

Land For Sale

ACREAGE:

120.00 Acres, m/l

LOCATION:

Clinton County, IA



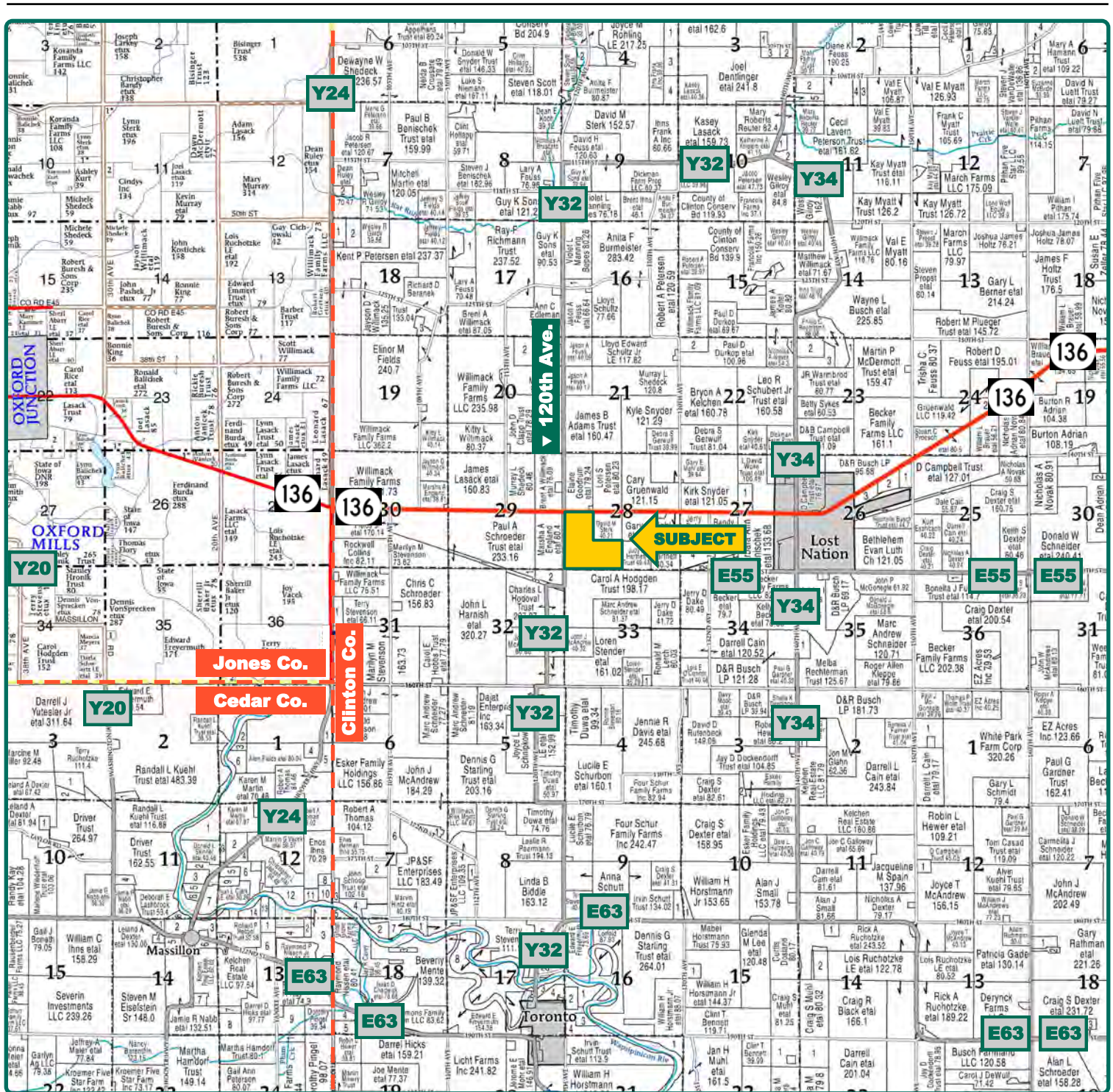
Property Key Features

- Located 2 Miles West of Lost Nation, Iowa, Along IA-136
- 108.07 FSA/Eff. Crop Acres with a 68.70 CSR2
- Includes House & Outbuildings

