

# Land For Sale

**ACREAGE:**

**32.00 Acres, m/l**

**LOCATION:**

**Washington County, IA**

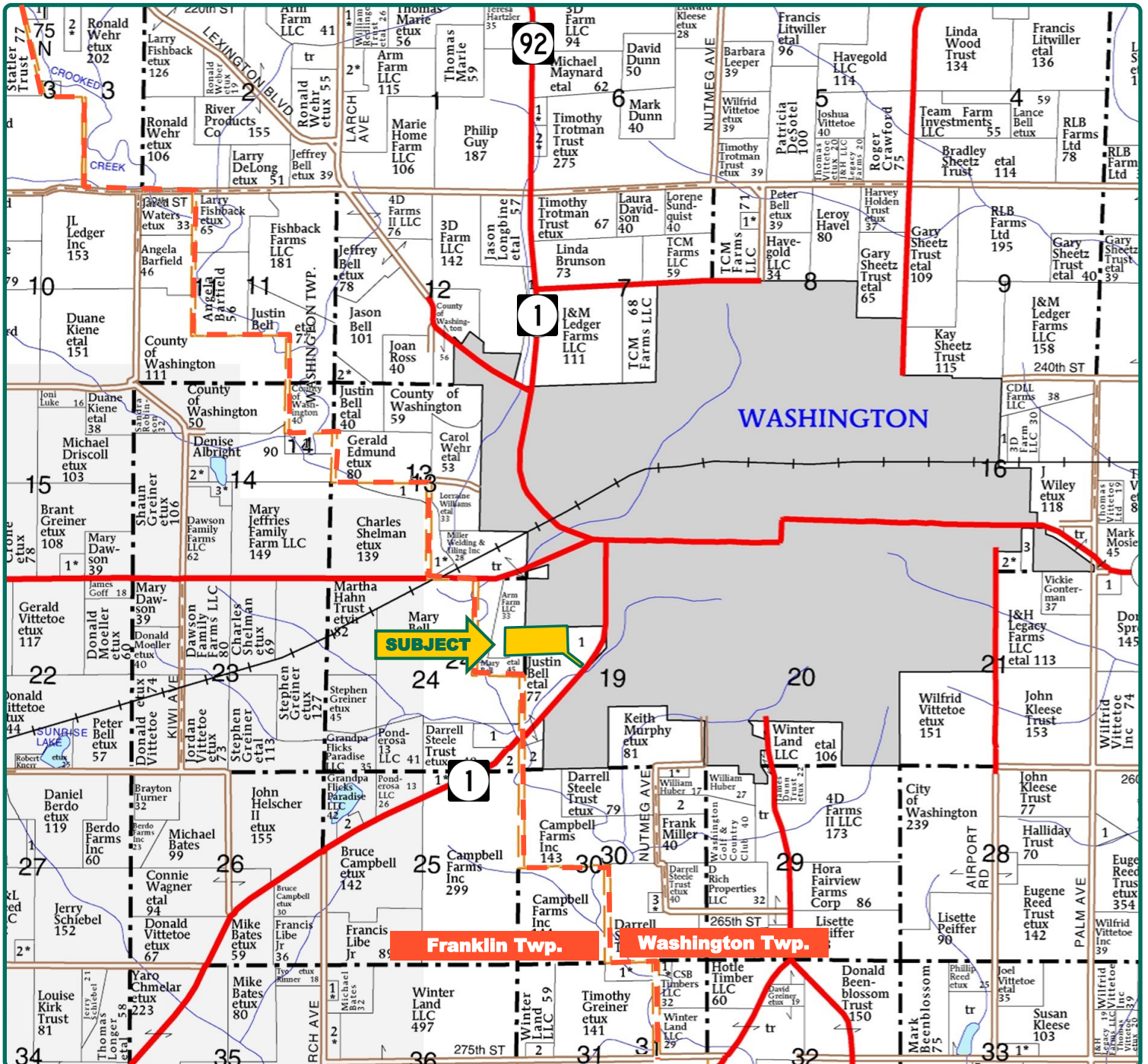


## Property Key Features

- Development Opportunity Along Hwy 1 in Washington, IA
- Borders City Owned Land with Access to City Water and Sewer
- 28.80 Est. FSA/Eff. Crop Acres with an 80.70 CSR2

