

# Land For Sale

**ACREAGE:**

**147.04 Acres, m/l**

**LOCATION:**

**Fayette County, IA**



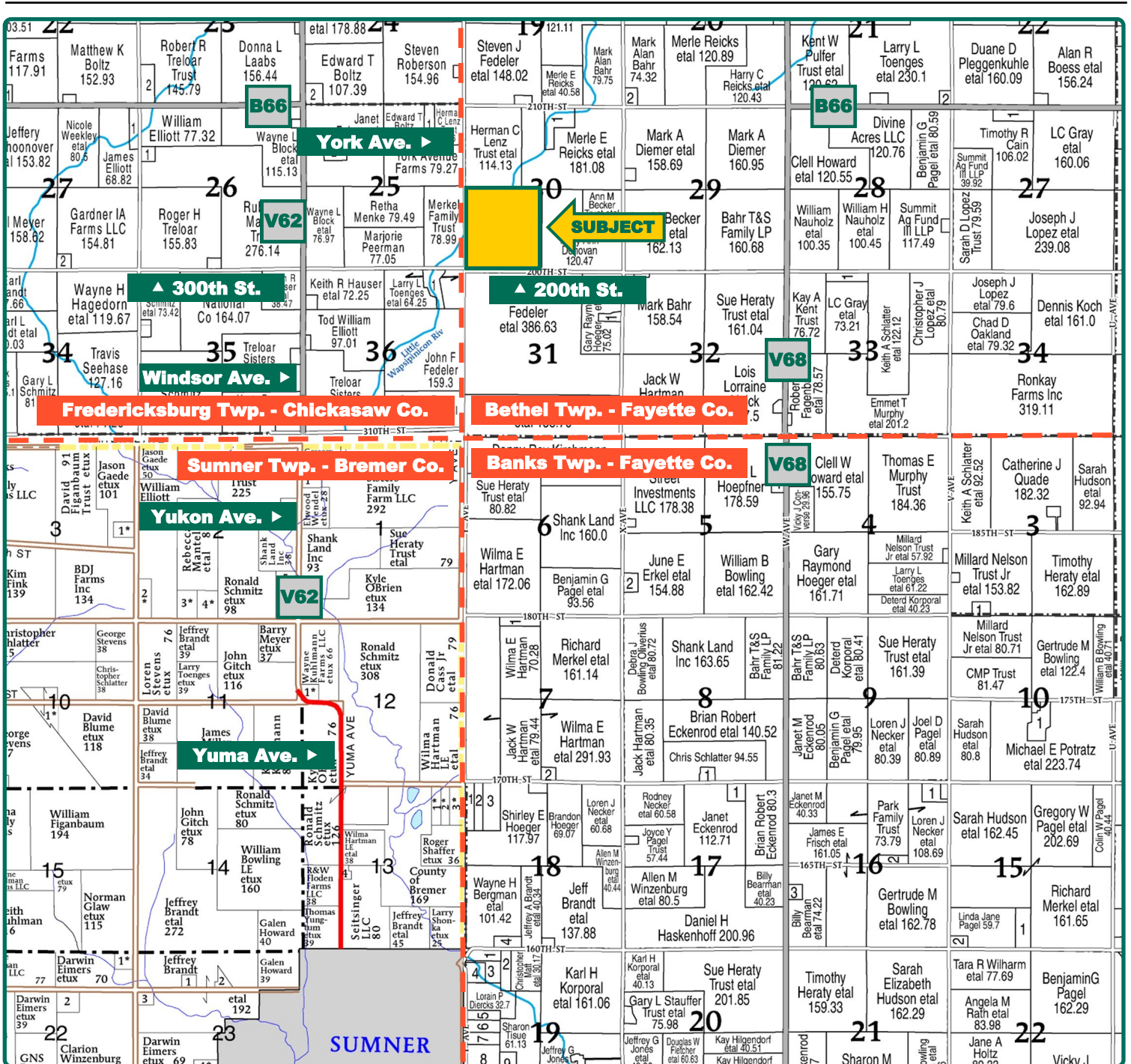
## Property Key Features

- Located 5 Miles North of Sumner, Iowa
- Well-Maintained Farmland with Additional CRP Income
- Terrific Add-On to an Existing Farm Operation or Investment Portfolio

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<b>FSA/Eff. Crop Acres:</b>	<b>113.02</b>
<b>CRP Acres:</b>	<b>24.52</b>
<b>Corn Base Acres:</b>	<b>113.02</b>
<b>Soil Productivity:</b>	<b>83.00 CSR2</b>

## Property Information

### 147.04 Acres, m/l

### Location

From Sumner: Go north on Yuma Ave. / Co. Rd. V62 for 1 mile, continuing on Yukon Ave. / Co. Rd. V62 for 1.6 miles, then continue on Windsor Ave. / Co. Rd. V62 for 1 mile, then east on 300th St. for 1 mile, and then north on York Ave. for ¼ mile. Property is located on the east side of the road.

### Legal Description

147.04 acres, m/l, in the SW¼ of Section 30, Township 94 North, Range 10 West of the 5th P.M., Fayette Co., IA.

