

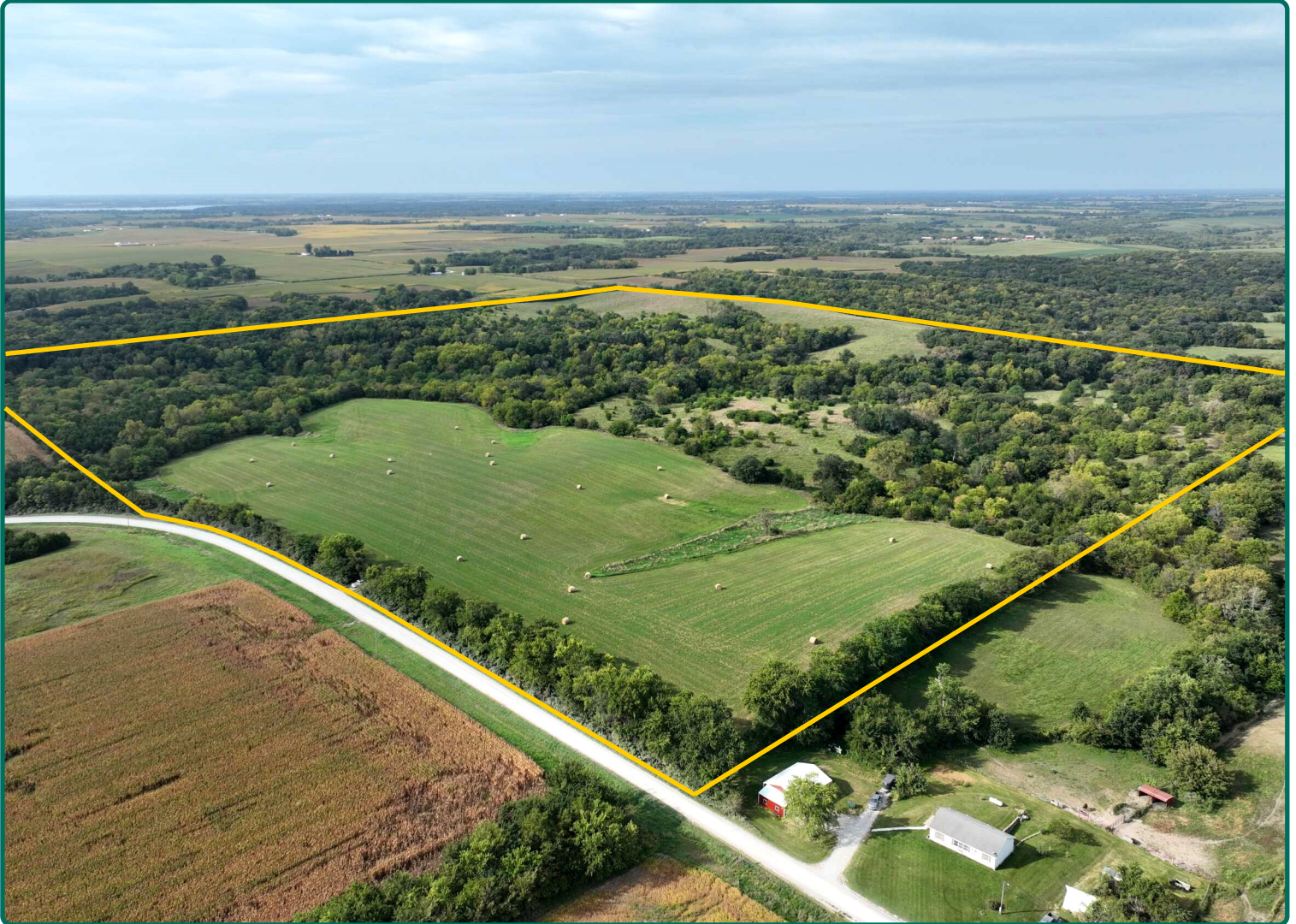
Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

