

Land For Sale

ACREAGE:

73.52 Acres, m/l

LOCATION:

Grundy County, IA



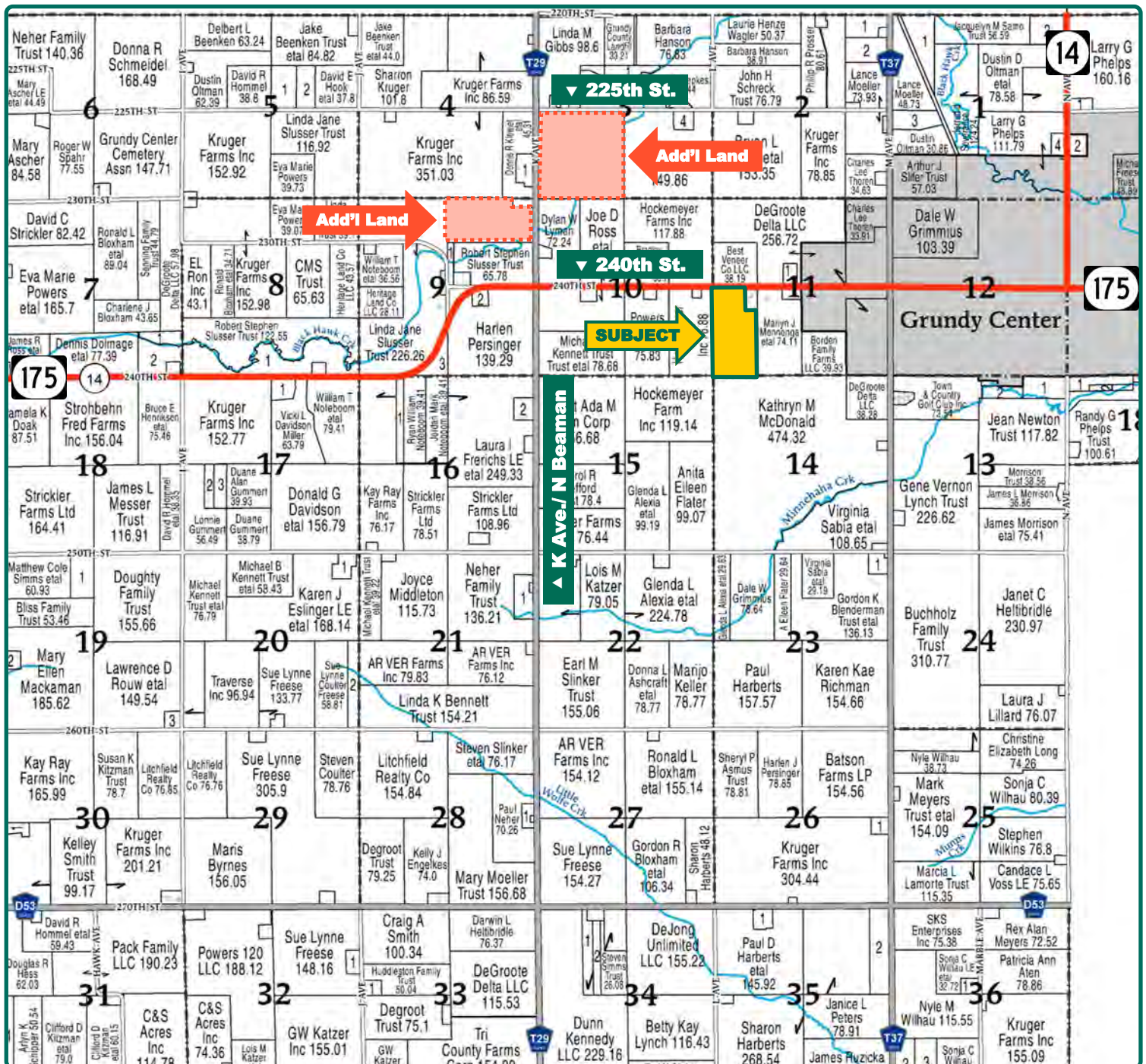
Property Key Features

- Located 2 Miles West of Grundy Center, Iowa Along Hwy 175
- 99% Tillable Acres with a 92.90 CSR2
- Top-End Quality Farm in a Strong Farming Community

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FSA/Eff. Crop Acres:	73.01
Corn Base Acres:	47.32
Bean Base Acres:	24.50
Soil Productivity:	92.90 CSR2

Property Information

73.52 Acres, m/l

Location

From Grundy Center: ½ mile west on 240th St. / Hwy 175. The property is located on the south side of the road.

Legal Description

W½ of the SW¼, excluding 5.34 acres, m/l building site, all in Section 11, Township 87 North, Range 17 West of the 5th P.M., Grundy Co., IA.

Price & Terms

- \$1,323,000
- \$17,995.10/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$3,300.00
Net Taxable Acres: 73.52
Tax per Net Taxable Acre: \$44.89
Tax Parcel ID #: 871711300001

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 7734, Tract 1622
FSA/Eff. Crop Acres: 73.01
Corn Base Acres: 47.32
Corn PLC Yield: 193 Bu.
Bean Base Acres: 24.50
Bean PLC Yield: 56 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Muscatine. CSR2 on the FSA/Eff. crop acres is 92.90. 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.

