

Land For Sale

ACREAGE:

224.04 Acres, m/l

LOCATION:

Chickasaw & Fayette Co., IA



Property Key Features

- Located 5 Miles Northeast of Sumner, Iowa
- Well-Managed with Productive Cropland and Additional Income from CRP
- Great Addition to a Farming Operation or Investment Portfolio

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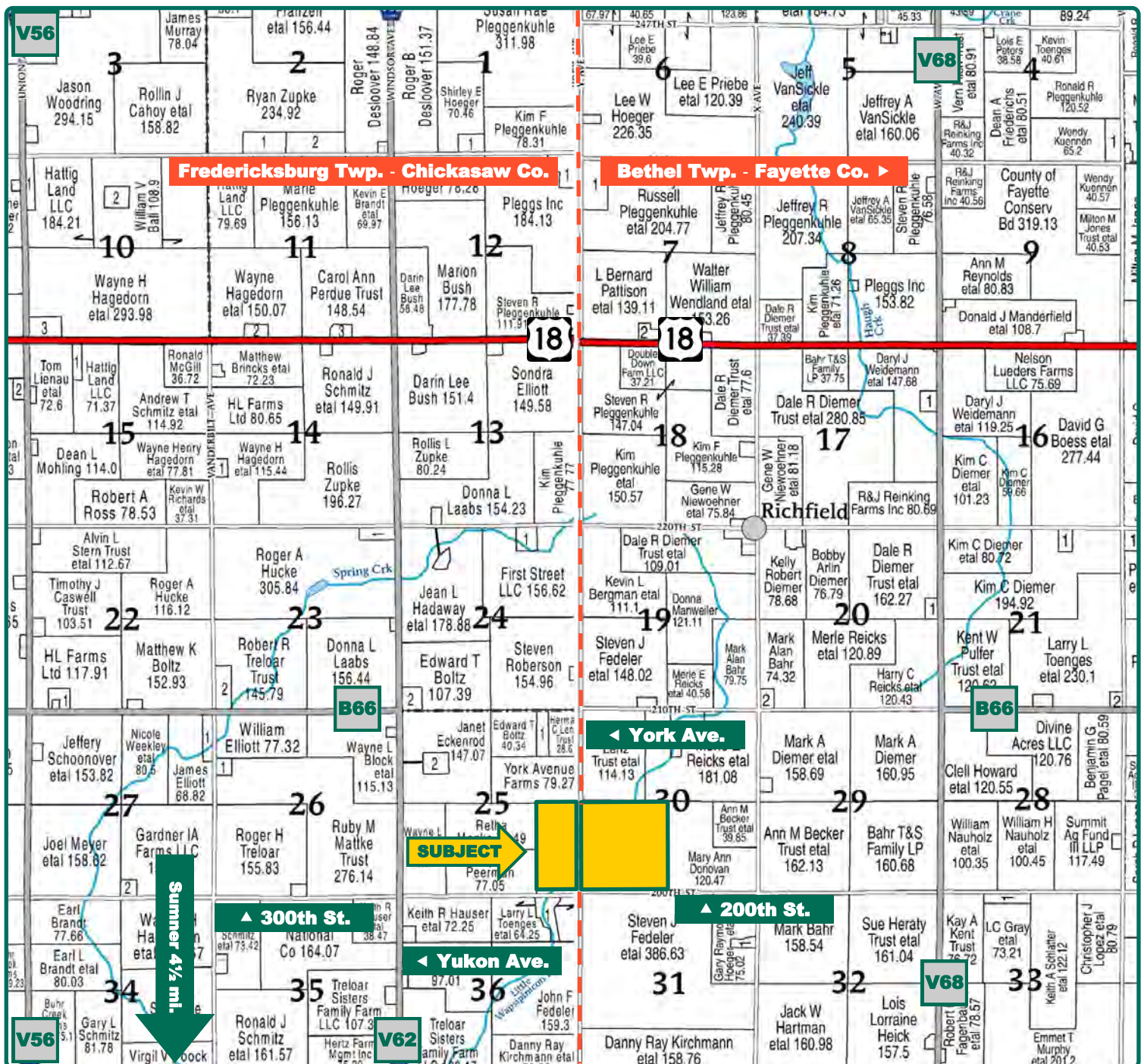
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Fredericksburg Township, Chickasaw County, IA
Bethel Township, Fayette County, IA

