

Land For Sale

ACREAGE:

115.01 Acres, m/l

LOCATION:

Buchanan County, IA

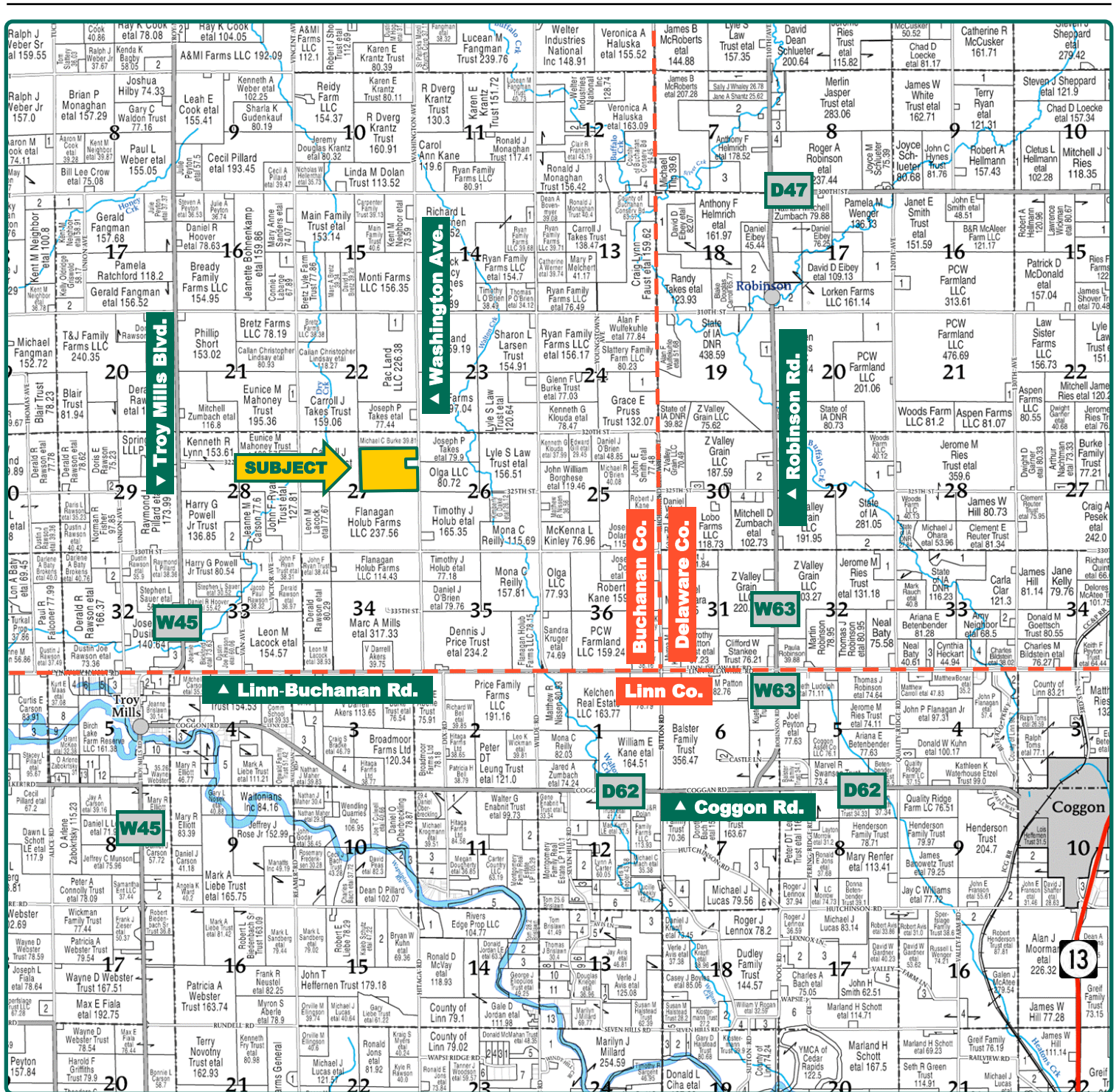


Property Key Features

- Located 3½ Miles Northeast of Troy Mills, Iowa
- 113.09 Est. FSA/Eff. Crop Acres with an 87.30 CSR2
- Excellent-Quality Farmland

Troy Louwagie, ALC
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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 113.09* |
| Corn Base Acres: | 81.86* |
| Bean Base Acres: | 25.61* |
| Soil Productivity: | 87.30 CSR2 |

**Acres are estimated.*

Property Information

115.01 Acres, m/l

Location

From Troy Mills: 2¼ miles east on Linn-Buchanan Rd. and 1½ miles north on Washington Ave. The property is on the west side of the road.

Legal Description

The NE¼ of Section 27, Township 87 North, Range 7 West of the 5th P.M. in Buchanan County, Iowa, except the North 40 acres thereof and further excepting Parcel A, containing 4.99 acres, of which 0.30 acres are road ROW. Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$1,667,645.00~~ \$1,604,389.50
- ~~\$14,500/acre~~ \$13,950/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: \$4,666.00*
Gross Acres: 115.01
Exempt Road ROW Acres: 1.20
Net Taxable Acres: 113.81
Tax per Net Taxable Acre: \$41.00*
Tax Parcel ID #: 1627200012,
1627200003, part of 1627200013 &
1627200004

**Taxes estimated due to recent survey and tax parcel split. Buchanan County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm 858, Part of Tract 231
FSA/Eff. Crop Acres: 113.09*
Corn Base Acres: 81.86*
Corn PLC Yield: 136 Bu.
Bean Base Acres: 25.61*
Bean PLC Yield: 48 Bu.