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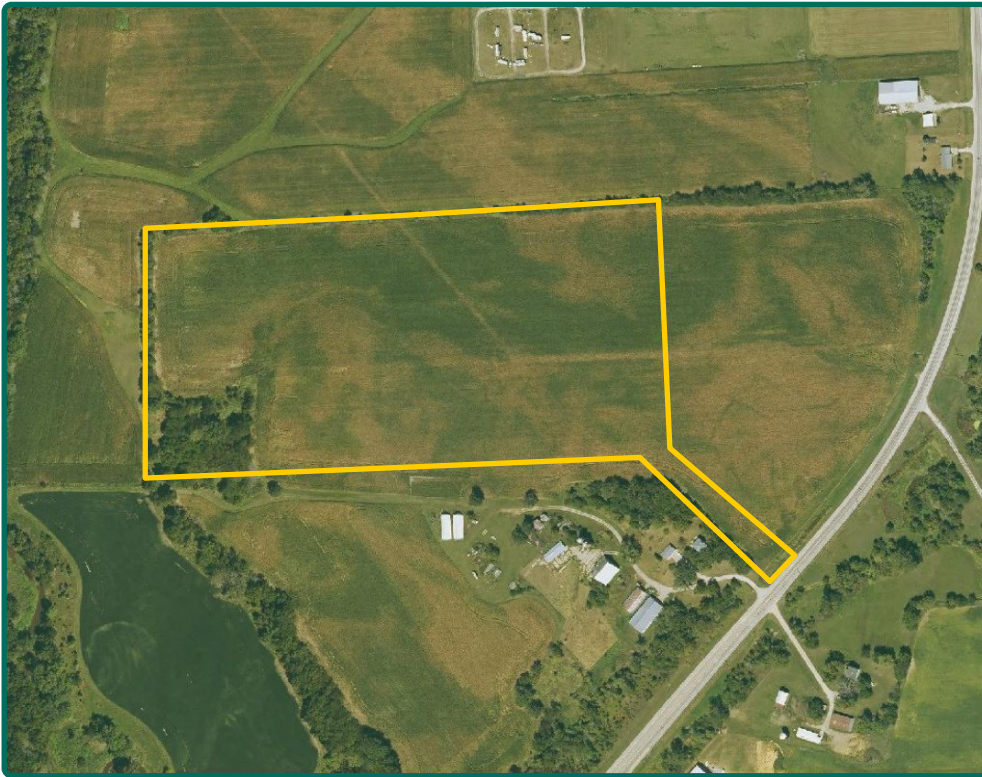
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1621 E. Washington St., Ste. 5  
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**FSA/Eff. Crop Acres: 28.80\***

**Corn Base Acres: 28.32\***

**Soil Productivity: 80.70 CSR2**

*\*Acres are estimated.*

## Property Information

**32.00 Acres, m/l**

### Location

**From Washington:** go ¾ mile south on Hwy 1. Property is on the west side of the road.

### Legal Description

Part of the SE¼ NE¼ of Section 24 and Auditor's Parcel 'G' and part of the SE¼ NW¼ of Section 19, all in Township 75 North, Range 8 West of the 5th P.M., Washington Co. IA. Updated abstract to govern.

### Price & Terms

- \$768,000
- \$24,000/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: \$1,163.41\*  
Net Taxable Acres: 32.00\*

Tax per Net Taxable Acre: \$36.36\*  
Tax Parcel ID #s: 1119100019, part of 1119100021, & part of 1024200005

*\*Taxes estimated due to tax parcel split and pending survey of property. Washington County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Farm Number 3925, Part of Tract 964  
FSA/Eff. Crop Acres: 28.80\*

Corn Base Acres: 28.32\*

Corn PLC Yield: 146 Bu.