Monroe County, IA



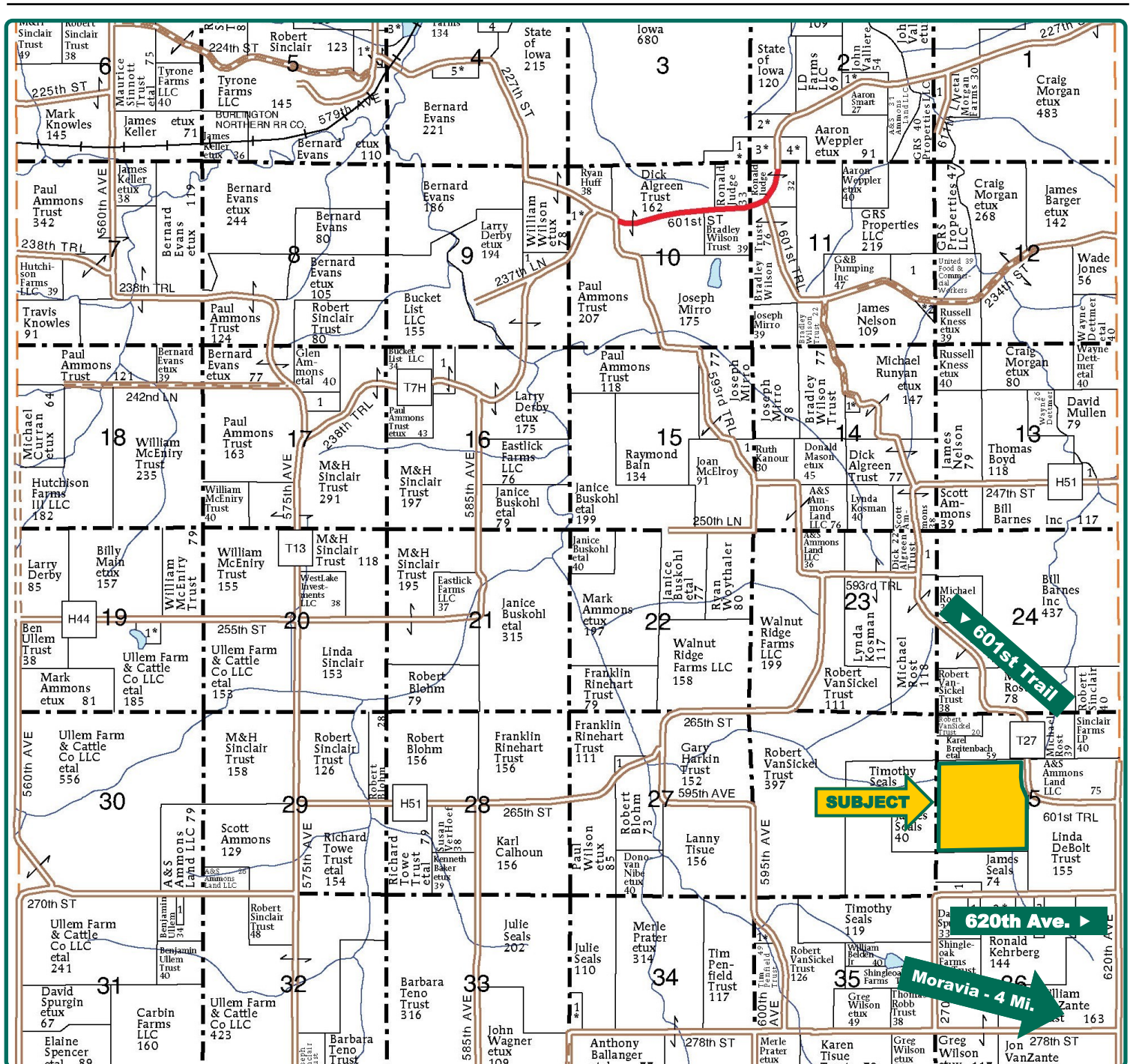
Property Key Features

- Located 5 Miles Northwest of Moravia, Iowa
- Combination of Cropland, Timber and Pasture Acres
- Secluded Recreational Farm in Monroe County

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FSA/Eff. Crop Acres: 68.53
Current Acres in Prod: 24.01*
Corn Base Acres: 4.24*
Bean Base Acres: 6.20*
Wheat Base Acres: 1.33*
Soil Productivity: 51.60 CSR2

**Acres are estimated.*

Property Information

160.00 Acres, m/l

Location

From Moravia: go west on Co. Rd. J18 for 2½ miles to 220th Ave., then 2 miles north on 220th Ave. which turns into 620th Ave., keep left and go ½ mile west and north onto 601st Trail. The property is on the west side of the road.

