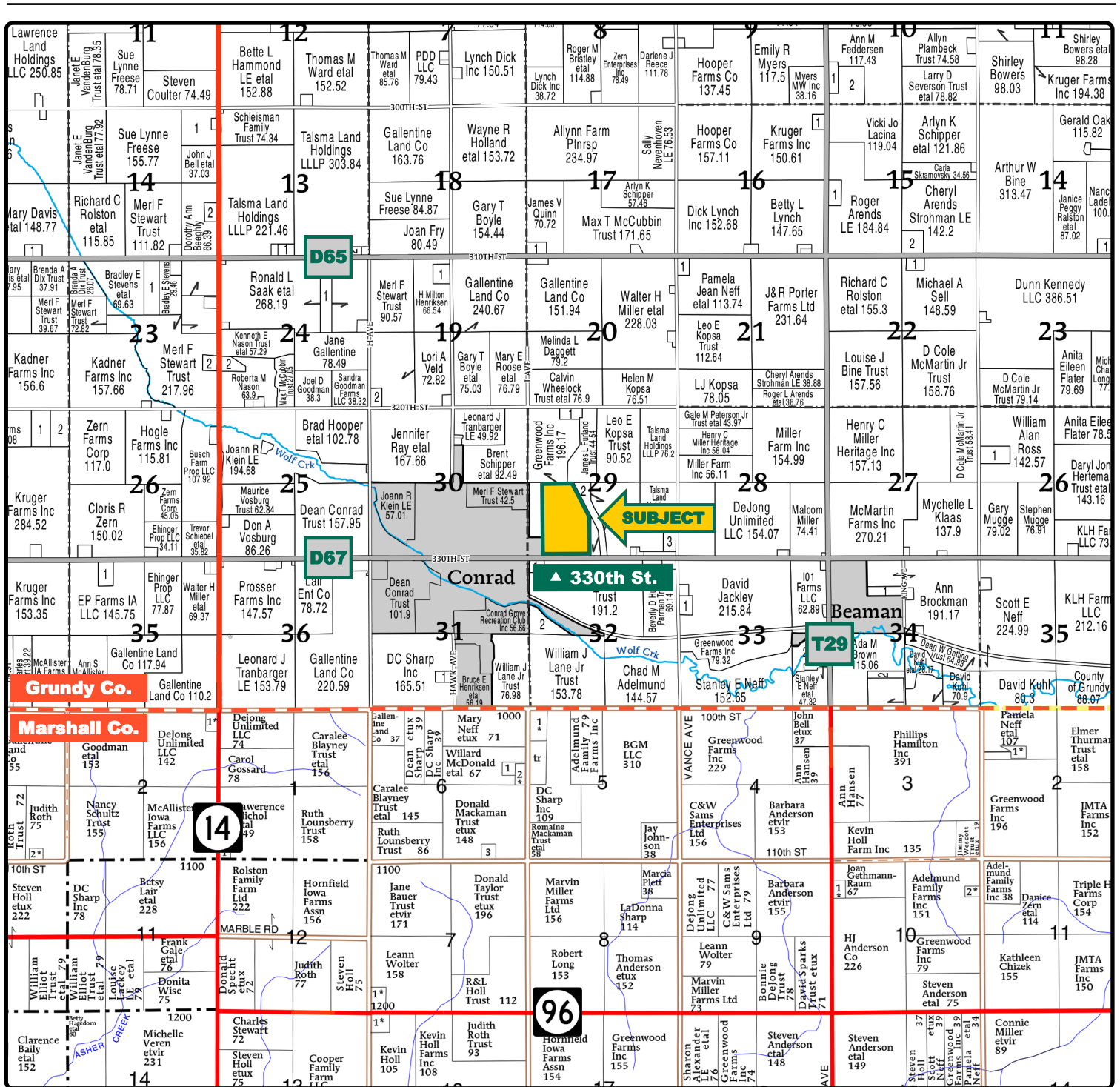
**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319-234-5448**  
**ElliottS@Hertz.ag**

REID: 010-2819-01





Map reproduced with permission of Farm & Home Publishers, Ltd.

