

Land For Sale

ACREAGE:

79.66 Acres, m/l

LOCATION:

Iowa County, IA

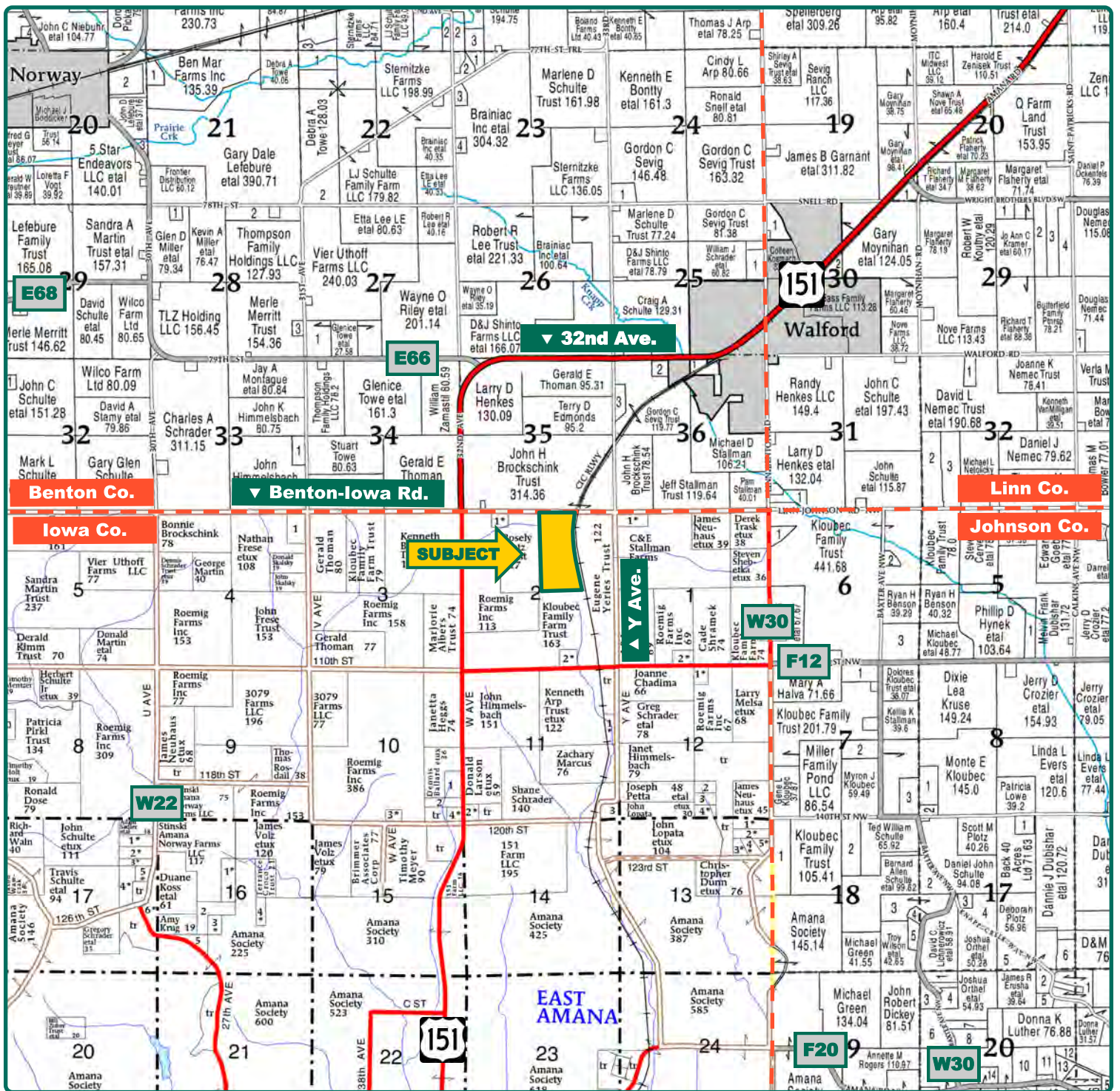


Property Key Features

- Located 1 Mile Southwest of Walford, Iowa
- 77.60 FSA/Eff. Crop Acres with a 93.40 CSR2
- Excellent-Quality Farmland, Just off Hwy-151

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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 77.60 |
| Corn Base Acres: | 33.80* |
| Bean Base Acres: | 34.66* |
| Soil Productivity: | 93.40 CSR2 |

**Acres are estimated.*

Property Information

79.66 Acres, m/l

Location

From Walford: 2½ miles southwest on Hwy-151/32nd Ave. and ½ mile east on Benton-Iowa Rd. The property is on the south side of the road.

Legal Description

Auditor's Parcel 2014-34 and that part of the SE¼ of the NE¼, lying west of the railroad right-of-way, all in Section 2, Township 81 North, Range 9 West of the 5th P.M., Iowa County, Iowa. Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$1,350,237.00~~ \$1,310,407.00
- ~~\$16,950/acre~~ \$16,450/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,874.00*

Gross Acres: 79.66*

Exempt Road ROW Acres: 0.99

Net Taxable Acres: 78.67*

Tax per Net Taxable Acre: \$36.53*

Tax Parcel ID #: 100201022,
100201030 & part of 100201040

**Taxes estimated pending survey of southeast corner of property. Iowa County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm 7148, Tract 4397

FSA/Eff. Crop Acres: 76.89

Corn Base Acres: 33.49

Corn PLC Yield: 148 Bu.

Bean Base Acres: 34.34

Bean PLC Yield: 44 Bu.

Part of Farm 7149, Tract 5636

FSA/Eff. Crop Acres: 0.71

Corn Base Acres: 0.31*

Corn PLC Yield: 148 Bu.