Legal Description

S½ NW¼ and N½ SW¼ of Section 25, Township 71 North, Range 18 West of the 5th P.M., Monroe Co., IA.

Price & Terms

- \$896,000
- \$5,600/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: \$2,124.00
 Gross Acres: 160.00
 Net Taxable Acres: 159.00
 Tax per Net Taxable Acre: \$13.36
 Tax Parcel ID #: 170725006000000, 170725007000000, 170725008000000, 170725009000000

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 3073, Tract 6333
 FSA/Eff. Crop Acres: 68.53
 Current Acres in Prod: 24.01*
 Corn Base Acres: 4.24*

Corn PLC Yield: 128 Bu.
 Bean Base Acres: 6.20*
 Bean PLC Yield: 51 Bu.
 Wheat Base Acres: 1.33*
 Wheat PLC Yield: 50

**Monroe County FSA is reporting 68.53 FSA/Eff. crop acres, of those acres, there are an estimated 24.01 acres currently in production, the remaining acres are in trees and pasture.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Pershing and Bucknell. CSR2 on the current acres in production is 51.60. See soil map for detail.

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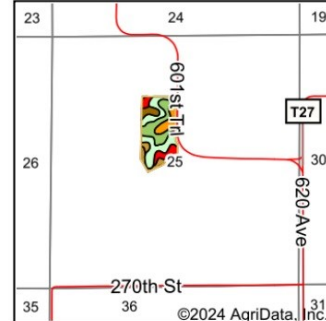
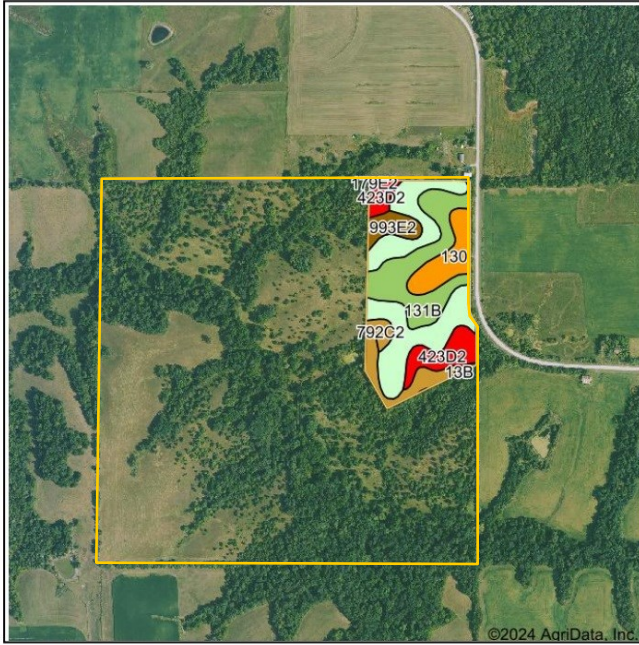
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State: **Iowa**
County: **Monroe**
Location: **25-71N-18W**
Township: **Franklin**
Acres: **24.01**
Date: **9/26/2024**



Area Symbol: IA135, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
131C	Pershing silt loam, 5 to 9 percent slopes	8.47	35.4%		IIIe	65
131B	Pershing silt loam, 2 to 5 percent slopes	5.90	24.6%		IIIe	70
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	3.03	12.6%		IVe	6
130	Belinda silt loam, 0 to 2 percent slopes	2.67	11.1%		IIIw	47
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.86	7.7%		V/e	35
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	1.35	5.6%		V/e	28
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	0.60	2.5%		IIIe	31
13B	Olmitz-Colo-Vesser complex, 2 to 5 percent slopes	0.13	0.5%		IIw	82
Weighted Average					3.52	51.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Mildly sloping to steep.

Drainage

Natural.

Water & Well Information

None.

