

# Land For Sale

**ACREAGE:**

**14.30 Acres, m/l**

**LOCATION:**

**Clinton County, IA**

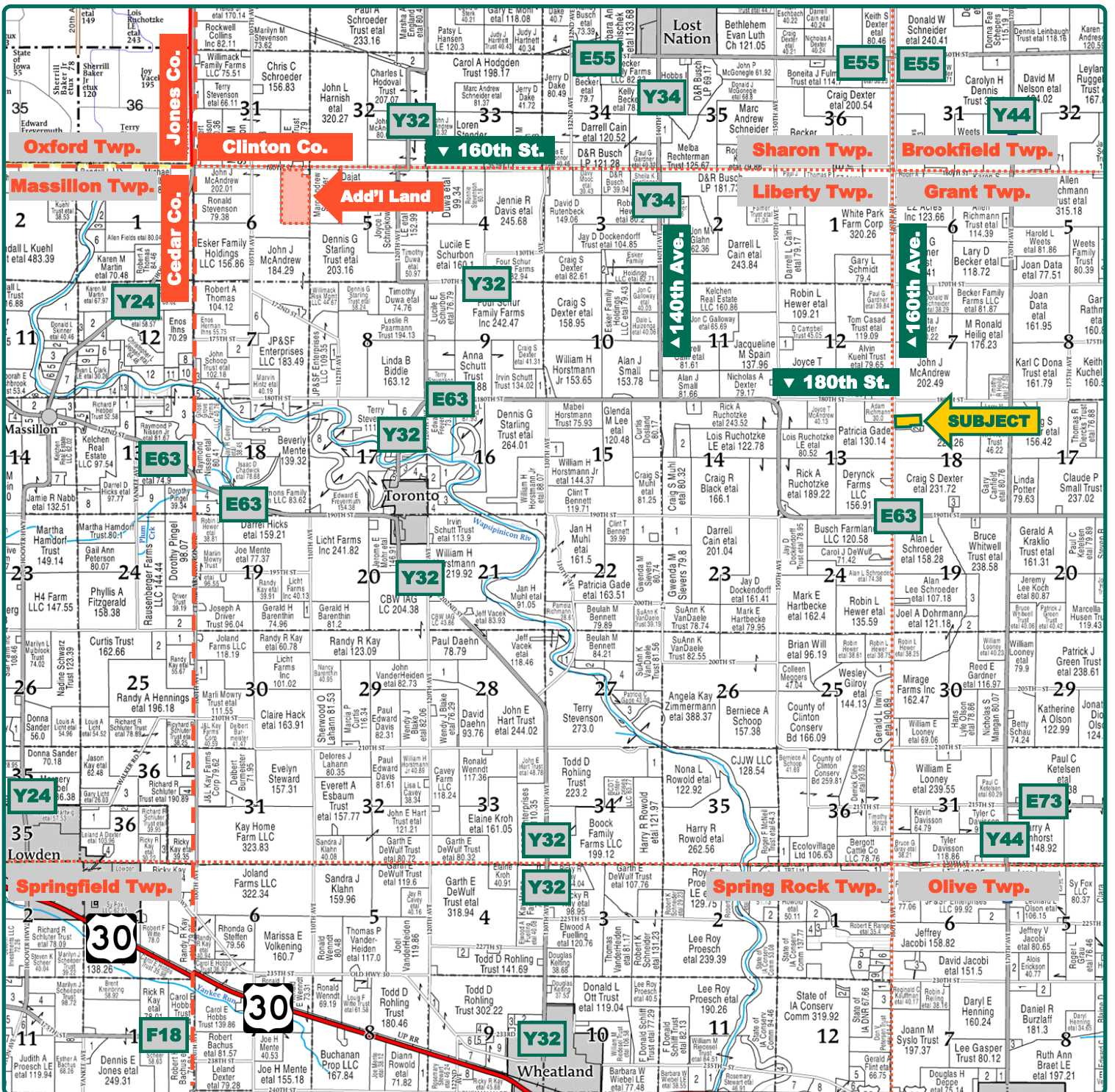


## Property Key Features

- Located 5 Miles Southeast of Lost Nation, Iowa
- 14.17 FSA/Eff. Crop Acres with a 65.20 CSR2
- Potential Building Site

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<b>FSA/Eff. Crop Acres:</b>	<b>14.17</b>
<b>Corn Base Acres:</b>	<b>10.87</b>
<b>Bean Base Acres:</b>	<b>3.30</b>
<b>Soil Productivity:</b>	<b>65.20 CSR2</b>

## Property Information

**14.30 Acres, m/l**

### Location

**From Lost Nation:** 3 miles south on 140th Ave., 2 miles east on 180th St. and ¼ mile south on 160th Ave. The property is on the east side of the road.

### Legal Description

That part of the S½ of the NW¼ of the NW¼ of Section 18, Township 82 North, Range 2 East of the 5th P.M., Clinton County, Iowa. Updated abstract to govern.

