

Land For Sale

ACREAGE:

74.88 Acres, m/l

LOCATION:

Grundy County, IA



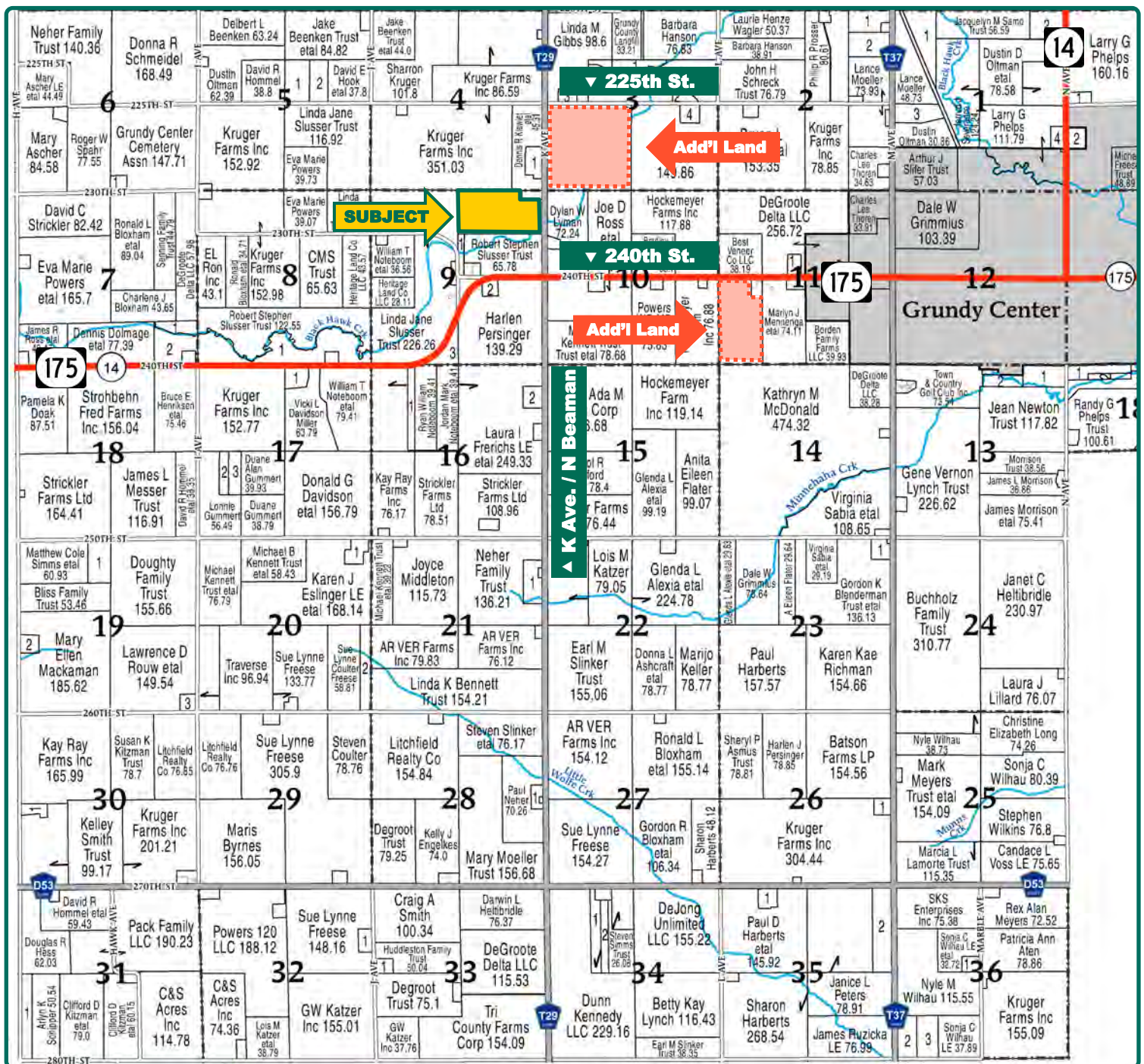
Property Key Features

- Located 3 Miles Northwest of Grundy Center, Iowa
- 87% Tillable with a CSR2 of 88.20
- Top-End Quality Farm in a Strong Farming Community

