

## **Land For Sale**

**ACREAGE:** 

**LOCATION:** 

75.09 Acres, m/l

**Clinton County, IA** 



#### **Property** Key Features

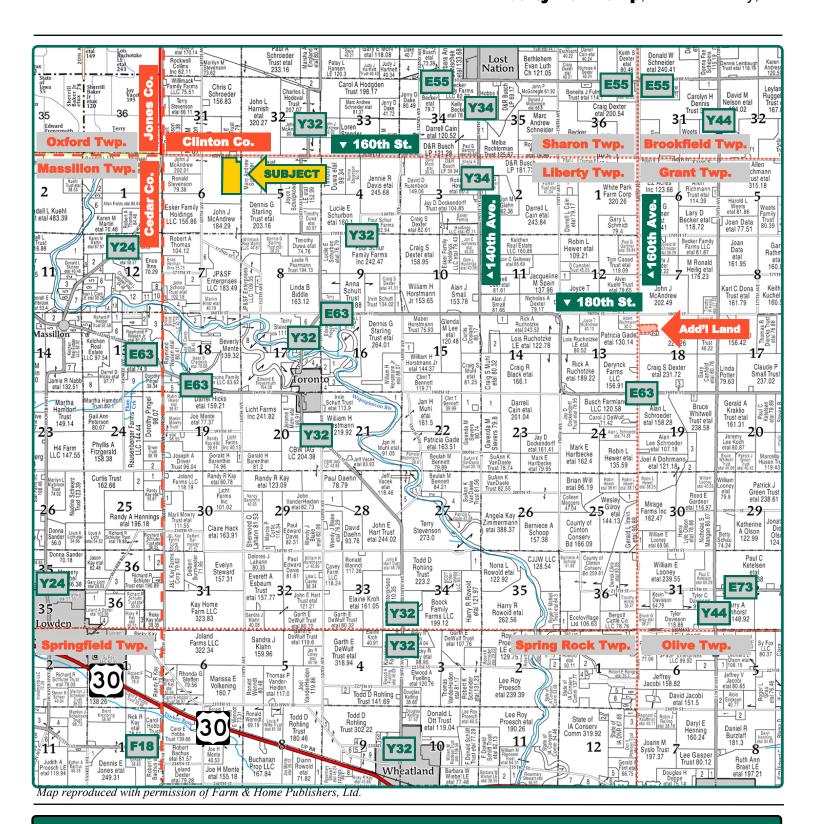
- Located 5 Miles Southwest of Lost Nation, Iowa
- 74.84 Est. FSA/Eff. Crop Acres with a 70.30 CSR2
- Productive Clinton County Farm

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



### **Plat Map**

Liberty Township, Clinton County, IA





### **Aerial Photo**

75.09 Acres, m/l



FSA/Eff. Crop Acres: 74.84\*

Corn Base Acres: 49.22\*
Bean Base Acres: 25.29\*

Soil Productivity: 70.30 CSR2

\*Acres are estimated.

## **Property Information** 75.09 Acres, m/l

#### Location

**From Lost Nation:** 1 mile south on 140th Ave. and 3 miles west on 160th St. The property is on the south side of the road.

#### **Legal Description**

That part of the Western portion of the E½ of the NE¼ of Section 6, Township 82 North, Range 1 East of the 5th P.M., Clinton County, Iowa. Updated abstract to govern.

#### **Price & Terms**

- \$938,625.00
- \$12,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### **Possession**

Negotiable.

#### **Real Estate Tax**

Taxes Payable 2023 - 2024: \$2,938.00\* Net Taxable Acres: 75.09\* Tax per Net Taxable Acre: \$39.12\* Tax Parcel ID #s: Part of 3400891000 & 3400900000

\*Taxes estimated pending survey of eastern boundary. Clinton County Treasurer/Assessor will determine final tax figures.

#### FSA Data

Farm 8799, Part of Tract 63
FSA/Eff. Crop Acres: 74.84\*
Corn Base Acres: 49.22\*
Corn PLC Yield: 169 Bu.
Bean Base Acres: 25.29\*
Bean PLC Yield: 50 Bu.
\*Acres are estimated pending reconstitution of farm by the Clinton County FSA office.

#### **Soil Types/Productivity**

Primary soils are Clyde, Schley and Sparta. CSR2 on the estimated FSA/Eff. crop acres is 70.30. See soil map for detail.

#### **Land Description**

Topography is level to gently rolling.

#### **Drainage**

Drainage natural with some tile.

#### **Buildings/Improvements**

None.

#### **Water & Well Information**

None.

#### Survey

The eastern boundary of this property will be marked by a licensed surveyor prior to closing.

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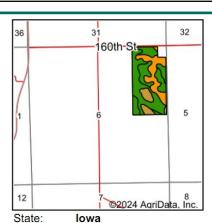
102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 www.Hertz.ag



## Soil Map

74.84 Est. FSA/Eff. Crop Acres





County: Clinton
Location: 6-82N-1E
Township: Liberty
Acres: 74.84
Date: 6/17/2024







Area Symbol: IA045, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	28.60	38.3%		llw		81
407B	Schley loam, 1 to 4 percent slopes	21.08	28.2%		llw		8
41B	Sparta loamy sand, 2 to 5 percent slopes	17.77	23.7%		IVs	lle	4:
41C	Sparta loamy sand, 5 to 9 percent slopes	6.92	9.2%		IVs	lle	3
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.47	0.6%		llw		78
Weighted Average					2.66	*-	70.3

<sup>\*\*</sup>IA has updated the CSR values for each county to CSR2.