### Price & Terms

- \$178,750.00
- \$12,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$552.00  
Net Taxable Acres: 14.30  
Tax per Net Taxable Acre: \$38.60  
Tax Parcel ID #: 3003041200

### FSA Data

Farm 8799, Tract 583  
FSA/Eff. Crop Acres: 14.17  
Corn Base Acres: 10.87  
Corn PLC Yield: 169 Bu.  
Bean Base Acres: 3.30  
Bean PLC Yield: 50 Bu.

### Soil Types/Productivity

Primary soils are Olin, Dickinson and Schley. CSR2 on the FSA/Eff. crop acres is 65.20. See soil map for detail.

### Land Description

Topography is level.

### Drainage

Drainage is natural with some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a nice Clinton County farm with productive soils. This farm would work well as a potential building site with income producing cropland.

### Additional Land for Sale

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

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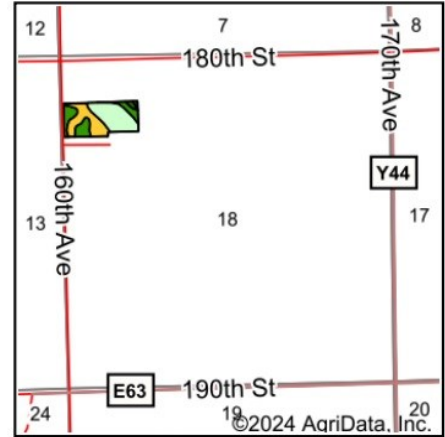
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State: Iowa  
 County: Clinton  
 Location: 18-82N-2E  
 Township: Grant  
 Acres: 14.17  
 Date: 6/17/2024

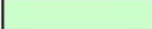






Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
408B	Olin sandy loam, 2 to 5 percent slopes	5.81	41.1%		Ile	64
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	4.31	30.4%		IIle	51
407B	Schley loam, 1 to 4 percent slopes	3.64	25.7%		IIw	81
399	Readlyn silt loam, 1 to 3 percent slopes	0.29	2.0%		Iw	91
84	Clyde silty clay loam, 0 to 3 percent slopes	0.12	0.8%		IIw	88
<b>Weighted Average</b>					<b>2.28</b>	<b>65.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