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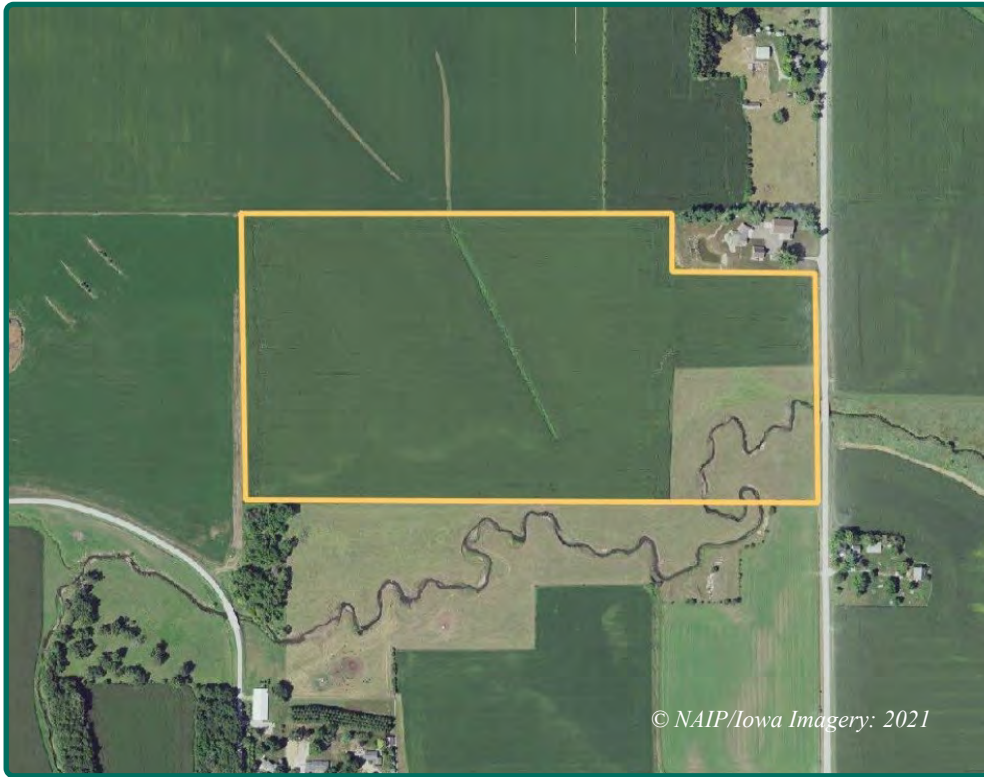


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FSA/Eff. Crop Acres:	64.89
Corn Base Acres:	42.02
Bean Base Acres:	21.75
Soil Productivity:	88.20 CSR2

Property Information

74.88 Acres, m/l

Location

From Grundy Center: 2 miles west on 240th St. / IA Hwy 175, then north ½ mile on K Ave. / N Beaman. The property is on the west side of the road.

Legal Description

N½ NE, EX Parcel 465-B & EX Parcel 642-B, Section 9, Township 87 North, Range 17 West of the 5th P.M., Grundy Co., IA.

Price & Terms

PRICE REDUCED!

- ~~\$1,163,840~~ \$1,122,825.60
- ~~\$15,542.74/acre~~ \$14,995/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,798.00
Net Taxable Acres: 74.88
Tax per Net Taxable Acre: \$37.37
Tax Parcel ID #: 871709200010

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 7734, Tract 10386
FSA/Eff. Crop Acres: 64.89
Corn Base Acres: 42.02
Corn PLC Yield: 193 Bu.
Bean Base Acres: 21.75
Bean PLC Yield: 56 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 88.20. 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 moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

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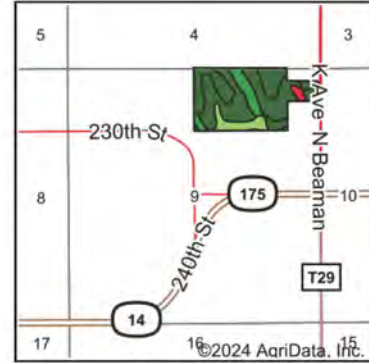
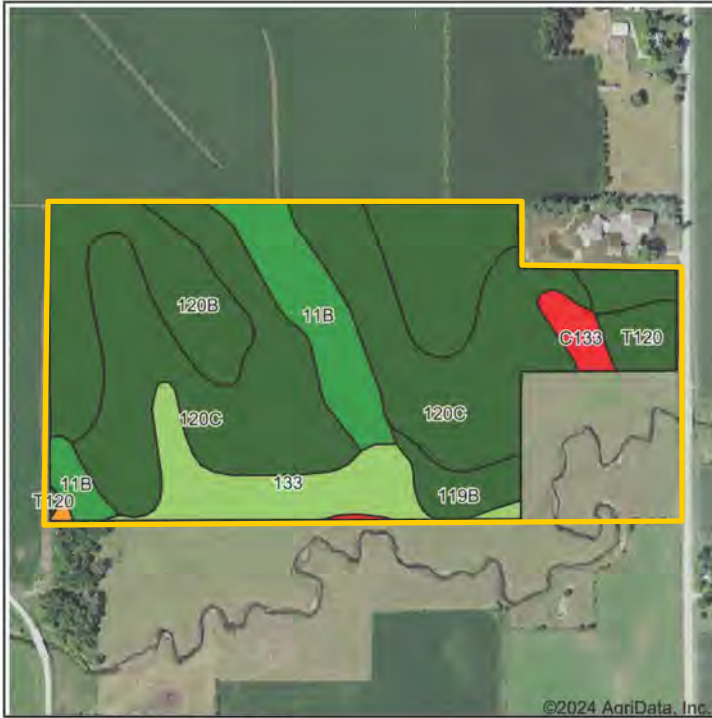
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State: **Iowa**
 County: **Grundy**
 Location: **9-87N-17W**
 Township: **Palermo**
 Acres: **64.89**
 Date: **8/8/2024**



