

Land For Sale

ACREAGE:

171.90 Acres, m/l

LOCATION:

Wapello County, IA



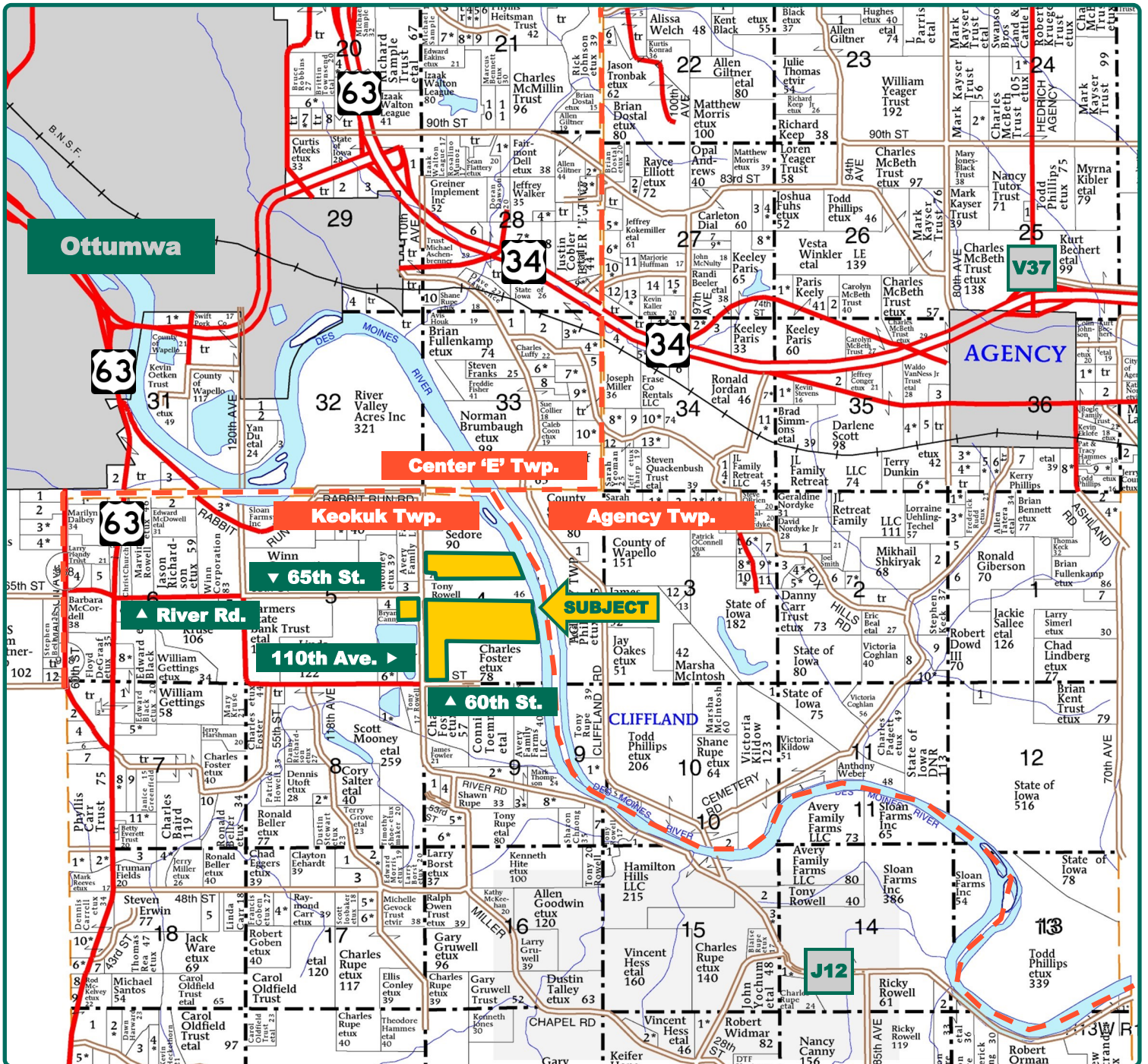
Property Key Features

- Located 3 Miles Southeast of Ottumwa, Iowa
- 122.64 FSA/Eff. Crop Acres with an 83.10 CSR2
- Additional Income From CRP Contracts

