

# Land For Sale

**ACREAGE:**

**82.58 Acres, m/l**

**LOCATION:**

**Chickasaw County, IA**



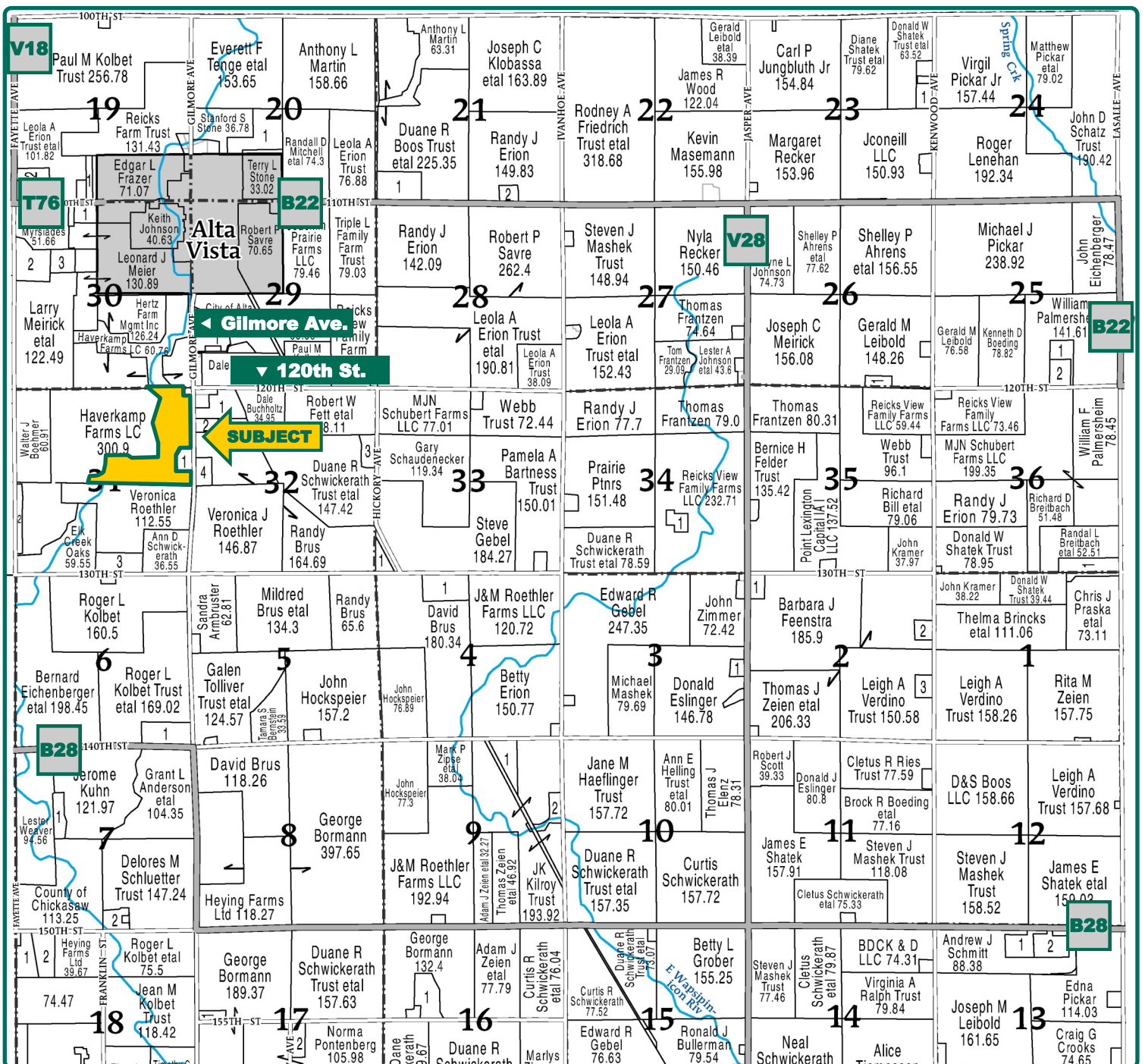
## Property Key Features

- Good Recreational Land Located 15 Miles Northwest of New Hampton, Iowa
- 11.62 FSA/Eff. Crop Acres with a CSR2 of 65.20
- Additional Income From 40.41 CRP Acres