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

Soil Types/Productivity

Primary soils are Clyde-Floyd and Kenyon. CSR2 on the estimated FSA/Eff. crop acres is 87.30. See soil map for detail.

Land Description

The land is gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Buchanan County farm with an 87.30 CSR2.

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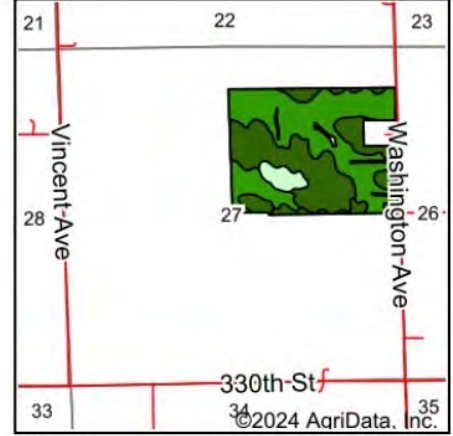
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



State: **Iowa**
 County: **Buchanan**
 Location: **27-87N-7W**
 Township: **Newton**
 Acres: **113.09**
 Date: **7/9/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 29

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|-------------------------|--|-------|------------------|---|------------------|-------------|
| 391B | Clyde-Floyd complex, 1 to 4 percent slopes | 59.21 | 52.4% |  | llw | 87 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 45.85 | 40.5% |  | lle | 90 |
| 408B | Olin sandy loam, 2 to 5 percent slopes | 5.05 | 4.5% |  | lle | 64 |
| 399 | Readlyn silt loam, 1 to 3 percent slopes | 2.98 | 2.6% |  | lw | 91 |
| Weighted Average | | | | | 1.97 | 87.3 |

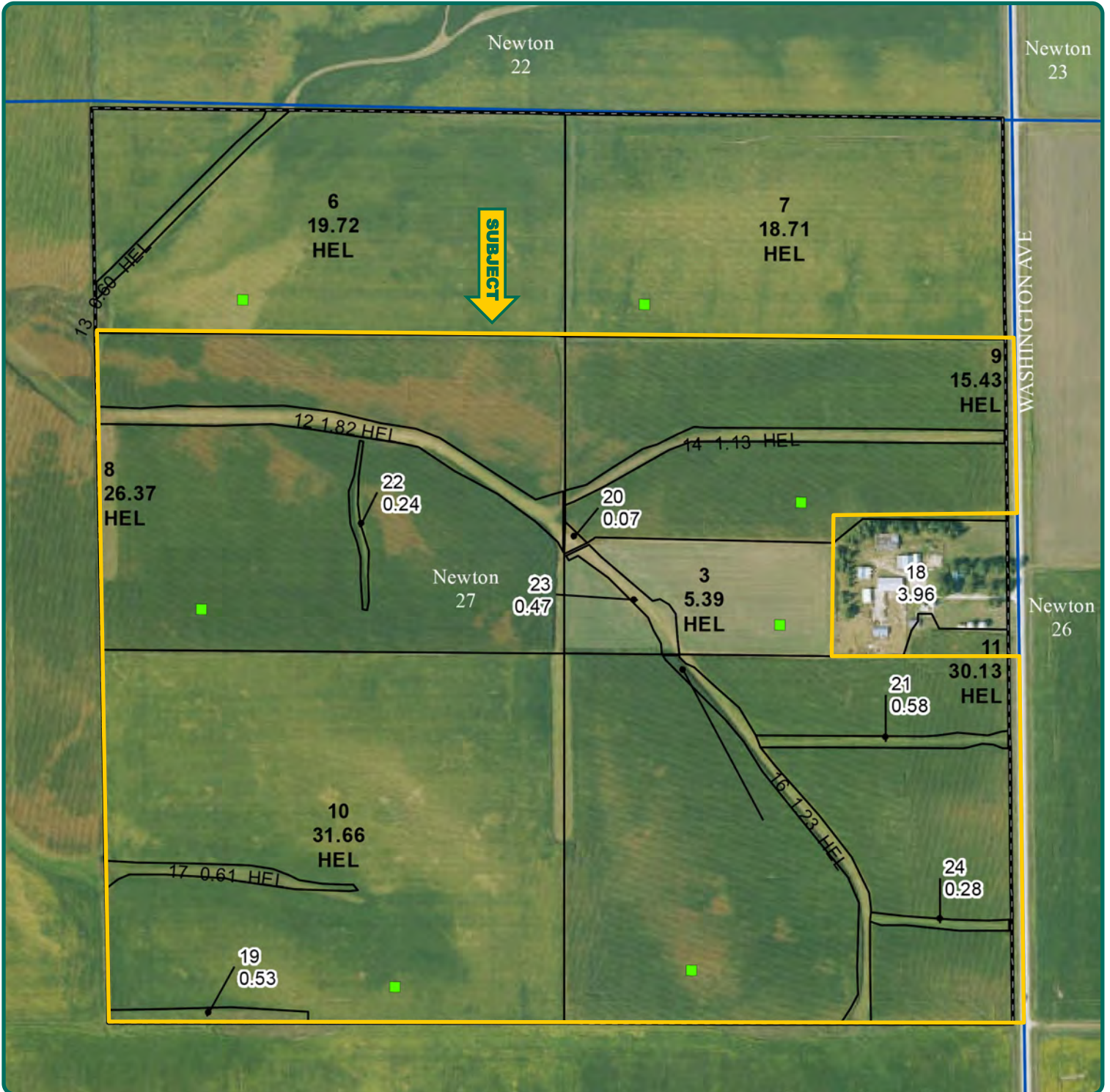
**IA has updated the CSR values for each county to CSR2.

*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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