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319-234-5448**  
**ElliottS@Hertz.ag**



**FSA/Eff. Crop Acres:** 87.25\*  
**CRP Acres:** 3.24\*  
**Corn Base Acres:** 44.51\*  
**Bean Base Acres:** 42.74\*  
**Soil Productivity:** 91.10 CSR2

*\*Acres are estimated.*

## Property Information

### 93.09 Acres, m/l

### Location

**From Conrad:** East on 330th St. The property is on the north side of the road.

### Legal Description

Parcel "926-B" in the SW¼ of Section 29, Township 86 North, Range 17 West of the 5th P.M., Grundy County, Iowa. Updated abstract to govern.

### Price & Terms

- \$1,629,075.00
- \$17,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,094.00\*  
 Gross Surveyed Acres: 93.09  
 Road ROW Acres: 1.85  
 Net Taxable Acres: 91.24  
 Tax per Net Taxable Acre: \$33.91\*  
 Tax Parcel ID #: Part of 861729300001  
*\*Taxes estimated due to recent survey of property and tax parcel split. Grundy County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Part of Farm 4758, Tract 7649  
 FSA/Eff. Crop Acres: 87.25\*  
 CRP Acres: 3.24\*  
 Corn Base Acres: 44.51\*  
 Corn PLC Yield: 187 Bu.  
 Bean Base Acres: 42.74\*  
 Bean PLC Yield: 61 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Grundy County FSA office.*

### CRP Contracts

There are an estimated 3.24\* acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$972.00\* annually - and expires September 30, 2032.  
*\*Acres and payments are estimated pending reconstitution of CRP contract.*

### Soil Types/Productivity

Primary soils are Tama and Colo-Ely. CSR2 on the estimated FSA/Eff. crop acres is 91.10. See soil map for detail.

### Land Description

Topography is gently rolling.

### Drainage

Drainage is natural with some tile.

### Buildings/Improvements

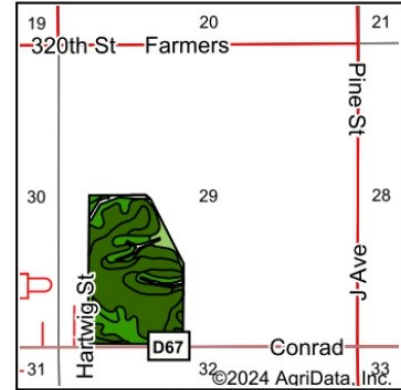
None.

**Troy Louwagie, ALC**  
 Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
 102 Palisades Road & Hwy. 1  
 Mount Vernon, IA 52314  
**www.Hertz.ag**

**Elliott Siefert**  
 Licensed Salesperson in IA  
**319-234-5448**  
**ElliottS@Hertz.ag**





State: Iowa  
County: Grundy  
Location: 29-86N-17W  
Township: Clay  
Acres: 87.25  
Date: 3/27/2024



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	36.73	42.1%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	18.72	21.5%		Ilw	86
120C	Tama silty clay loam, 5 to 9 percent slopes	18.59	21.3%		IIle	90
119B	Muscatine silty clay loam, 2 to 5 percent slopes	7.69	8.8%		Ile	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.46	4.0%		Ilw	78
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	2.06	2.4%		IIle	87
Weighted Average					2.24	91.1

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Water & Well Information

None.

## Comments

This is a high-quality Grundy County farm located along a hard-surfaced road, just east of Conrad, Iowa.

*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.*

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319-234-5448**  
**ElliottS@Hertz.ag**





**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319-234-5448**  
**ElliottS@Hertz.ag**







**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319-234-5448**  
**ElliottS@Hertz.ag**





**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed Salesperson in IA  
**319-234-5448**  
**ElliottS@Hertz.ag**