#### **Comments**

This is a productive Clinton County farm with a 70.30 CSR2.

#### **Additional Land for Sale**

Seller has an additional tract of land for sale located southeast of this property. See Additional Land Aerial Photo. 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.

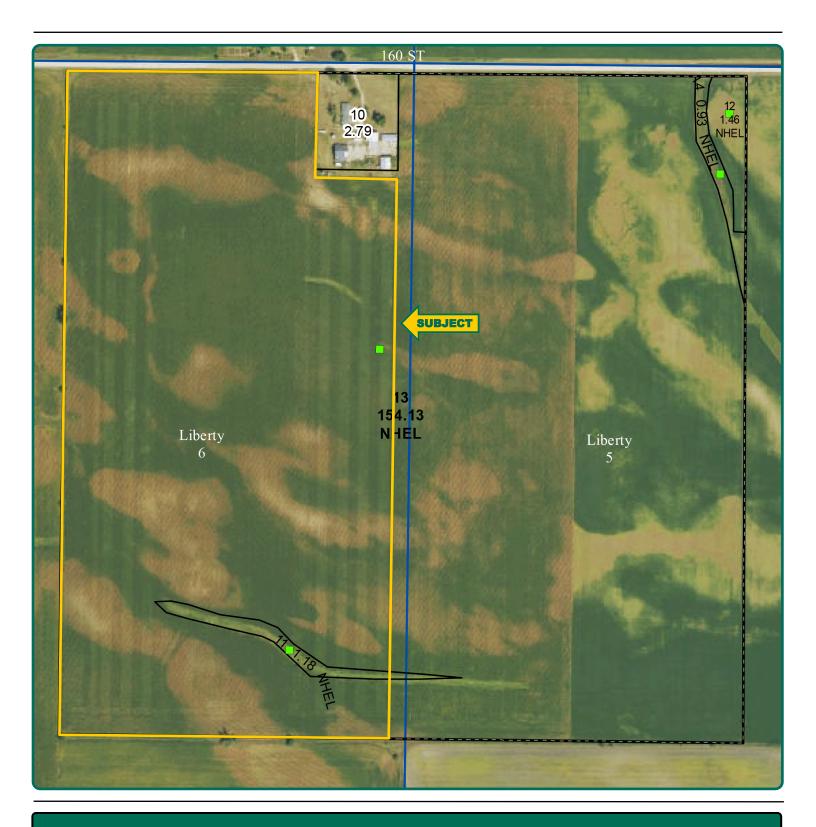
<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method

<sup>\*-</sup> Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## **FSA Map**

74.84 Est. FSA/Eff. Crop Acres



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# **Property Photos**





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## **Property Photos**

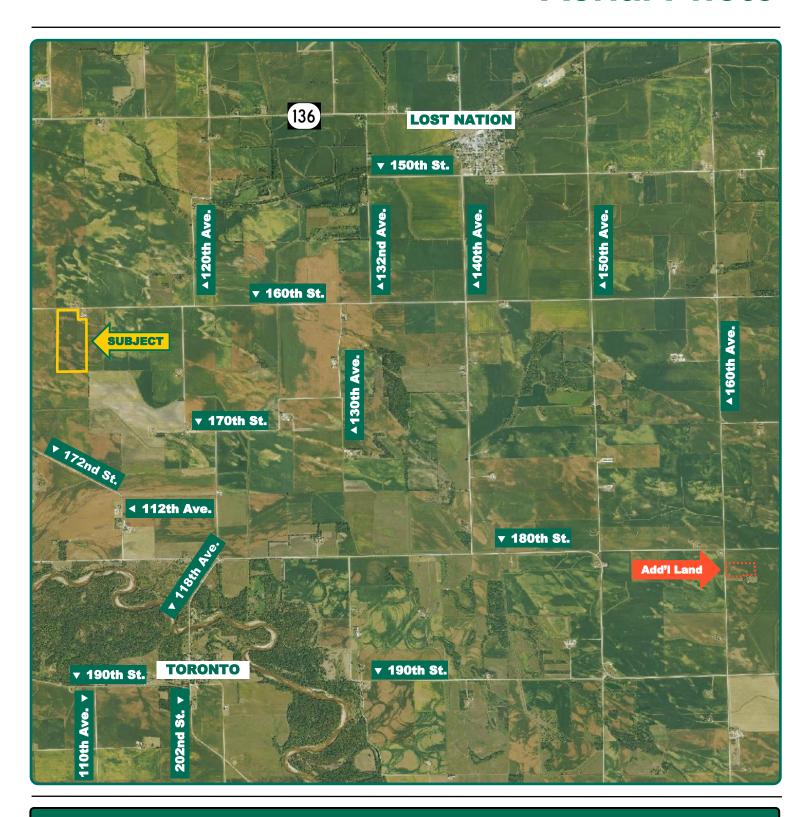




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## Additional Land Aerial Photo



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