

Land For Sale

ACREAGE:

16.25 Acres, m/l

LOCATION:

Chickasaw County, IA



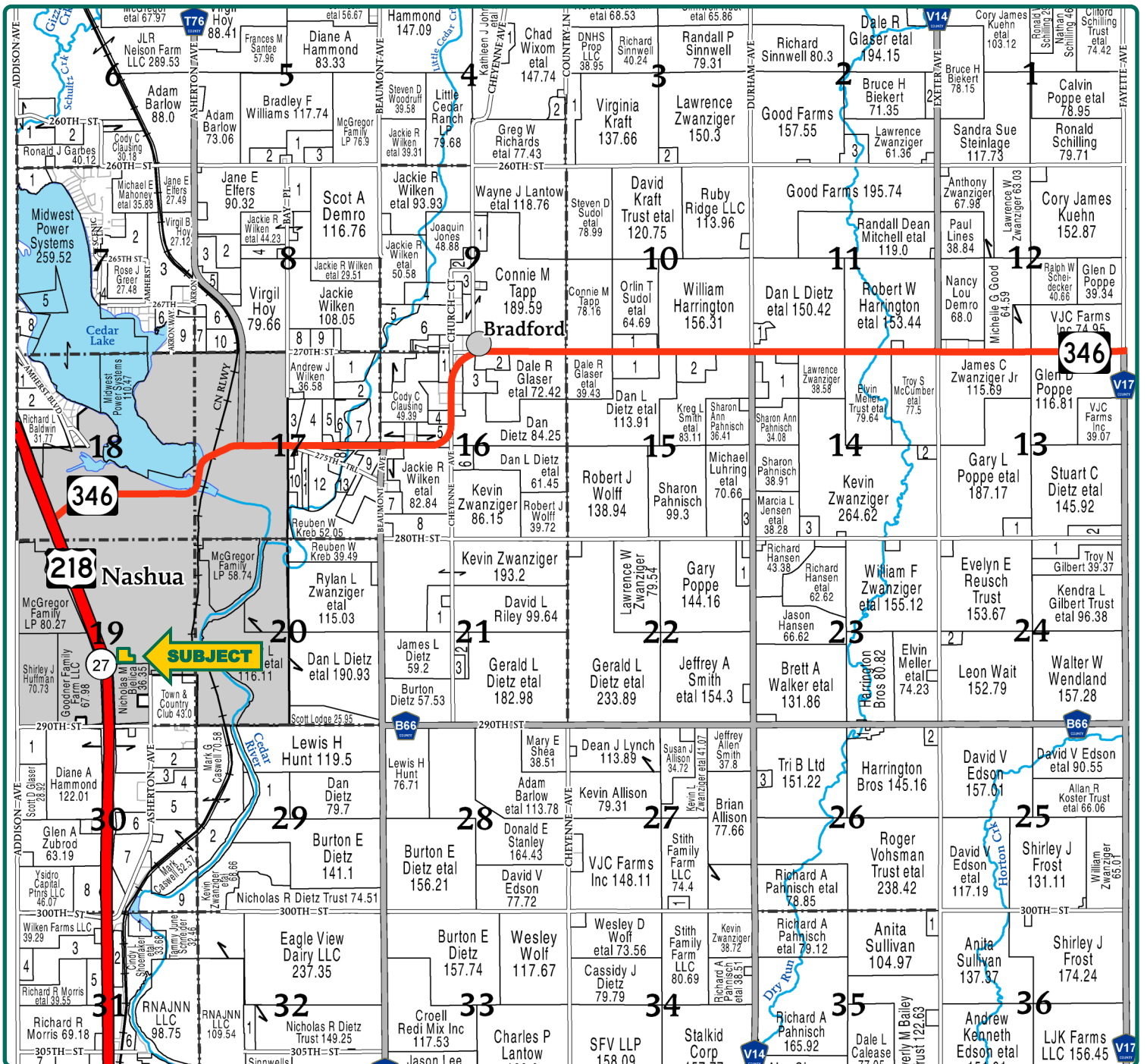
Property Key Features

- Located Within Nashua City Limits Near Nashua-Plainfield Comm. School
- Open Lease for the 2025 Crop Year
- Zoned Restricted Residential District

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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 12.32 |
| Corn Base Acres: | 8.86 |
| Bean Base Acres: | 2.84 |
| Soil Productivity: | 59.50 CSR2 |

Property Information

16.25 Acres, m/l

Location

In the city of Nashua: go south on Amherst Blvd. all the way to the dead end of the Blvd. The property will be on the east side of the road.

Legal Description

Part of Lot 1 in the SW¼ NE¼ with exceptions, in Section 19, Township 94 North, Range 14 West of the 5th P.M., Chickasaw Co., IA. (Bradford Twp.) Updated abstract to govern.

Price & Terms

- \$190,000
- \$11,692.30/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024-2025: \$322.00
Net Taxable Acres: 16.25
Tax per Net Taxable Acre: \$19.82
Tax Parcel ID #: 191319201058

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 6199, Tract 9114
FSA/Eff. Crop Acres: 12.32
Corn Base Acres: 8.86
Corn PLC Yield: 137 Bu.
Bean Base Acres: 2.84
Bean PLC Yield: 45 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Fort Dodge, Emeline and Rockton. CSR2 on the FSA/Eff. crop acres is 59.50. 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

Gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

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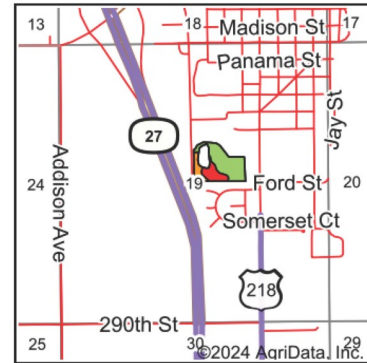
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Chickasaw**
 Location: **19-94N-14W**
 Township: **Bradford**
 Acres: **12.32**
 Date: **9/13/2024**



Area Symbol: IA037, Soil Area Version: 29

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|-------------------------|---|-------|------------------|---|------------------|-------------|
| 323B | Fort Dodge loam, 2 to 5 percent slopes | 7.78 | 64.4% |  | Ile | 79 |
| 412C | Emeline loam, 2 to 9 percent slopes | 2.50 | 20.3% |  | IVs | 7 |
| 214B | Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes | 2.04 | 15.3% |  | Ile | 47 |
| Weighted Average | | | | | 2.41 | 59.5 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

None.

Zoning

This property is currently zoned as Restricted Residential District. Contact agent for details.

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 Northeast



Looking Northwest



Looking East



Looking West



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