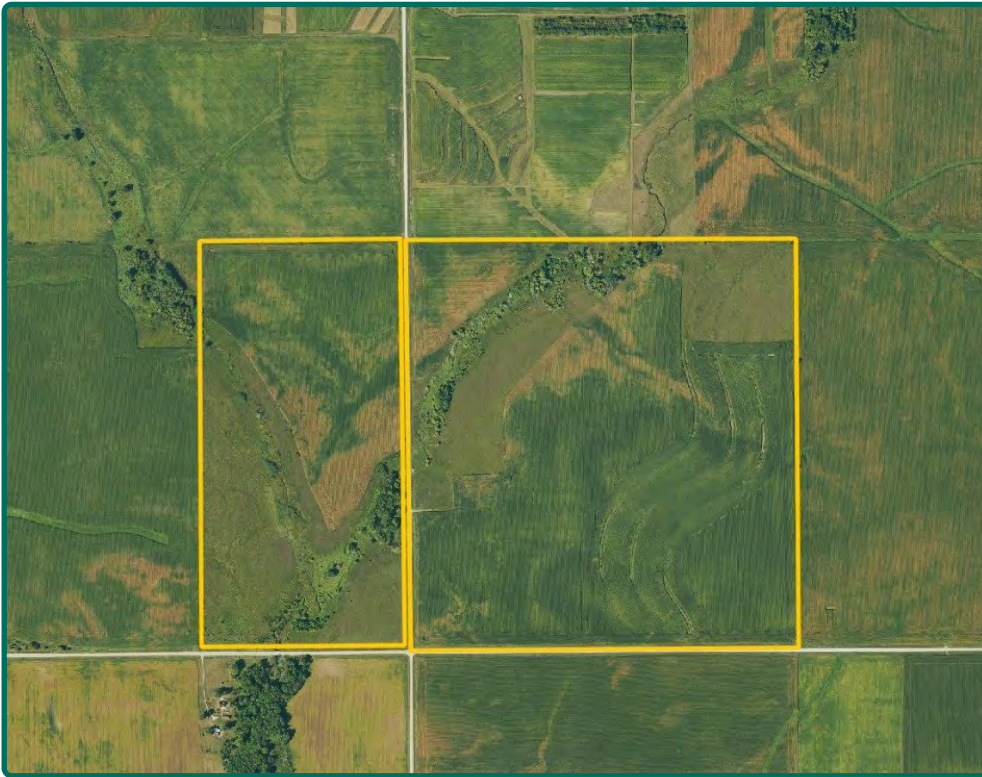


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FSA/Eff. Crop Acres:	149.49
CRP Acres:	54.95
Corn Base Acres:	149.19
Soil Productivity:	80.60 CSR2

Property Information

224.04 Acres, m/l

Location

From Sumner: go north on Yukon Ave./ Co. Rd. V62 for 5 miles, then east on 300th St. for 1 mile, then north on York Ave. for ¼ mile. Property is located on the east and west side of the road.

Legal Description

77.00 acres, m/l in the E½ SE¼ of Section 25, Township 94 North, Range 11 West of the 5th P.M., Chickasaw Co., IA. And 147.04 acres, m/l in the SW¼ of Section 30, Township 94 North, Range 10 West of the 5th P.M., Fayette Co., IA.

Price & Terms

PRICE REDUCED!

- \$2,420,000-\$2,296,410
 - \$10,801.64/acre-\$10,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing
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Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$6,804.00
Net Taxable Acres: 224.04
Tax per Net Taxable Acre: \$30.37
Tax Parcel ID #: 191625400001 & 0530300005

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 8242, Tract 374
FSA/Eff. Crop Acres: 36.47
CRP Acres: 30.43
Corn Base Acres: 36.17
Corn PLC Yield: 139 Bu.

