

Land For Sale

ACREAGE:

151.32 Acres, m/l

LOCATION:

Fayette County, IA



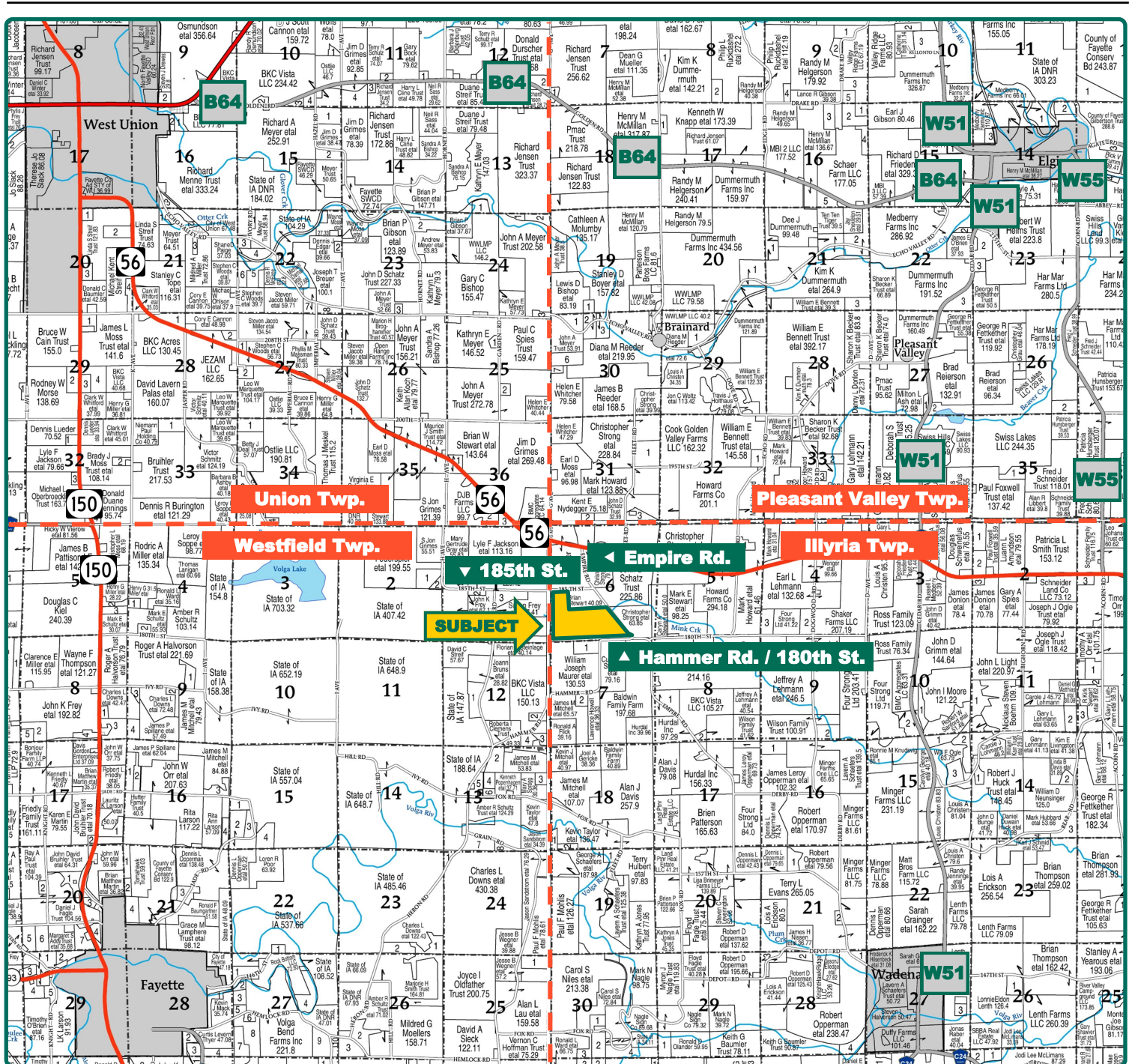
Property Key Features

- **97% Tillable Farm with a CSR2 of 66.60**
- **Located 6½ Miles Southeast of West Union, IA**
- **Terrific Investment Opportunity or Addition to Current Farming Operation**