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**
120C	Tama silty clay loam, 5 to 9 percent slopes	29.04	44.7%		Ille	90
120B	Tama silty clay loam, 2 to 5 percent slopes	16.62	25.6%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	6.99	10.8%		Ilw	86
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.62	10.2%		Ilw	78
119B	Muscatine silty clay loam, 2 to 5 percent slopes	2.22	3.4%		Ile	95
T120	Tama silty clay loam, terrace, 0 to 2 percent slopes	1.88	2.9%		I	100
C133	Colo silty clay loam, channeled, 0 to 2 percent slopes, frequently flooded	1.40	2.2%		Ilw	5
177C2	Saude loam, 5 to 9 percent slopes, eroded	0.12	0.2%		Ille	45
Weighted Average					2.42	88.2

Water & Well Information

None.

Comments

This is well-maintained tillable land with fenced pasture acres located just west of Grundy Center, Iowa.

Additional Land for Sale

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

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Southeast Looking Northwest



North Looking Southwest



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Southwest Looking Northeast



North Looking Southeast

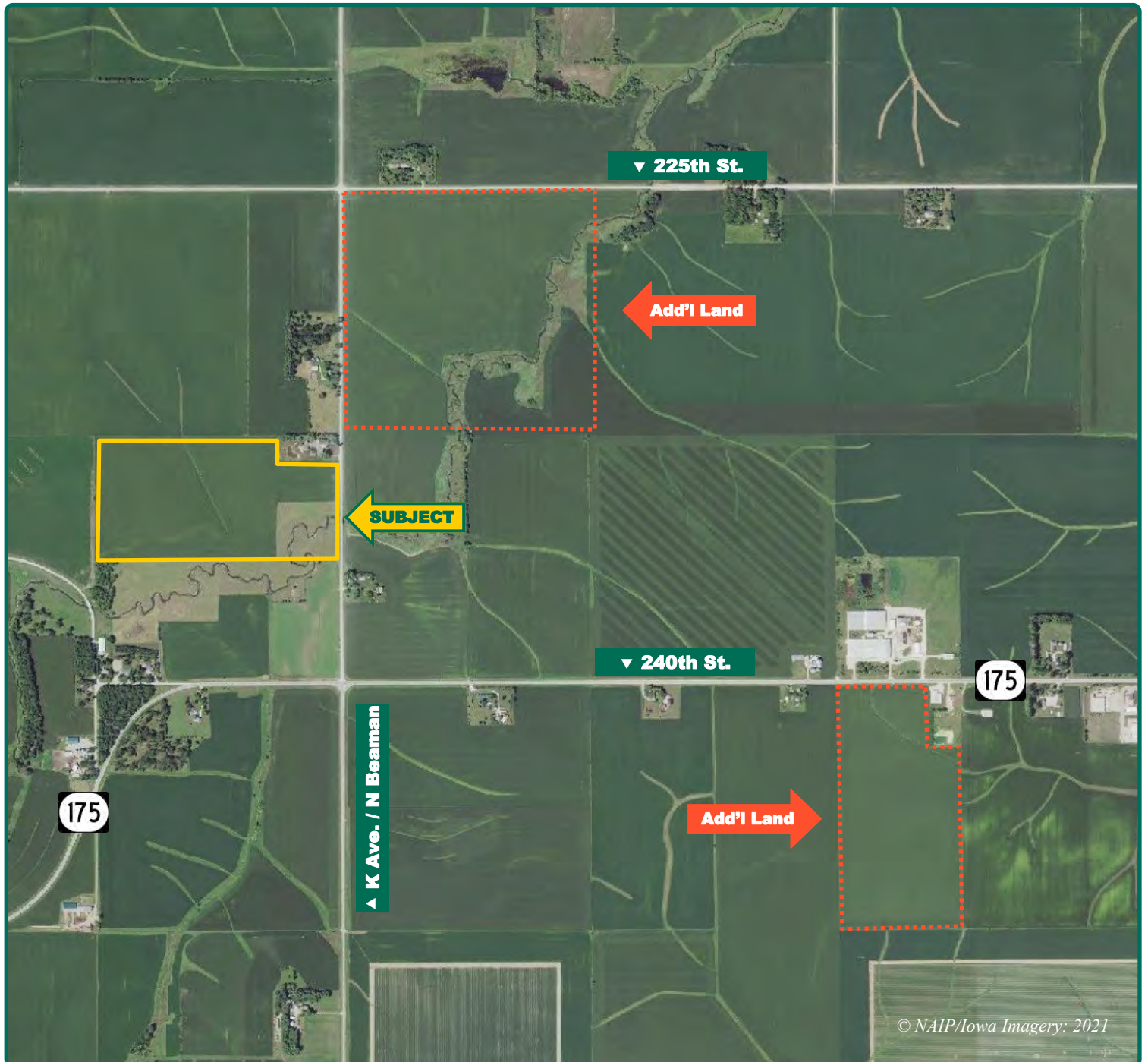


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Additional Land Aerial Photo



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