Bean Base Acres: 0.32*

Bean PLC Yield: 44 Bu.

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

Soil Types/Productivity

Primary soils are Dinsdale, Muscatine and Kenyon. CSR2 on the FSA/Eff. crop acres is 93.40. See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

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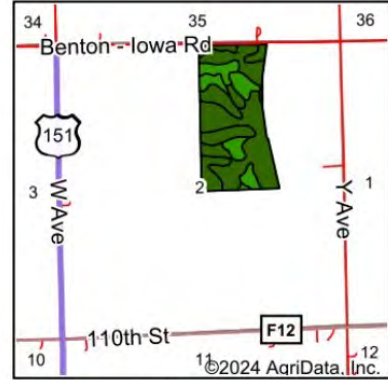
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State: **Iowa**
 County: **Iowa**
 Location: **2-81N-9W**
 Township: **Lenox**
 Acres: **77.6**
 Date: **5/23/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA095, Soil Area Version: 33

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 32.22 | 41.5% | | IIe | 94 |
| 119 | Muscatine silty clay loam, 0 to 2 percent slopes | 21.27 | 27.4% | | Iw | 100 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 7.92 | 10.2% | | IIe | 90 |
| 911B | Colo-Ely complex, 0 to 5 percent slopes | 6.38 | 8.2% | | IIw | 86 |
| 83C2 | Kenyon loam, 5 to 9 percent slopes, eroded | 5.56 | 7.2% | | IIIe | 84 |
| 83C | Kenyon loam, 5 to 9 percent slopes | 4.25 | 5.5% | | IIIe | 85 |
| Weighted Average | | | | | 1.85 | 93.4 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

None.

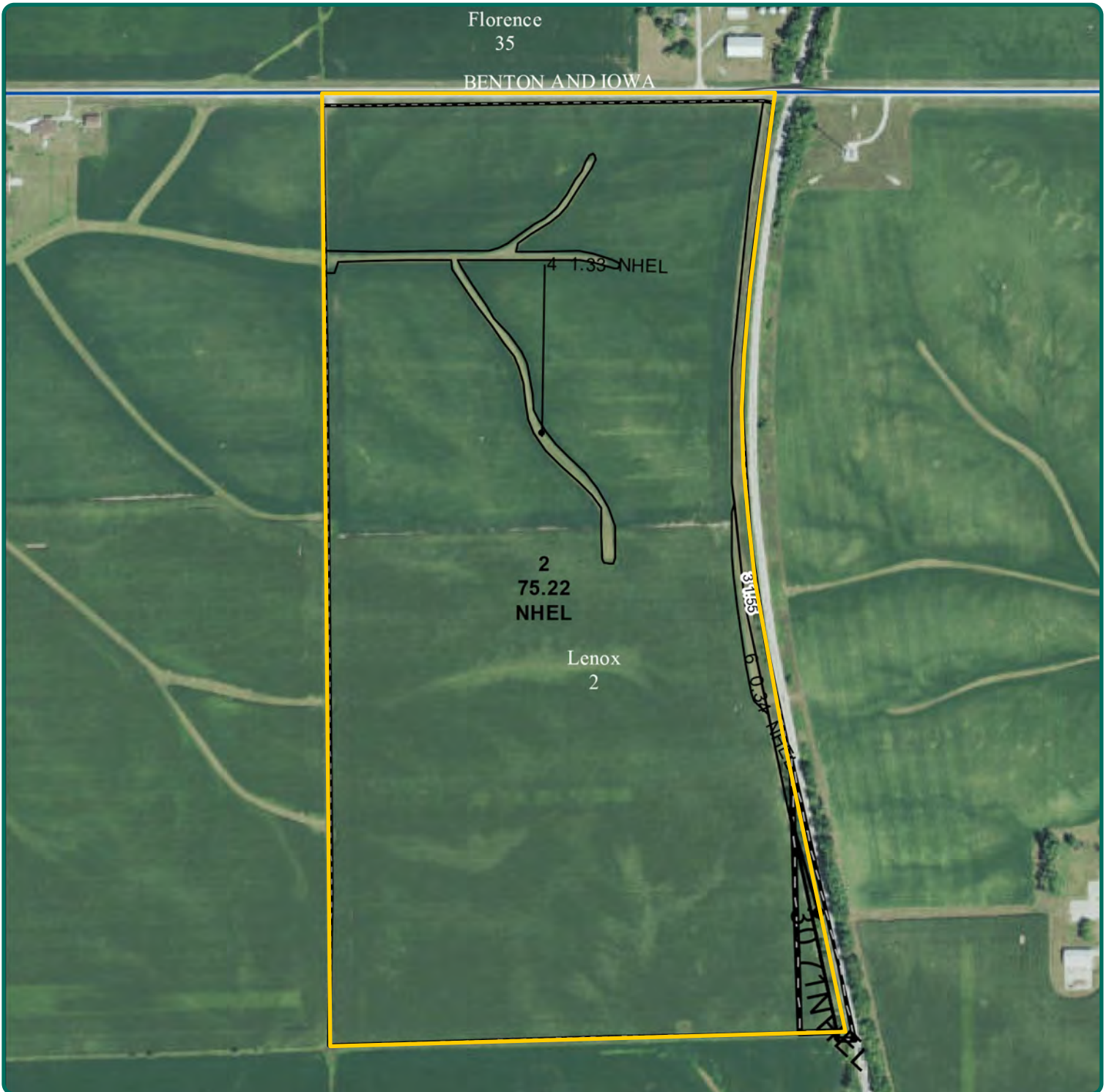
Comments

This is a highly-productive Iowa County farm with a 93.40 CSR2.

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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