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FSA/Eff. Crop Acres: 108.07
Cert. Grass Acres: 2.49
Corn Base Acres: 95.66
Bean Base Acres: 6.04
Soil Productivity: 68.70 CSR2

Total Living SF: 1,620
Bedrooms: 4
Bathrooms: 2
Year Built: 1870
ADDRESS:
 1465 120th Ave.
 Lost Nation, IA 52254

Property Information

120.00 Acres, m/l

Location

From Lost Nation: 2 miles west on IA-136 and ¼ mile south on 120th Ave. The property is on the east side of the road.

Legal Description

The W½ of the SW¼ and the SE¼ of the SW¼ all located in Section 28, Township 83 North, Range 1 East of the 5th P.M., Clinton County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$1,422,000.00~~ \$1,314,000.00
- ~~\$11,850/acre~~ \$10,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease. Tenant reserves use of machine shed until March 1, 2025.

Real Estate Tax

Taxes Payable 2024 - 2025: \$6,260.00
 Gross Acres: 120.00
 Exempt Road ROW Acres: 3.00
 Net Taxable Acres: 117.00
 Tax Parcel ID #: 4805150000,
 4805160000 & 4805170000

School District

Midland Community School District

House

There is a 1½-story home with 1,620 finished square feet, which was built around 1870. There are four bedrooms and two bathrooms.

FSA Data

Farm 1702, Tract 346
 FSA/Eff. Crop Acres: 108.07
 Certified Grass Acres: 2.49
 Corn Base Acres: 95.66
 Corn PLC Yield: 172 Bu.
 Bean Base Acres: 6.04
 Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Primary soils are Colo-Ely and Downs. CSR2 on the FSA/Eff. crop acres is 68.70. See soil map for detail.

Land Description

The terrain is rolling.

Drainage

Drainage is natural.

Buildings/Improvements

Outbuildings include a two-stall detached garage and a 36' x 60' machine shed.

Water & Well Information

The well is located east of the house.

Septic System

The septic system is located southwest of the house.

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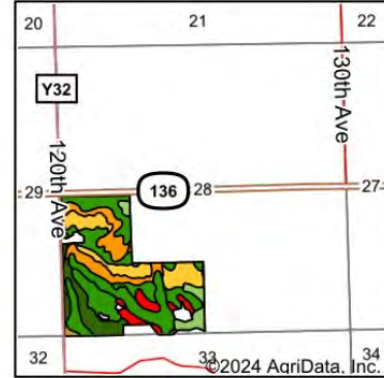
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State: **Iowa**
 County: **Clinton**
 Location: **28-83N-1E**
 Township: **Sharon**
 Acres: **108.07**
 Date: **9/10/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
11B	Colo-Ely complex, 0 to 5 percent slopes	27.27	25.4%		IIw		86
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	17.65	16.3%		IIIe		54
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	16.37	15.1%		IVe		42
377B	Dinsdale silt loam, 2 to 5 percent slopes	9.29	8.6%		Ile		95
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	8.02	7.4%		IIIe		84
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	7.00	6.5%		IIIe		80
83C	Kenyon loam, 5 to 9 percent slopes	6.61	6.1%		IIIe		85
412D	Sogn loam, 5 to 14 percent slopes	6.25	5.8%		VI s		5
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.18	5.7%		IIw		78
121C	Tama silt loam, driftless, 5 to 9 percent slopes	1.20	1.1%		IIIe		90
41C	Sparta loamy sand, 5 to 9 percent slopes	0.78	0.7%		IV s	Ile	37
426B	Aredale loam, 2 to 5 percent slopes	0.77	0.7%		Ile		91
428B	Ely silt loam, 2 to 5 percent slopes	0.47	0.4%		Ile		87
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	0.21	0.2%		Vw		21
Weighted Average					2.93	*-	68.7