Buildings/Improvements

None.

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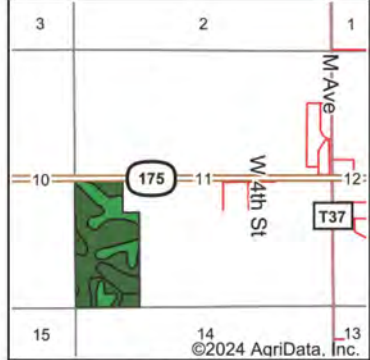
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State: **Iowa**
 County: **Grundy**
 Location: **11-87N-17W**
 Township: **Palermo**
 Acres: **73.01**
 Date: **8/8/2024**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	39.90	54.6%		IIe	95
11B	Colo-Ely complex, 0 to 5 percent slopes	19.62	26.9%		IIw	86
119	Muscatine silty clay loam, 0 to 2 percent slopes	8.99	12.3%		Iw	100
120C	Tama silty clay loam, 5 to 9 percent slopes	4.50	6.2%		IIIe	90
Weighted Average					1.94	92.9

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

None.

Comments

High-quality farm located just west of Grundy Center, Iowa.

Additional Land for Sale

Seller has two additional tracts of land for sale located just northwest 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.

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Northeast looking Southwest



Northwest looking Southeast



Southeast looking Northwest



South looking North

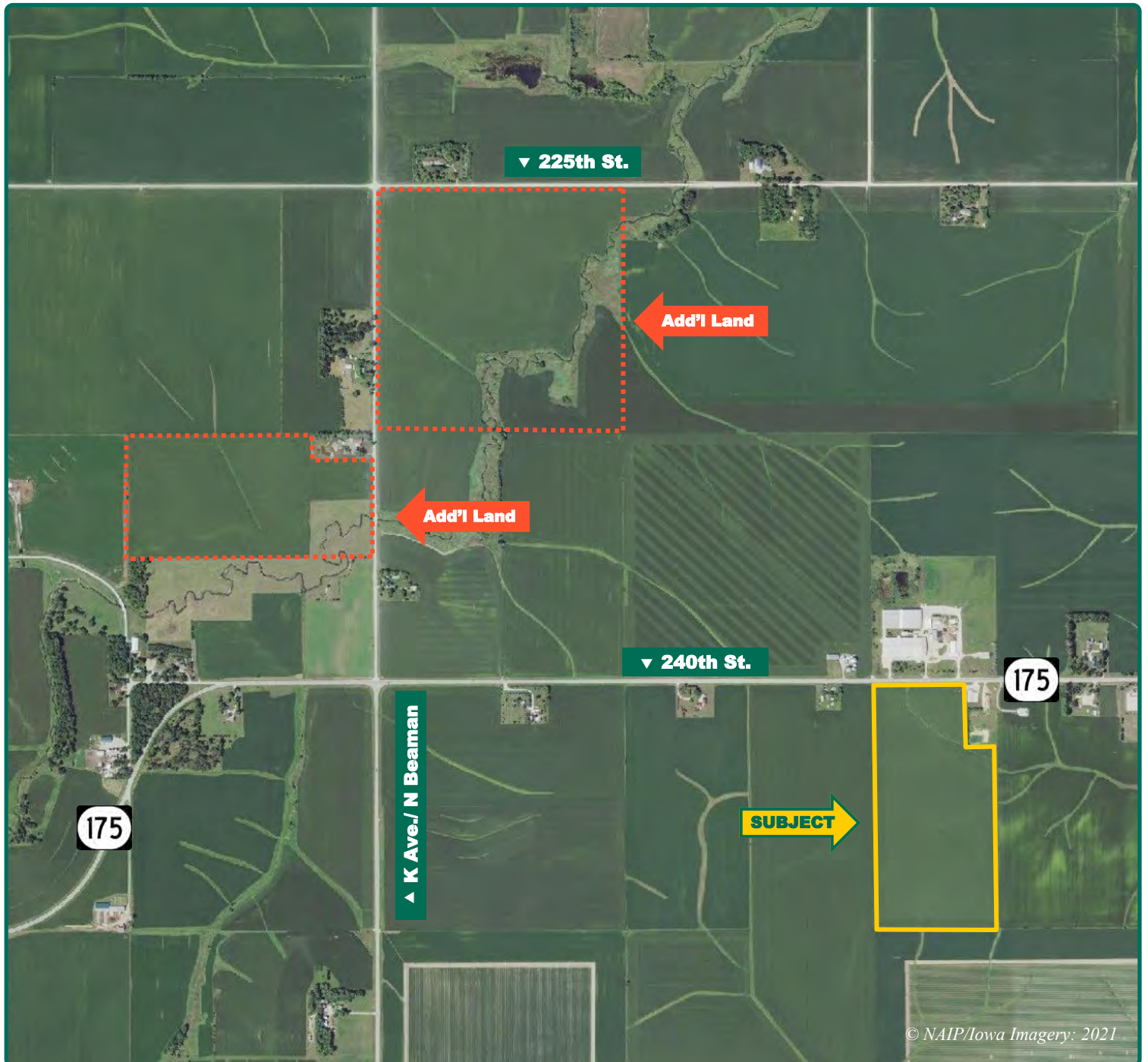


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Additional Land Aerial Photo



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