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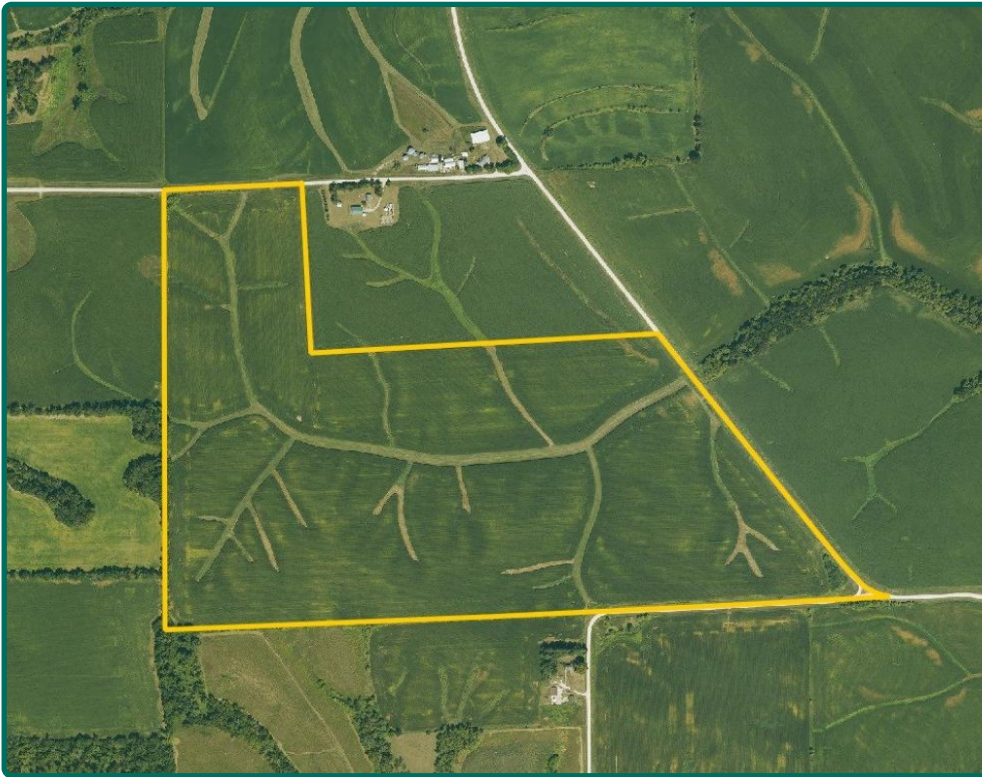


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FSA/Eff. Crop Acres:	146.60
CRP Acres:	0.52
Corn Base Acres:	111.80
Bean Base Acres:	24.00
Soil Productivity:	66.60 CSR2

Property Information

151.32 Acres, m/l

Location

From West Union: head southeast on IA-56/Filmore Rd. for 6 miles, then south on Empire Rd. for ½ mile. Property is on the west side of Empire Rd.

Legal Description

Fractional NW¼ SW¼, excluding parcel in the NE corner, and South 9.24 acres, m/l NE¼ SW¼, fractional S½ SW¼, S and W Rd. SE¼, excluding Parcel N, all in Section 6, Township 93 North, Range 7 West of the 5th P.M., Fayette Co., IA.

Price & Terms

- \$1,815,840
- \$12,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,358.00
Net Taxable Acres: 151.32
Tax per Net Taxable Acre: \$28.80
Tax Parcel ID #s: 1206300001 & 1206300009

Lease Status

Leased through the 2024 crop year with an open lease for the 2025 crop year.

FSA Data

Farm Number 1330, Tract 2668
FSA/Eff. Crop Acres: 146.60
CRP Acres: 0.52
Corn Base Acres: 111.80
Corn PLC Yield: 116 Bu.
Bean Base Acres: 24.00
Bean PLC Yield: 37 Bu.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 0.52 acres enrolled in a CP-8A contract that pays \$218.00/acre - or \$113.00 annually - and expires 9/30/2029.

Soil Types/Productivity

Primary soils are Exette and Downs.
CSR2 on the FSA/Eff. crop acres is 66.60.
See soil map for detail.

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State: Iowa
 County: Fayette
 Location: 6-93N-7W
 Township: Illyria
 Acres: 146.6
 Date: 5/14/2024




Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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**
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	49.84	34.0%		IIIe	58
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	48.55	33.1%		IIIe	80
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes	22.46	15.3%		IIIw	80
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	20.42	13.9%		IVe	46
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	2.66	1.8%		IIIe	54
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	2.66	1.8%		VIe	40
Weighted Average					3.19	66.6

Mineral Rights

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

Land Description

Moderately sloping to steep.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly tillable tract located in Eastern Fayette County.

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



Northeast looking Southwest



Southwest looking Northeast



Southeast looking Northwest



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