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

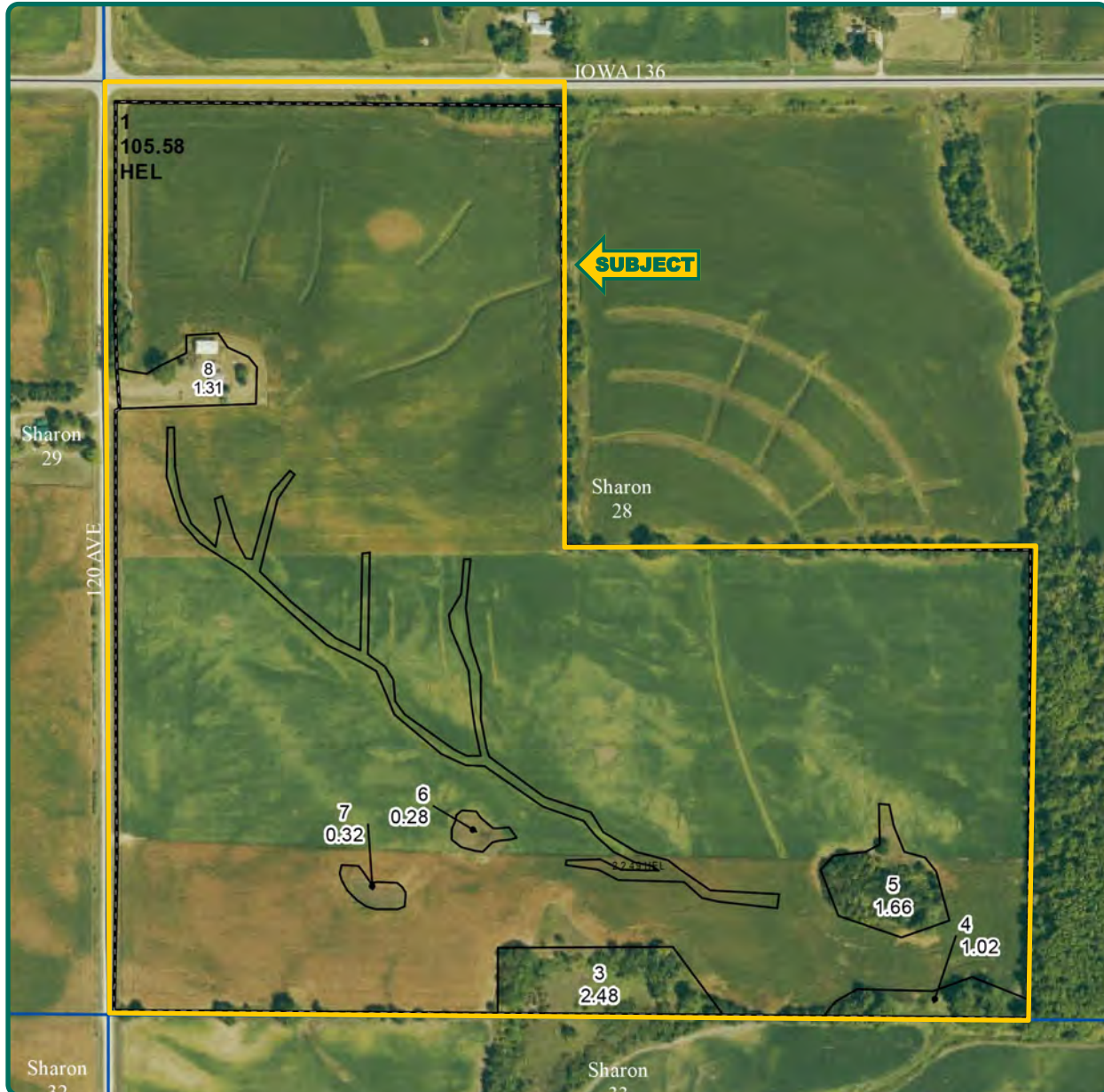
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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Electric Service

There is currently no electricity to this property. Alliant Energy has removed the meter from the pole. Reinstallation of the meter will be the responsibility of the Buyer.

LP Tank

The LP tank is owned by the Sellers and will be included in the sale of the property.

Comments

This is a productive Clinton County farm, which includes a farmhouse and nice machine shed.

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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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