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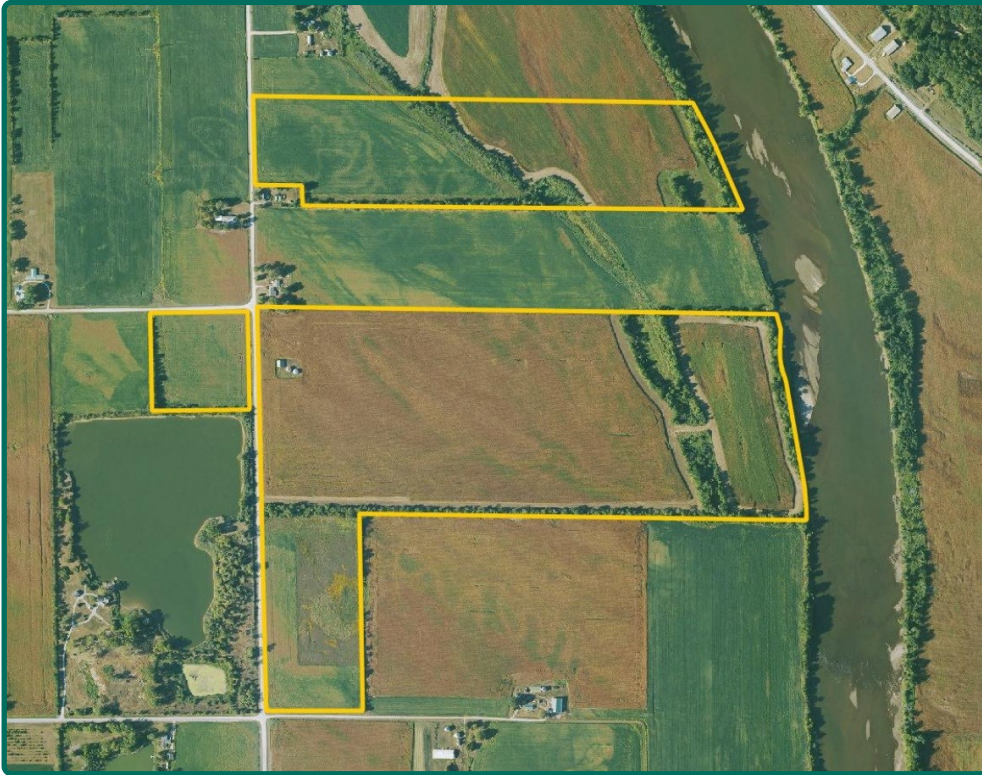


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FSA/Eff. Crop Acres:	122.64
CRP Acres:	31.94
Corn Base Acres:	79.10
Bean Base Acres:	43.54
Soil Productivity:	83.10 CSR2

Property Information

171.90 Acres, m/l

Location

From Ottumwa: Go 1½ miles south on Hwy 63, then ½ mile east on River Rd., and then continue on 65th St. for 1 mile to the intersection of 65th St. and 110th Ave. The property is located on the south side of 65th St. and the east side of 110th Ave.

Legal Description

NW¼ SW¼ and Gov't Lot 3; and part of the NW¼ and part of the north part of Lot 2; and the W½ SW¼ SW¼ of Section 4 and NE¼ NE¼ SE¼ of Section 5, all in Township 71 North, Range 13 West of the 5th P.M., Wapello Co., IA. Updated abstract to govern.

Price & Terms

- \$2,005,200
- \$11,664.92/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,620.00
Gross Acres: 171.90
Net Taxable Acres: 167.10
Tax Parcel ID #s: 007190410682000, 007190410683000, 00719041068400, 007190440685000, 007190440687000, 007190440861000, 007190440862000, & 007190530688000

Lease Status

Open lease for 2025 crop year.