*\*Acres are estimated pending reconstitution of farm by the Washington County FSA office.*

### Soil Types/Productivity

Primary soil is Otley. CSR2 on the estimated FSA/Eff. crop acres is 80.70. 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

Nearly level to steep.

### Drainage

Natural with some tile. No tile maps available.

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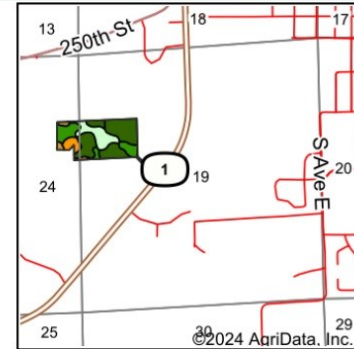
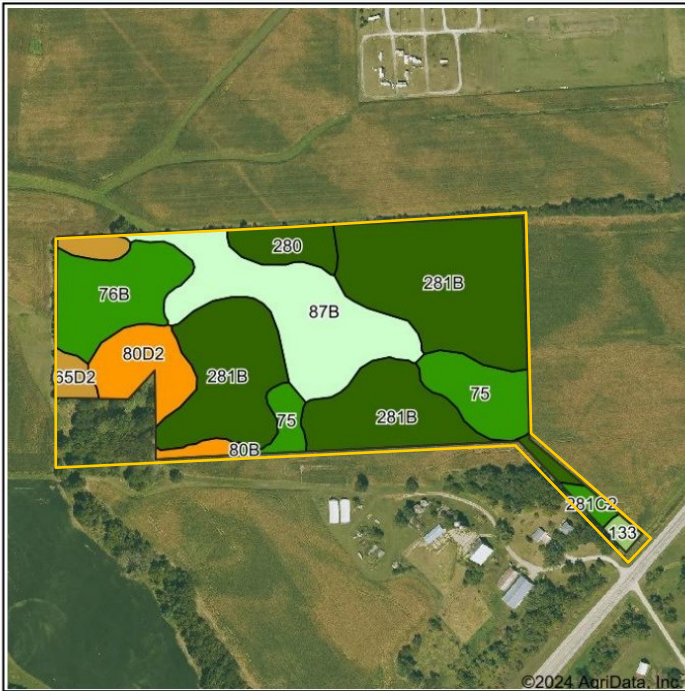
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State: **Iowa**  
 County: **Washington**  
 Location: **19-75N-7W**  
 Township: **Washington**  
 Acres: **28.8**  
 Date: **5/14/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA183, Soil Area Version: 30						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
281B	Otley silty clay loam, 2 to 5 percent slopes	13.48	46.8%		Ile	91
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	5.26	18.3%		IIw	68
76B	Ladoga silt loam, 2 to 5 percent slopes	2.96	10.3%		Ile	86
75	Givin silt loam, 0 to 2 percent slopes	2.43	8.4%		Iw	84
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	2.14	7.4%		IIIe	46
280	Mahaska silty clay loam, 0 to 2 percent slopes	1.10	3.8%		Iw	94
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.88	3.1%		IVe	39
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.28	1.0%		IIIe	82
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.21	0.7%		IIw	78
80B	Clinton silt loam, 2 to 5 percent slopes	0.07	0.2%		Ile	80
<b>Weighted Average</b>					<b>2.02</b>	<b>80.7</b>

### Buildings/Improvements

None.

### Water & Well Information

Access to city water is available along Hwy 1. Contact agent for details.

### Sewer

Sewer line runs through the property. Contact agent for details.