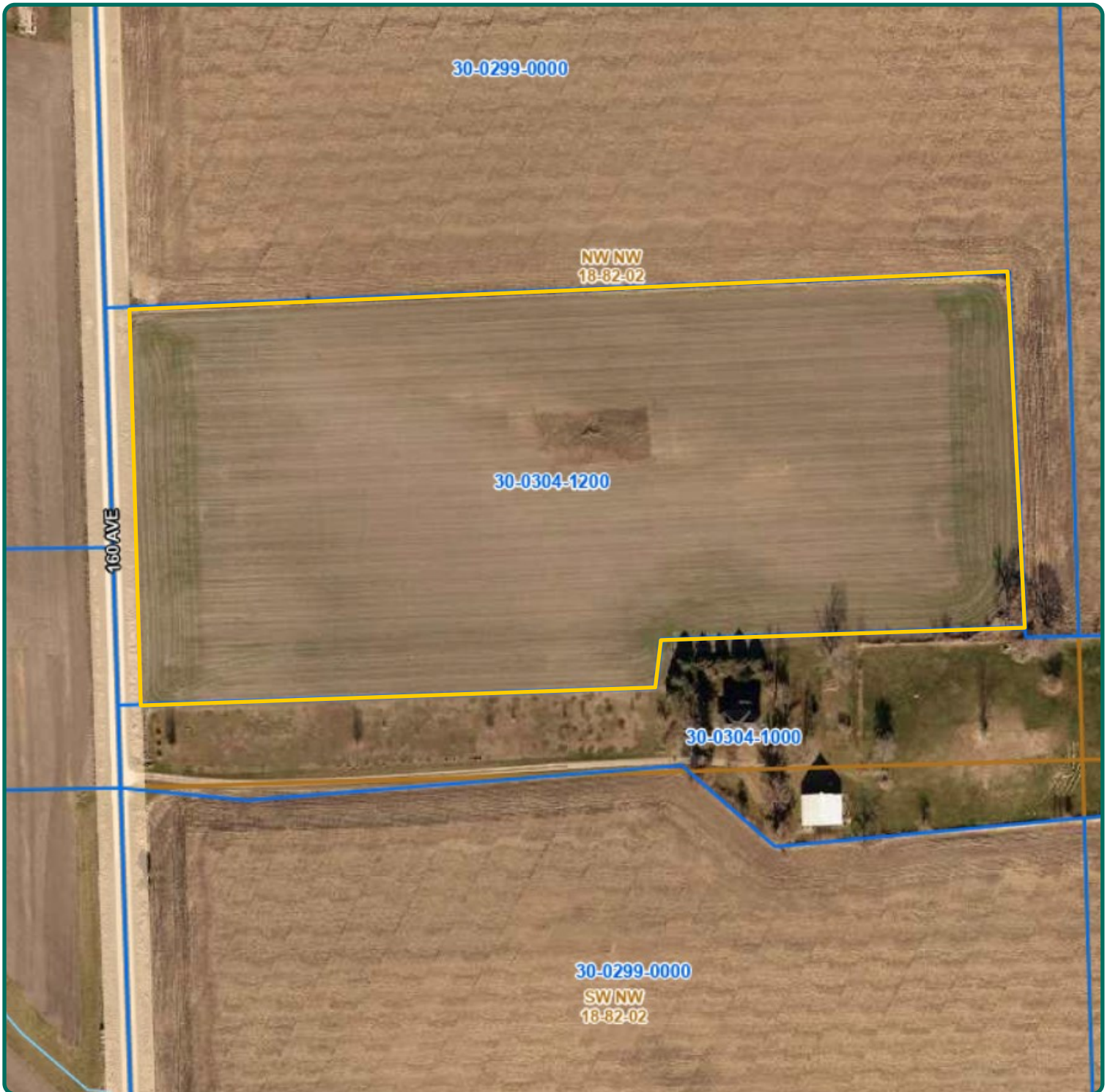
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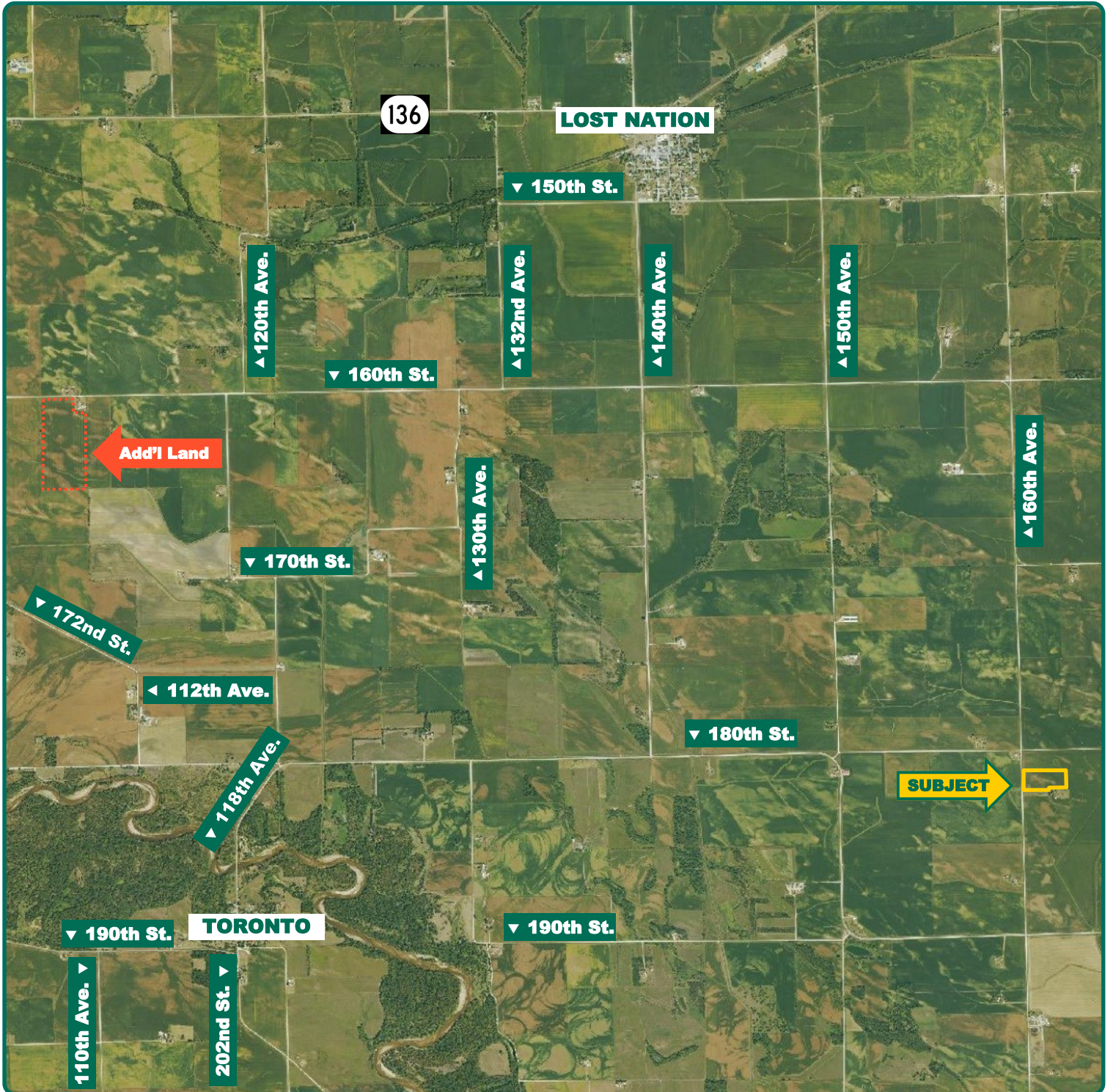


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# Additional Land Aerial Photo



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