

# Land For Sale

**ACREAGE:**

**152.31 Acres, m/l**

**LOCATION:**

**Clayton County, IA**



## Property Key Features

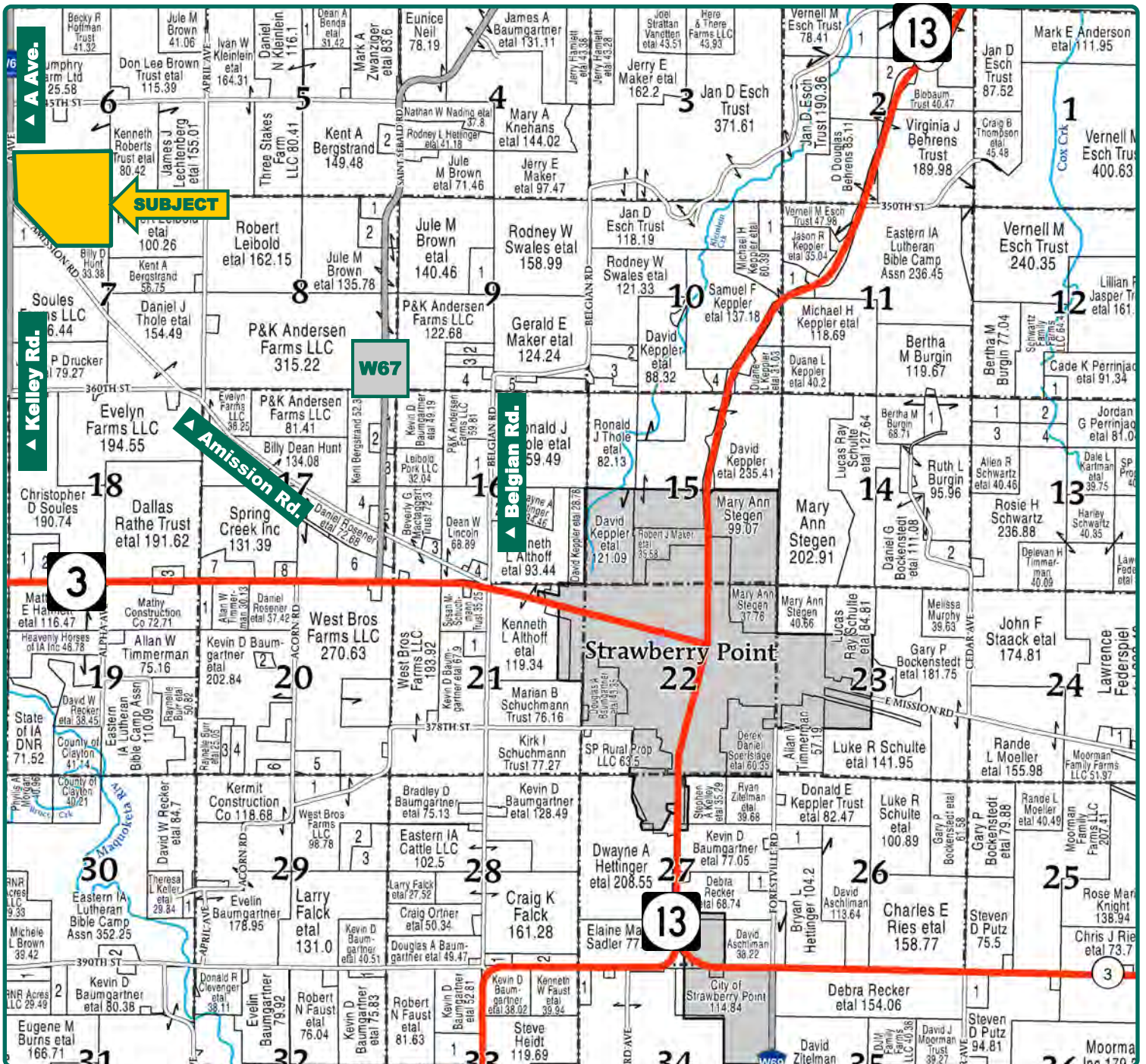
- Located 4 Miles Northwest of Strawberry Point
- High-Quality Cropland with Well-Maintained Steel Building, Built in 2014
- Additional CRP Income

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<b>FSA/Eff. Crop Acres:</b>	<b>124.80</b>
<b>CRP Acres:</b>	<b>19.91</b>
<b>Corn Base Acres:</b>	<b>84.56</b>
<b>Bean Base Acres:</b>	<b>35.31</b>
<b>Soil Productivity:</b>	<b>80.10 CSR2</b>

## Property Information

### 152.31 Acres, m/l

### Location

From Strawberry Point: Go ½ mile west on Highway 3, then continue 2½ miles northwest on Amission Rd. Property is on the northeast side of the road.

### Legal Description

The S½ SW frl.¼ Except railroad ROW in Section 6; AND N½ NW frl.¼ Except that part lying south and west of public highway and Excepting railroad ROW in Section 7; all in Township 91North, Range 6 West of the 5th P.M., Clayton Co., Iowa.

### Lease Status

Open lease for 2025 crop year.