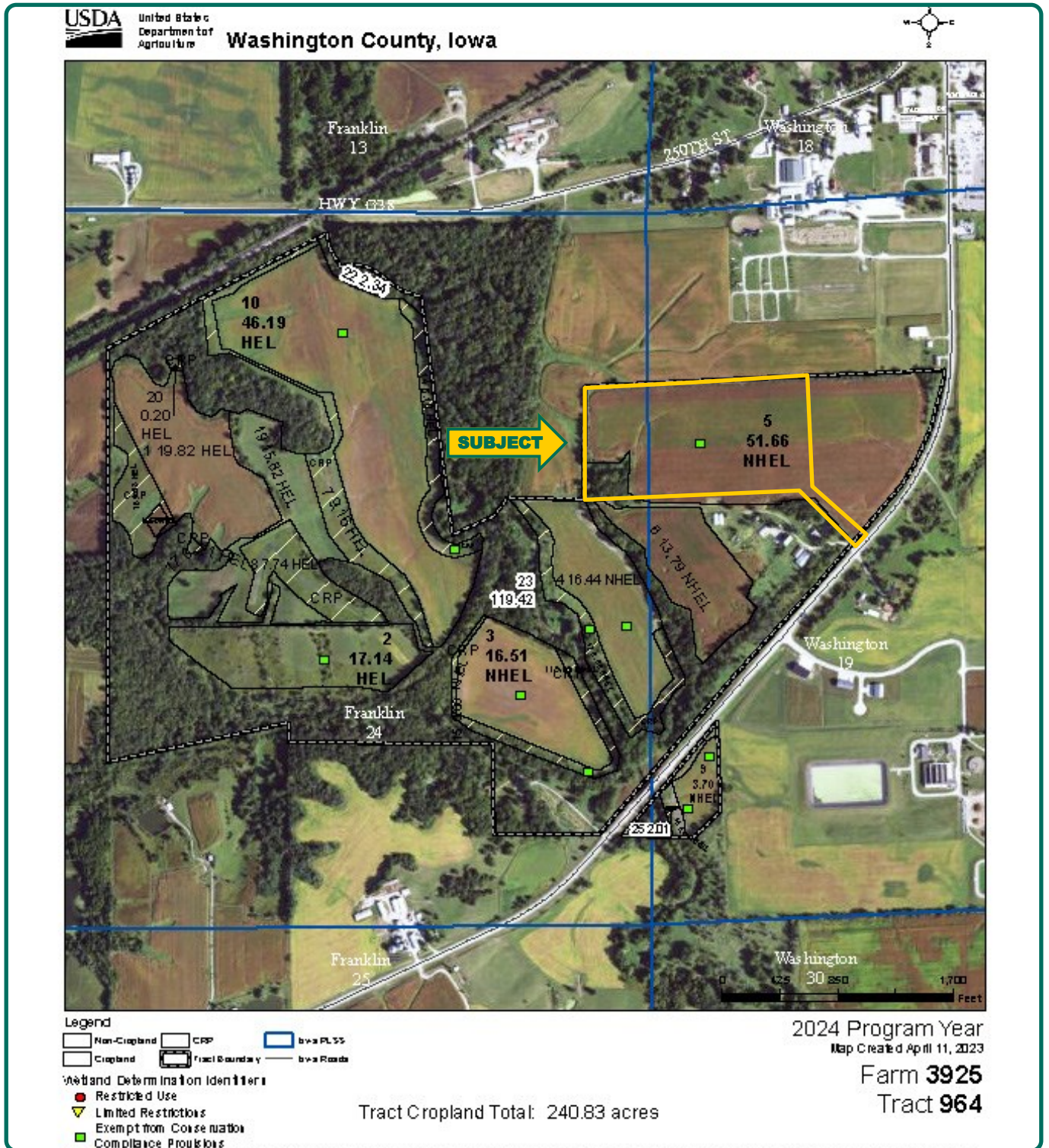
### Comments

Exceptional investment opportunity on a prime development property in Washington, IA. This location has been targeted as a Priority Growth Area. Access to city water and sewer is available. In 2020, much of the land was annexed and lies within City limits. Contact agent for zoning, utility, and concept drawing maps.