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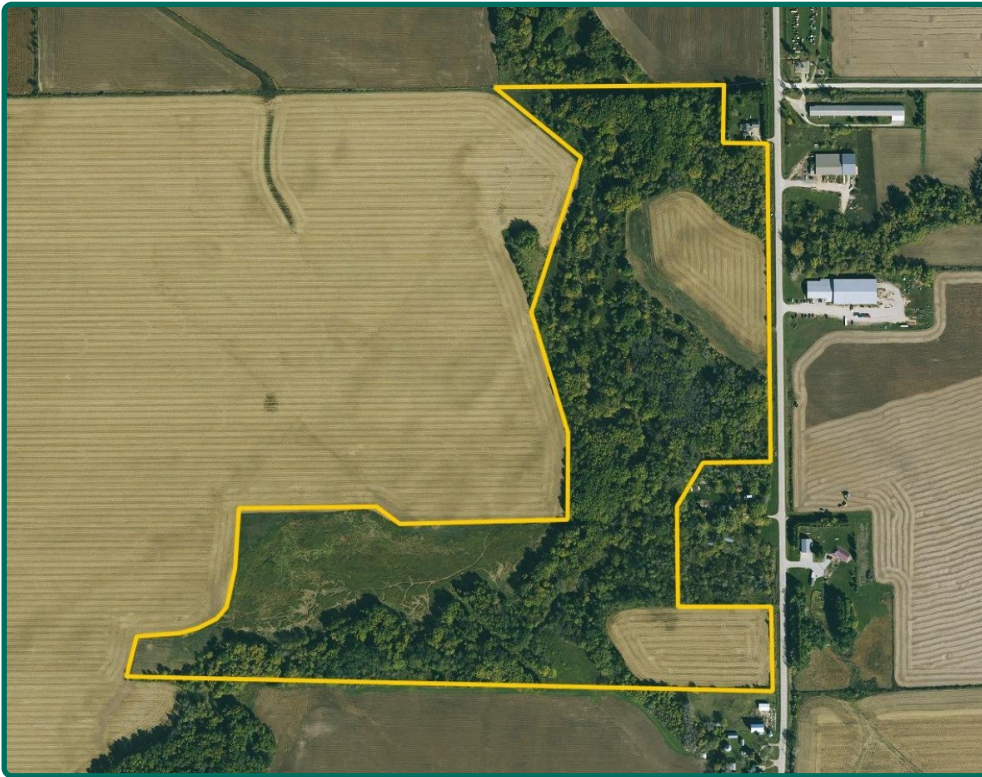


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<b>FSA/Eff. Crop Acres:</b>	<b>11.62</b>
<b>CRP Acres:</b>	<b>40.41</b>
<b>Corn Base Acres:</b>	<b>10.61*</b>
<b>Bean Base Acres:</b>	<b>1.00*</b>
<b>Soil Productivity:</b>	<b>65.20 CSR2</b>

*\*Acres are estimated.*

## Property Information

**82.58 Acres, m/l**

### Location

From Alta Vista: Go south on Co. Rd. V18 / Gilmore Ave. for 1½ miles. The property is located on the west side of the road.

### Legal Description

Part of the NE¼ NE¼; part of the SE¼ NW¼; part of the SW¼ NE¼; part of the SE¼ NE¼; part of the NW¼ SE¼ and part of the NE¼ SE¼ all in Section 31, Township 97 North, Range 5 West of the 5th P.M., Chickasaw Co., IA.

### Price & Terms

- \$490,320
- \$5,937.51/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, based on terms of existing lease.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$1,785.38\*  
 Net Taxable Acres: 82.58\*  
 Tax per Net Taxable Acre: \$21.62\*  
 Tax Parcel ID #: Part of 190331125001  
 \*Taxes estimated pending survey and tax parcel split. Chickasaw County Treasurer/ Assessor will determine final tax figures.

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Part of Farm Number 7011  
 Part of Tract 794  
 FSA/Eff. Crop Acres: 11.62  
 CRP Acres: 40.41  
 Corn Base Acres: 10.61\*  
 Corn PLC Yield: 136 Bu.  
 Bean Base Acres: 1.00\*  
 Bean PLC Yield: 44 Bu.  
 \*Acres are estimated pending reconstitution of farm by the Chickasaw County FSA office.