FSA Data

Part of Farm Number 1188, Tract 1403

FSA/Eff. Crop Acres: 93.36
CRP Acres: 22.12
Corn Base Acres: 58.80
Corn PLC Yield: 116 Bu.
Bean Base Acres: 34.56
Bean PLC Yield: 26 Bu.

Part of Farm Number 1188, Tract 1404

FSA/Eff. Crop Acres: 29.28
CRP Acres: 9.82
Corn Base Acres: 20.30
Corn PLC Yield: 116 Bu.
Bean Base Acres: 8.98
Bean PLC Yield: 26 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

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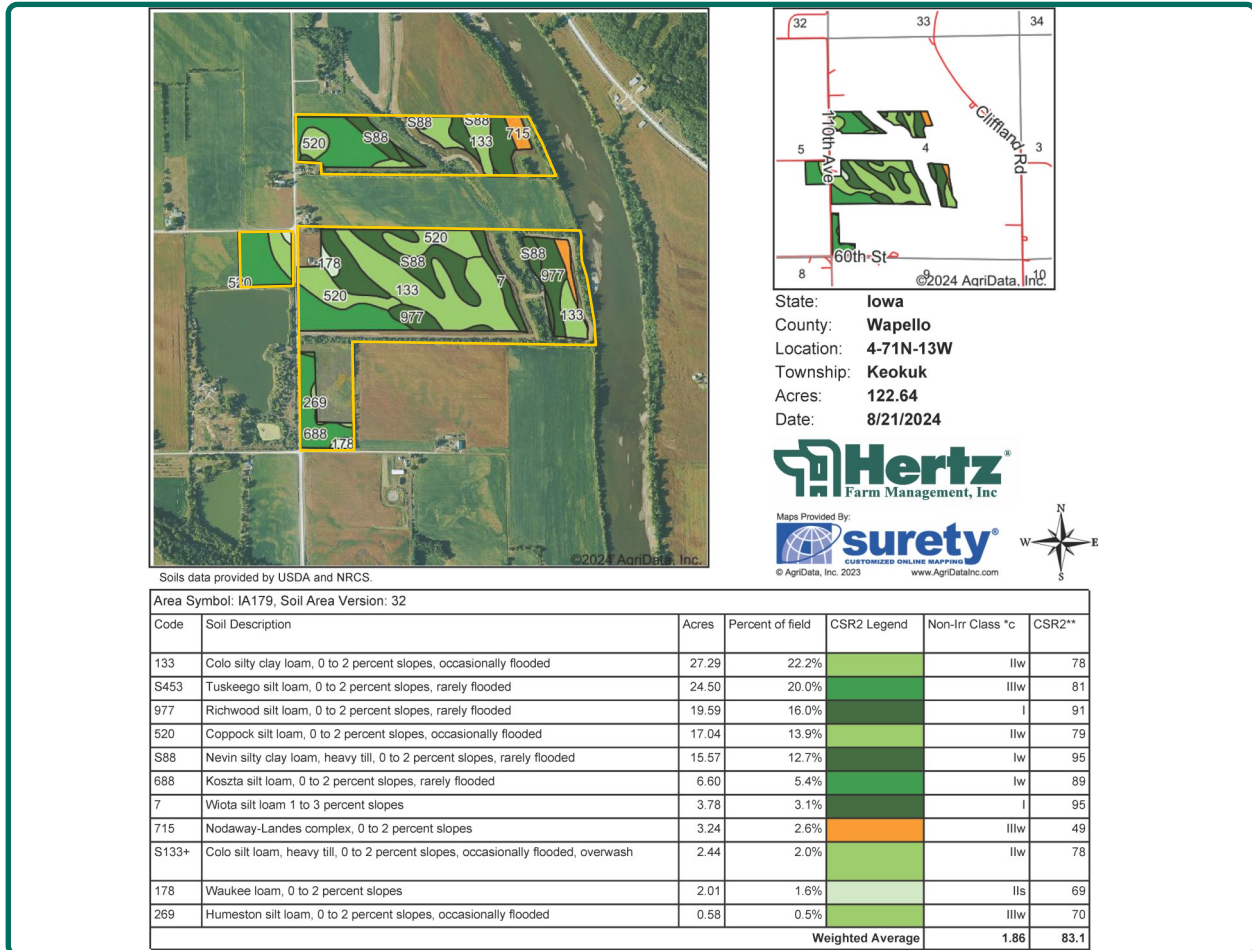
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CRP Contracts