*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.*

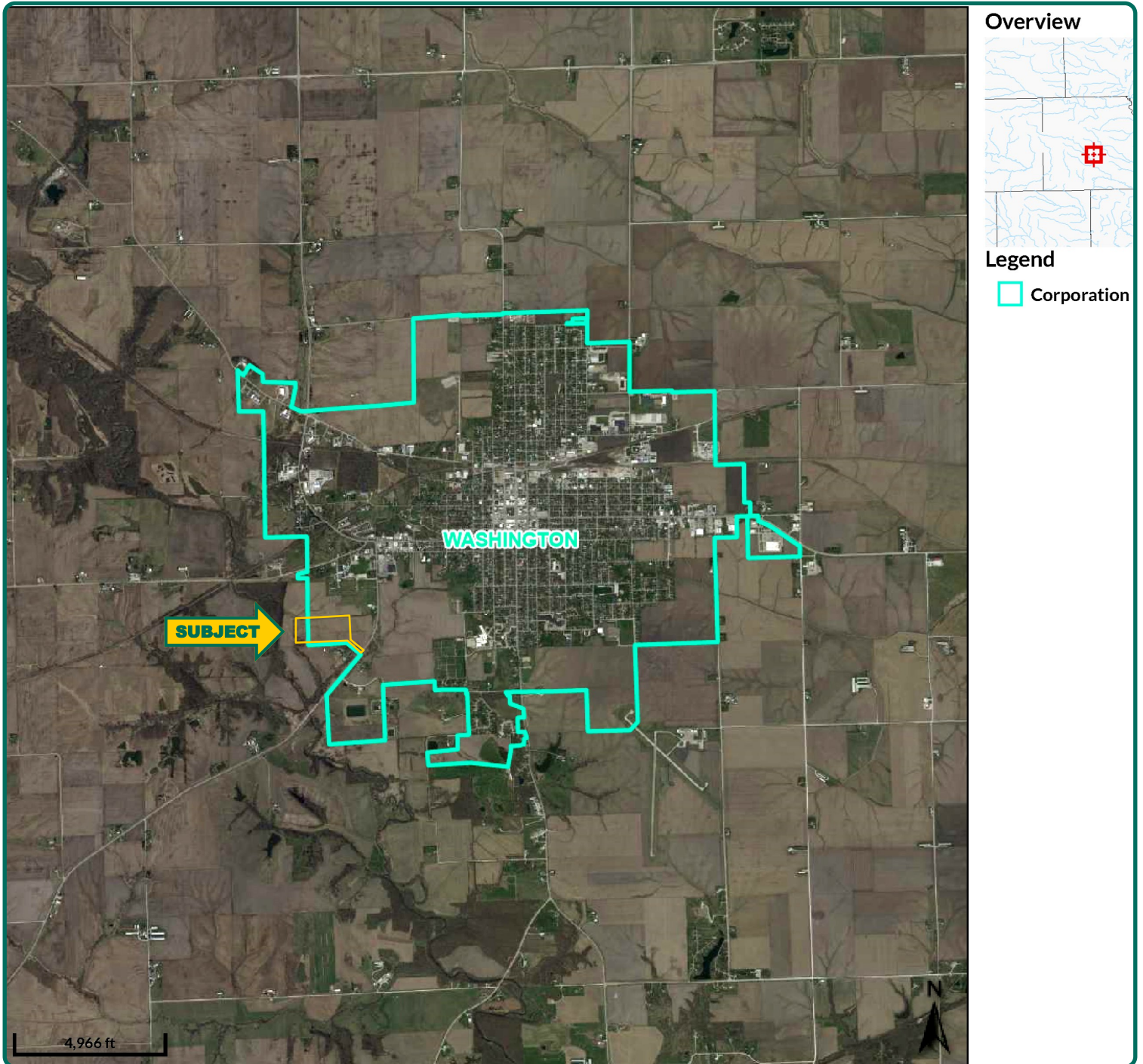
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Map obtained from Beacon Schneider.

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Looking West



Looking Northwest



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Looking Southeast



Looking Southwest



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