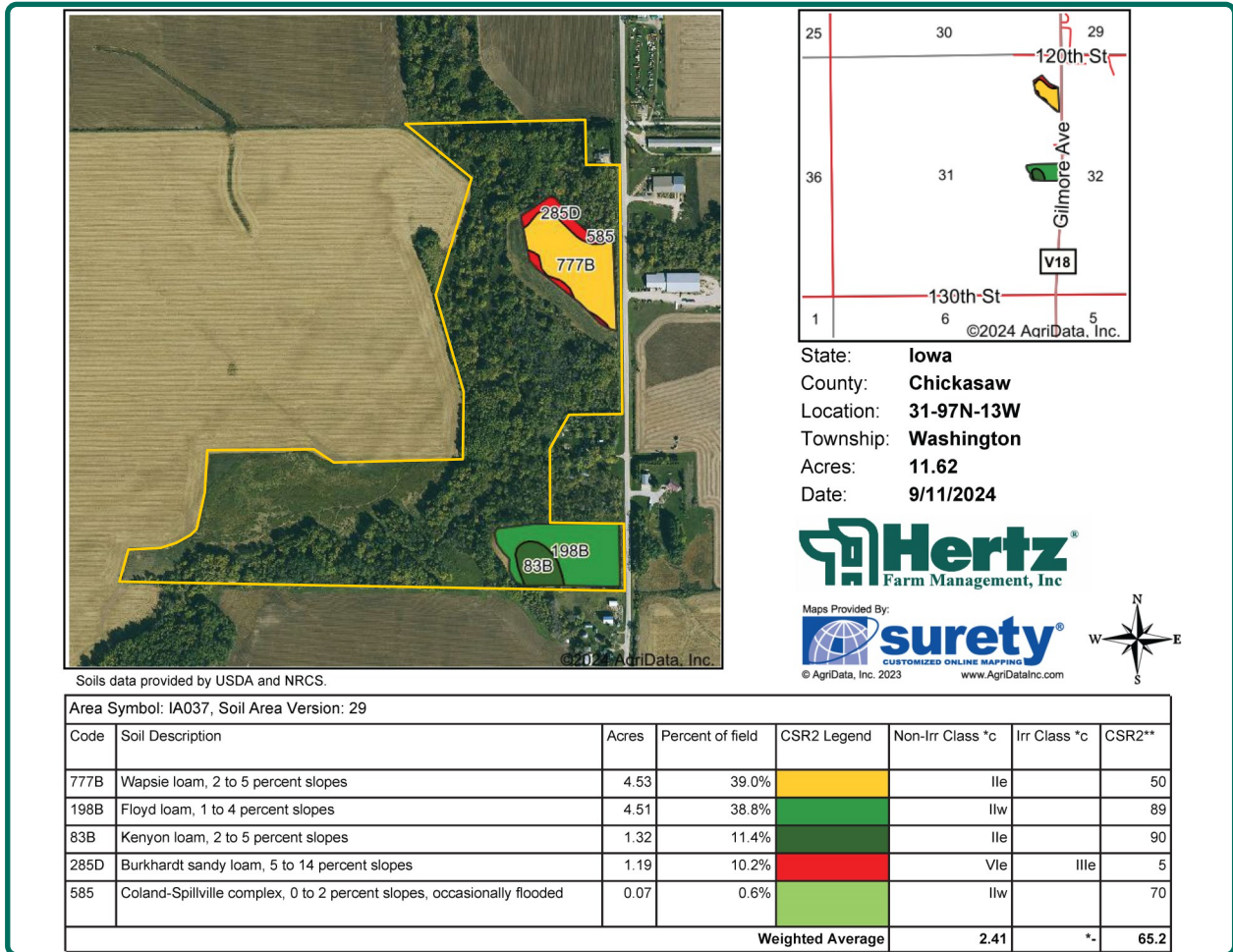
### CRP Contracts

There are 40.41 acres enrolled in various CRP contracts with payments totaling \$8,863.00 annually and expiring in September 2028, September 2033, and September 2034. Contact agent for specific contract details.

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### Soil Types/Productivity

Primary soils are Wapsie, Floyd, and Kenyon. CSR2 on the FSA/Eff. crop acres is 65.20. 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

Flat to slightly rolling.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

No wells. Elk Creek flows through the property.

### Pipeline Easement

There is an Alliant pipeline easement that runs across the property. Contact agent for details.

### Comments

Income producing property with great hunting opportunities.

*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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Looking Southeast



Looking South



Looking Northeast



Looking South over the Trees



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