### Price & Terms

#### PRICE REDUCED!

- ~~\$2,018,107.50~~ \$1,941,952.50
- ~~\$13,250.00/Ac.~~ \$12,750.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2024-2025: \$5,868.00  
Gross Acres: 152.31  
Net Taxable Acres: 152.31  
Tax per Net Taxable Acre: \$38.53  
Tax Parcel ID #s: 1706351001, 1706376001, 1707101001, 1707126001

### FSA Data

Farm Number 5771, Tract 114  
FSA/Eff. Crop Acres: 124.80

CRP Acres: 19.91  
Corn Base Acres: 84.56  
Corn PLC Yield: 147.00 Bu.  
Bean Base Acres: 35.31  
Bean PLC Yield: 48.00 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### CRP Contracts

There are 19.91 acres enrolled in 3 CRP contracts:

- There are 6.48 acres enrolled in a CP21 contract that pays \$352.67/acre - or \$2,285.00 annually - and expires 9/30/2030.
- There are 5.97 acres enrolled in a CP8A contract that pays \$300.00/acre - or \$1,791.00 annually - and expires 9/30/2031.
- There are 7.46 acres enrolled in a CP42

### Elliott Siefert

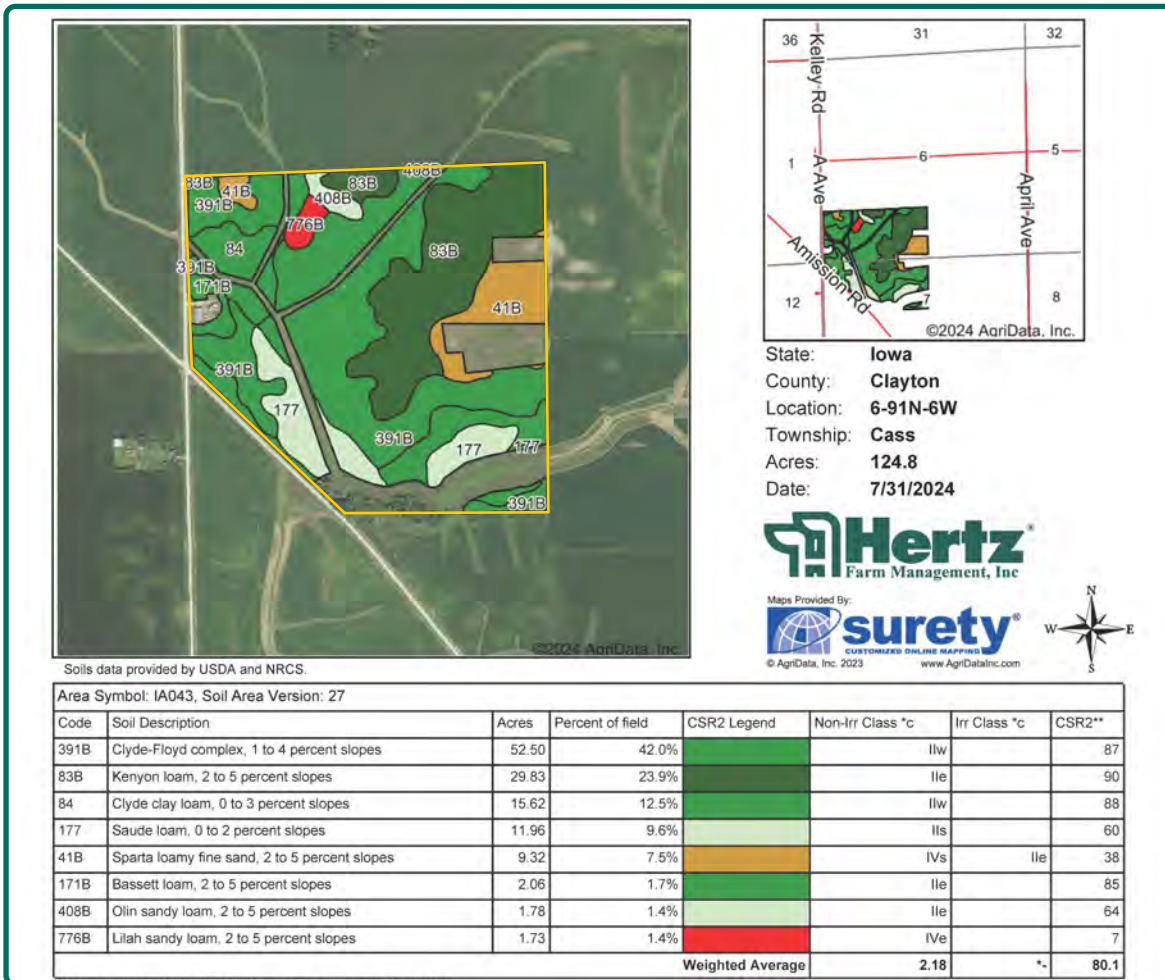
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contract that pays \$236.77/acre - or \$1,766.00 annually - and expires 9/30/2026.

### Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Clyde. CSR2 on the FSA/Eff. crop acres is 80.10. 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 gently sloping.

### Drainage

Natural drainage.

### Buildings/Improvements

- Steel Grain Storage Bin - 21' x 16', built in 1969
- Steel Grain Storage Bin - 27' x 22', built in 1975
- Steel Grain Storage Bin - 27' x 19', built in 1978
- Steel Utility Building - 50' x 64', built in 2014

### Water & Well Information

No known wells.

### Comments

High-quality farm located on the western edge of Clayton County.

*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



North Looking South



South Looking Northwest



Building/Grain Bins



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