### Price & Terms

- \$1,525,000
- \$10,371.32/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$4,770.00  
Net Taxable Acres: 147.04  
Tax per Net Taxable Acre: \$32.44  
Tax Parcel ID #: 053030005

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 8242, Tract 375  
FSA/Eff. Crop Acres: 113.02  
CRP Acres: 24.52  
Corn Base Acres: 113.02  
Corn PLC Yield: 139 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### CRP Contracts

There are 24.52 acres enrolled in two CRP contracts.

- There are 20.89 acres enrolled in a CP-38E-2 contract that pays \$253.69/acre - or \$5,300.00 annually - and expires 9/30/2028.
- There are 3.63 acres enrolled in a CP-21 contract that pays \$265.41/acre - or \$963.00 annually - and expires on 9/30/2027.

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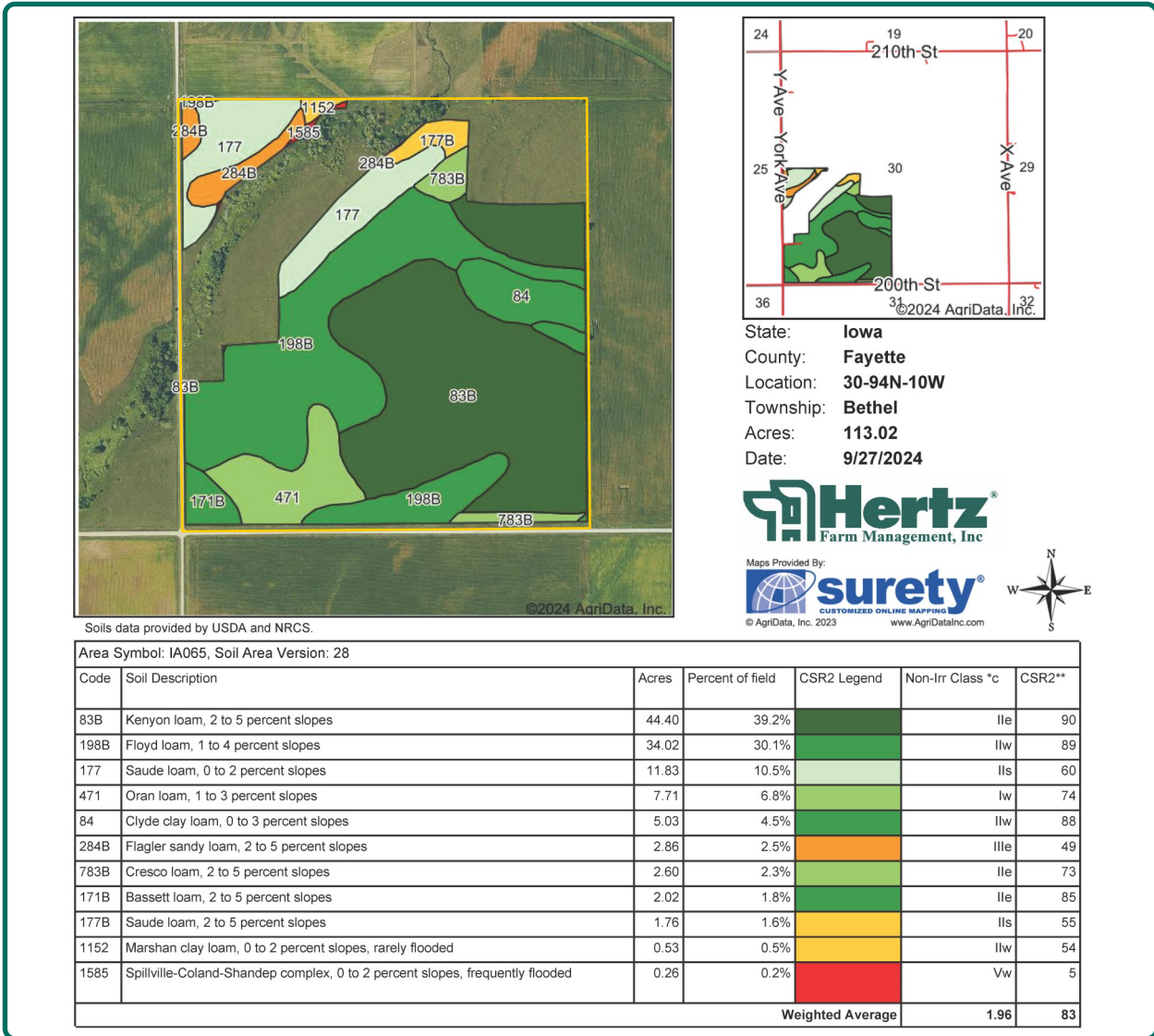
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### Soil Types/Productivity

Primary soils are Kenyon, Floyd, and Saude. CSR2 on the FSA/Eff. crop acres is 83.00. See soil map for detail.

### Land Description

Nearly level to moderately sloping.

### Drainage

Some tile. Contact agent for tile maps.

### Buildings/Improvements

None.

### Water & Well Information

No wells. Little Wapsipinicon River flows through the northwest portion of the farm.

### Comments

Well-maintained farmland located on the Chickasaw-Fayette County line.

*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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Northeast looking Southwest



Southeast looking Northwest



Northwest looking Southeast



Southwest looking Northeast



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## **Make the Most of Your Farmland Investment**

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