There are 31.94 acres enrolled in three CRP contracts.

- There are 13.69 acres enrolled in a CP-33 contract that pays \$269.30/acre - or \$3,687.00 annually - and expires 9/30/2027.
- There are 9.82 acres enrolled in a CP-33 contract that pays \$244.77/acre - or \$2,404.00 annually - and expires 9/30/2027.
- There are 8.43 acres enrolled in a CP-9 contract that pays \$294.58/acre - or \$2,483.00 annually - and expires 9/30/2033.

Soil Types/Productivity

Primary soils are Colo, Tuskeego, and Richwood. CSR2 on the FSA/Eff. crop acres is 83.10. See soil map for detail.

Land Description

Nearly level to steep.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

- 40' x 44' barn
- 2 grain bins

Water & Well Information

None.

Comments

This is a high-quality Wapello County farm with an 83.10 CSR2 and an open lease for 2025.

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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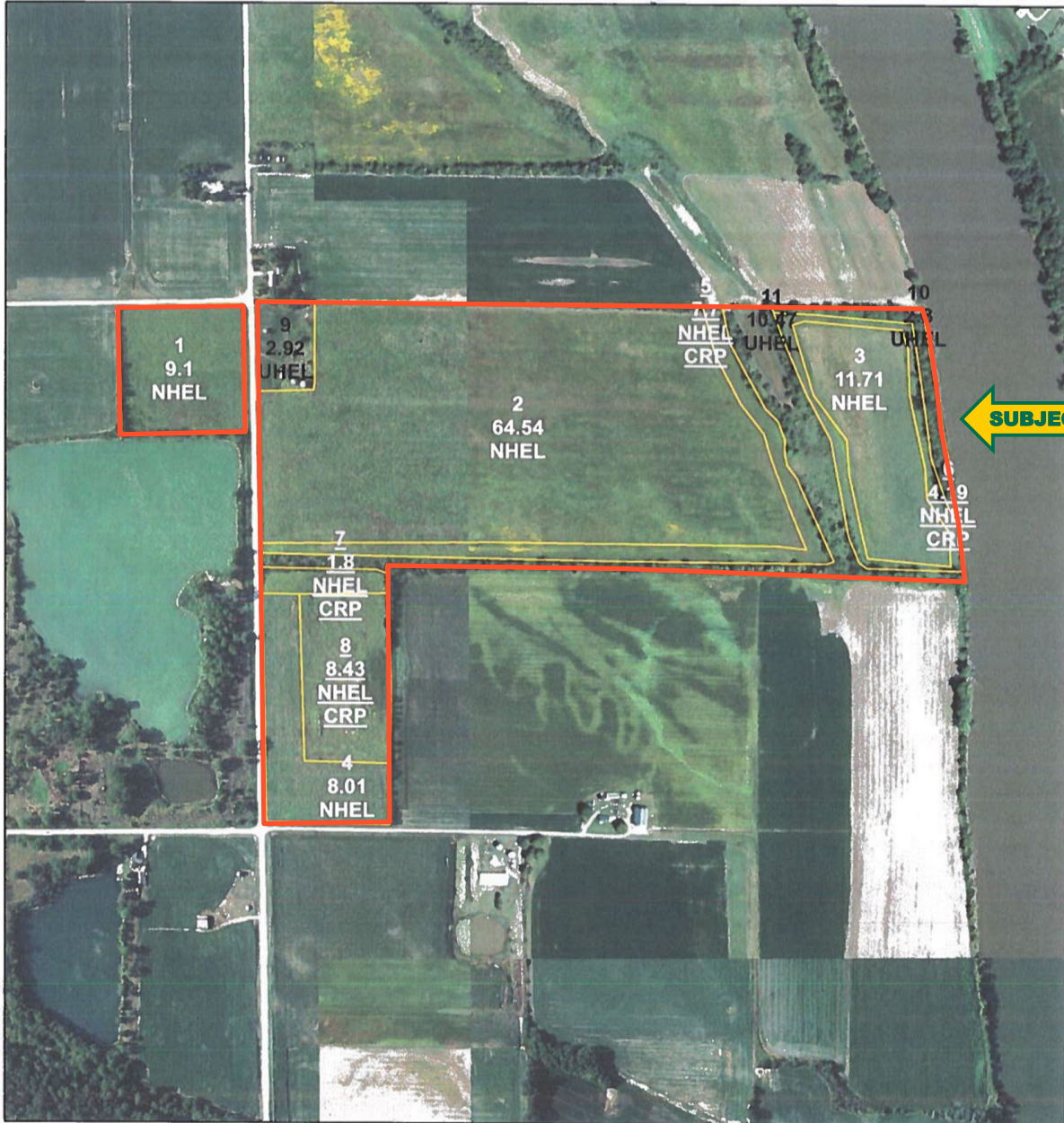
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USDA United States Department of Agriculture
Wapello County, Iowa