Farm Number 8242, Tract 375

FSA/Eff. Crop Acres: 113.02
CRP Acres: 24.52
Corn Base Acres: 113.02
Corn PLC Yield: 139 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

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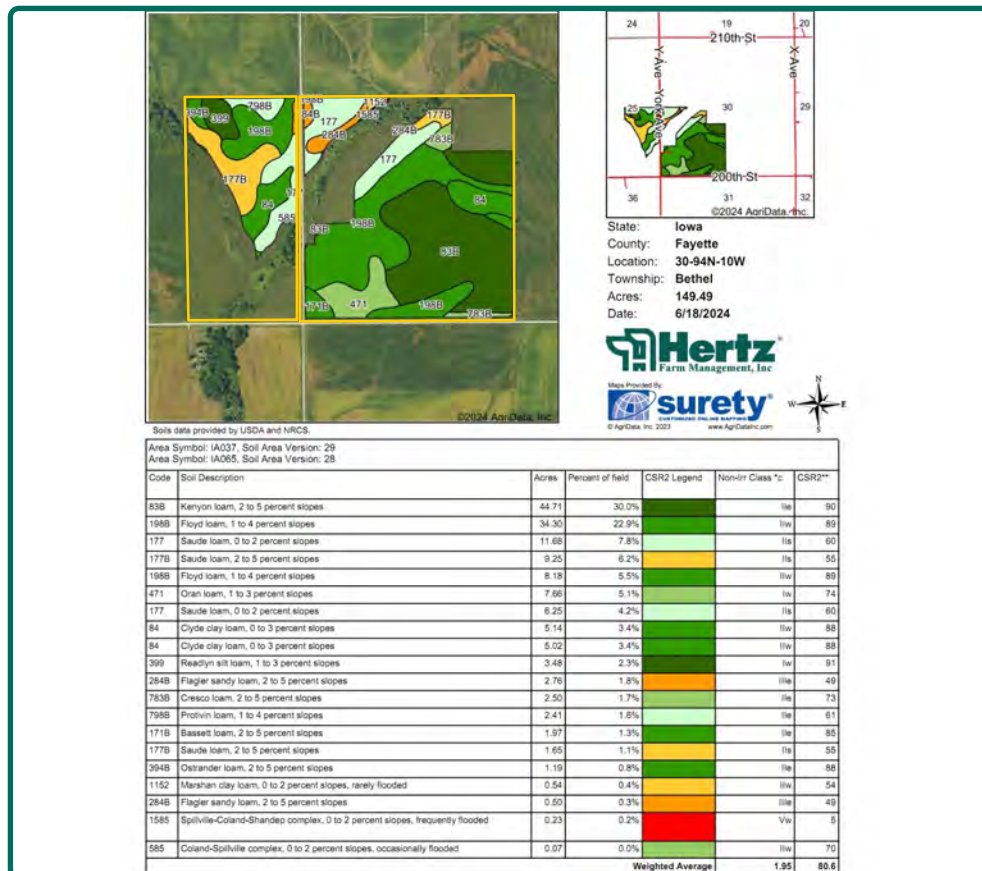
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CRP Contracts

There are 54.95 acres enrolled in four CRP contracts.

- There are 20.89 acres enrolled in a CP-38E-2 contract that pays \$253.69/acre - or \$5,300.00 annually - and expires 9/30/2028.
- There are 20.58 acres enrolled in a CP-42 contract that pays \$283.47/acre - or \$5,834.00 annually - and expires on 9/30/2026.
- There are 9.85 acres enrolled in a CP-21 contract that pays \$342.31/acre - or \$3,372.00 annually - and expires on 9/30/2031.
- There are 3.63 acres enrolled in a CP-21 contract that pays \$265.41/acre - or \$963.00 annually - and expires on 9/30/2027.

Soil Types/Productivity

Primary soils are Kenyon, Floyd and Saude. CSR2 on the FSA/Eff. crop acres is 80.60. 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 moderately sloping.

Drainage

Some tile. Contact listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Well-maintained farmland located on the Chickasaw and Fayette County line.

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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Northeast looking Southwest



Southwest looking Northeast



Northwest looking Southeast



West looking East



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Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
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