

Land For Sale

ACREAGE:

46.81 Acres, m/l

LOCATION:

Clayton County, IA



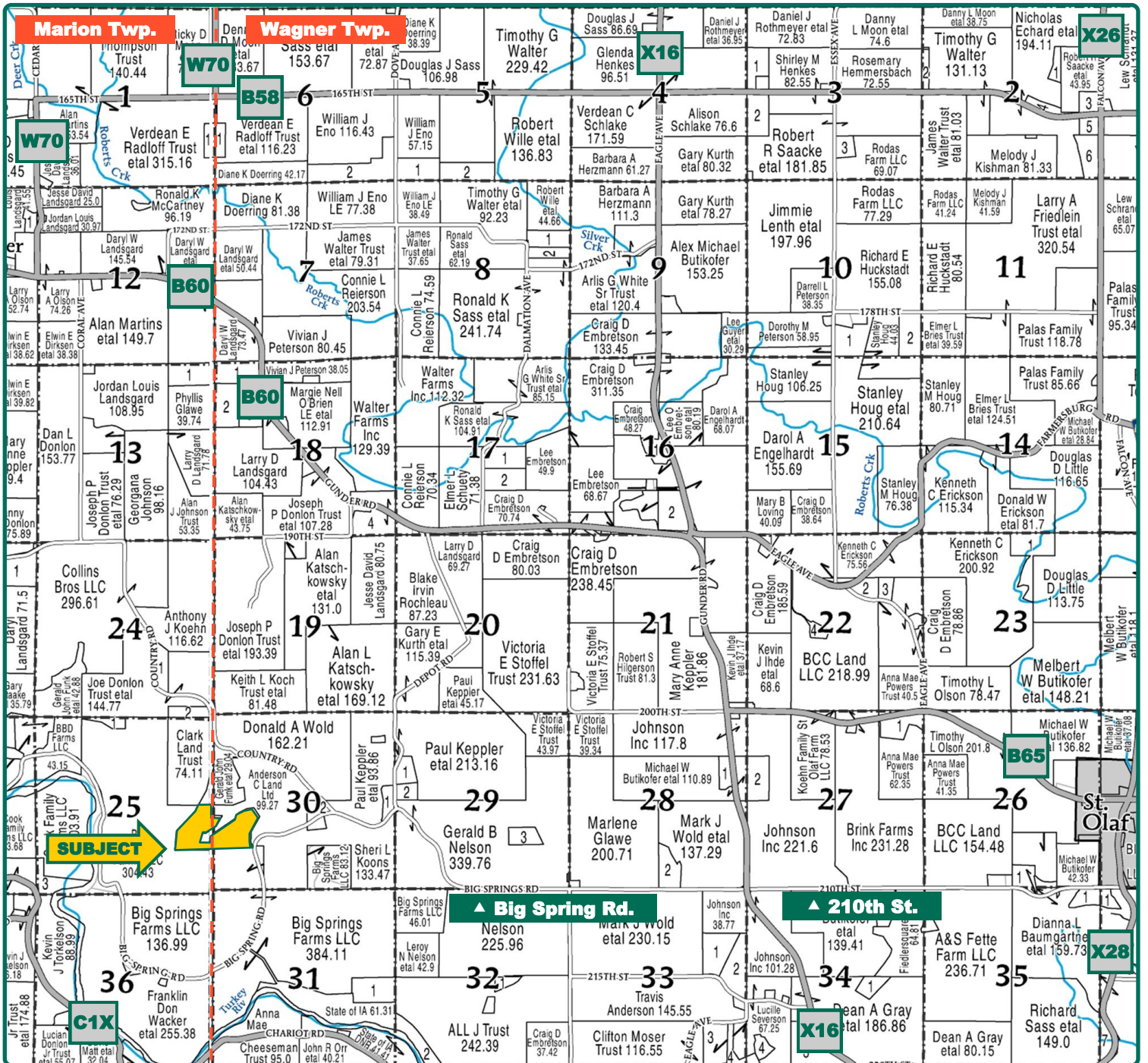
Property Key Features

- Well-Maintained Tract of Timber with Terrific Recreational Opportunities
- 480 Sq. Ft. Shed, Built in 2016, with Scenic Property Views
- Located 6 Miles Northwest of Elkader

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Colton Lueck
Licensed Salesperson in IA
563-542-7319
ColtonL@Hertz.ag



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<p>Elliott Siefert Licensed Salesperson in IA 319-540-2957 Elliotts@Hertz.ag</p>	<p>319-234-1949 6314 Chancellor Dr. / P.O. Box 1105 Cedar Falls, IA 50613 www.Hertz.ag</p>	<p>Colton Lueck Licensed Salesperson in IA 563-542-7319 ColtonL@Hertz.ag</p>
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FSA/Eff. Crop Acres:	3.77
Forest Reserve Acres:	30.44
Cert. Grass Acres:	4.94
Corn Base Acres:	0.80
Oats Base Acres:	4.30
Soil Productivity:	33.20 CSR2

Property Information

46.81 Acres, m/l

Location

From St. Olaf: go south on Co. Rd. X28 for ½ mile, then west on 210th St. for 2.1 miles, continuing on Big Spring Rd. for 3.1 miles. Property is on the west side of the road.

Legal Description

Part of the NW¼ SW¼ of Section 30, Township 94 North, Range 5 West of the 5th P.M., Clayton Co., IA. And part of the NE¼ SE¼ of Section 25, Township 94 North, Range 6 West of the 5th P.M., Clayton Co., IA.

Property Address

16313 Big Spring Rd.
Elkader, IA 52043

Price & Terms

- \$374,480
- \$8,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$490.00
Gross Acres: 46.81
Exempt Forest Reserve Acres: 30.44
Net Taxable Acres: 16.37
Tax Parcel ID #s: 05-25-427-001, 05-25-427-02, 06-30-301-002, & 06-30-301-005

FSA Data

Farm Number 5280, Tract 7419
FSA/Eff. Crop Acres: 3.77
Cert. Grass Acres: 4.94

Corn Base Acres: 0.80
Corn PLC Yield: 120 Bu.
Oats Base Acres: 4.30
Oats PLC Yield: 60 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/ Eff. crop acres is 33.20. 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

Rolling to steep.

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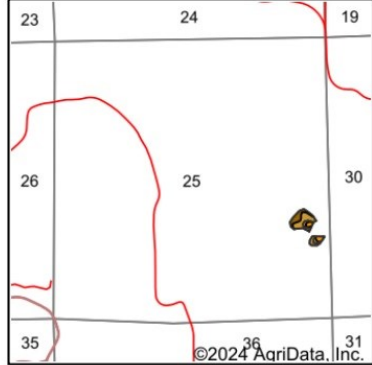
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State: **Iowa**
 County: **Clayton**
 Location: **30-94N-5W**
 Township: **Wagner**
 Acres: **3.77**
 Date: **6/11/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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**
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.31	61.3%		IVe	35
163F	Fayette silt loam, 18 to 25 percent slopes	0.91	24.1%		VIe	21
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.55	14.6%		IIIe	46
Weighted Average					4.34	33.2

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Drainage

Natural.

Water & Well Information

None.

Buildings/Improvements

- 20' x 24' shed (2016)
- 120 sq. ft. canopy (2016)
- Outhouse (2016)

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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20' x 24' Shed with Outhouse



Southeast looking Northwest



Southwest looking Northeast



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Northwest looking Southeast



Southwest looking Northeast



Northeast looking Southwest



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