1 inch = 667 feet

National Wetland SDE wetlands
Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions
ALL CROPS NON-IRRIGATED

Section: 4
Township: KEOKUK

Program Year
Map Created October 19, 2020

Farm: 1188
Tract: 1403

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Wapello County, Iowa



SUBJECT

1 inch = 430 feet

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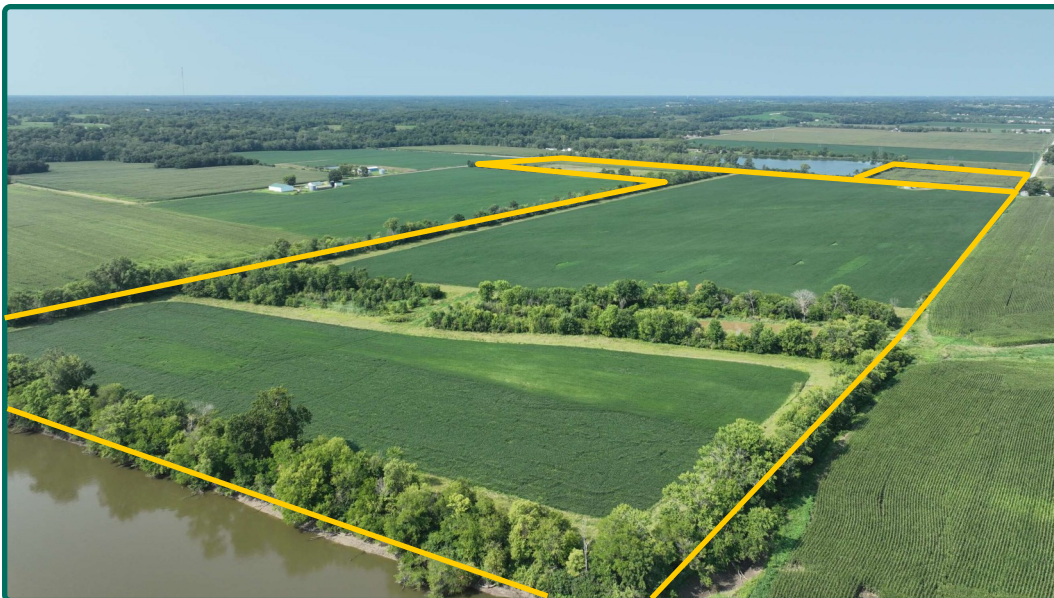
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Looking Southeast



Looking Southwest



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Looking Northeast



Looking Northwest



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