Comments

This recreational farm is in a highly sought after region of Monroe County. The tillable acres are currently seeded to hay. A combination of timber, thick brush, and a creek provide great habitat for whitetail deer.

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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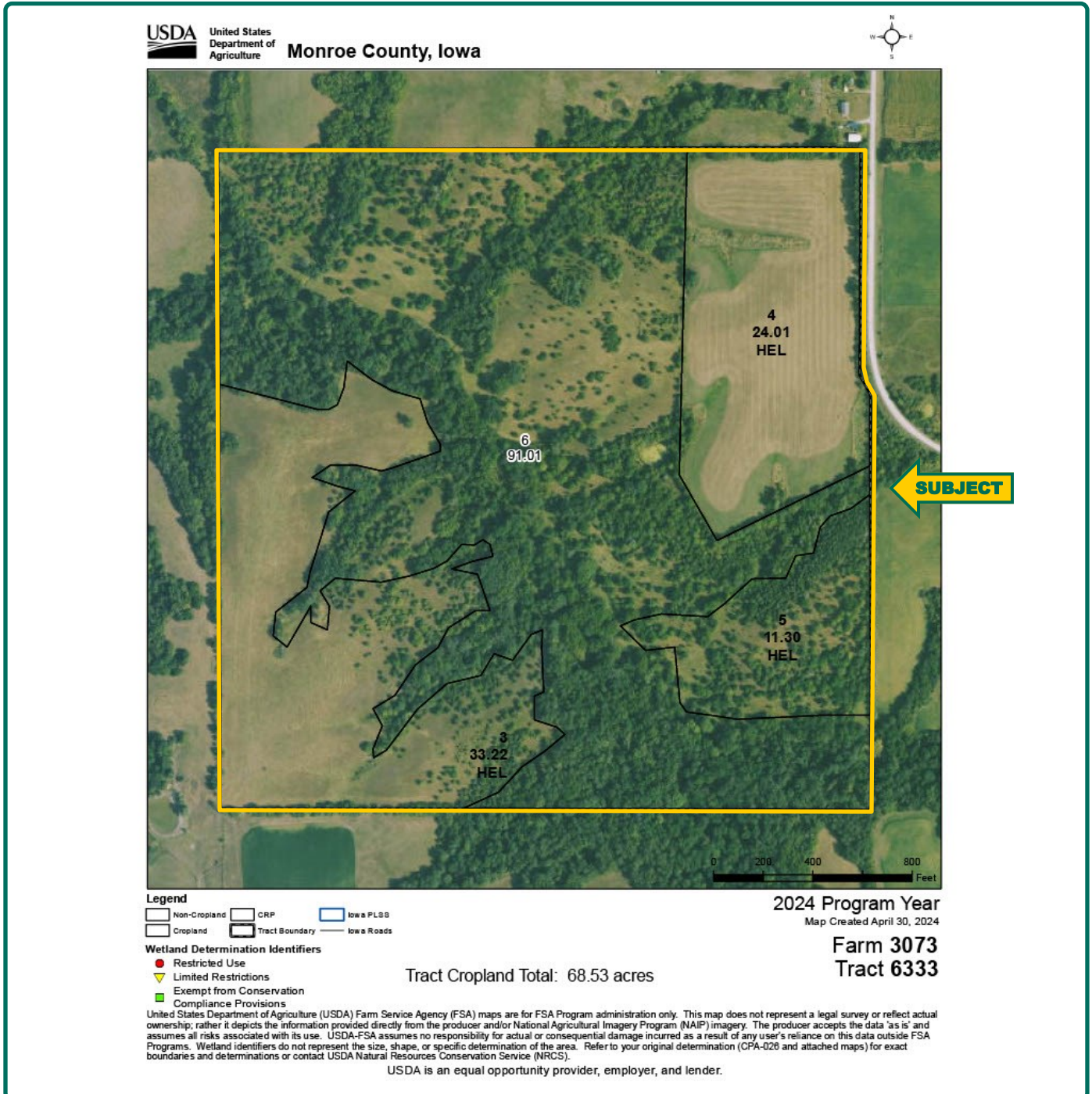
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68.53 FSA/ Eff. Crop Acres
24.01 Estimated Acres Currently in Production



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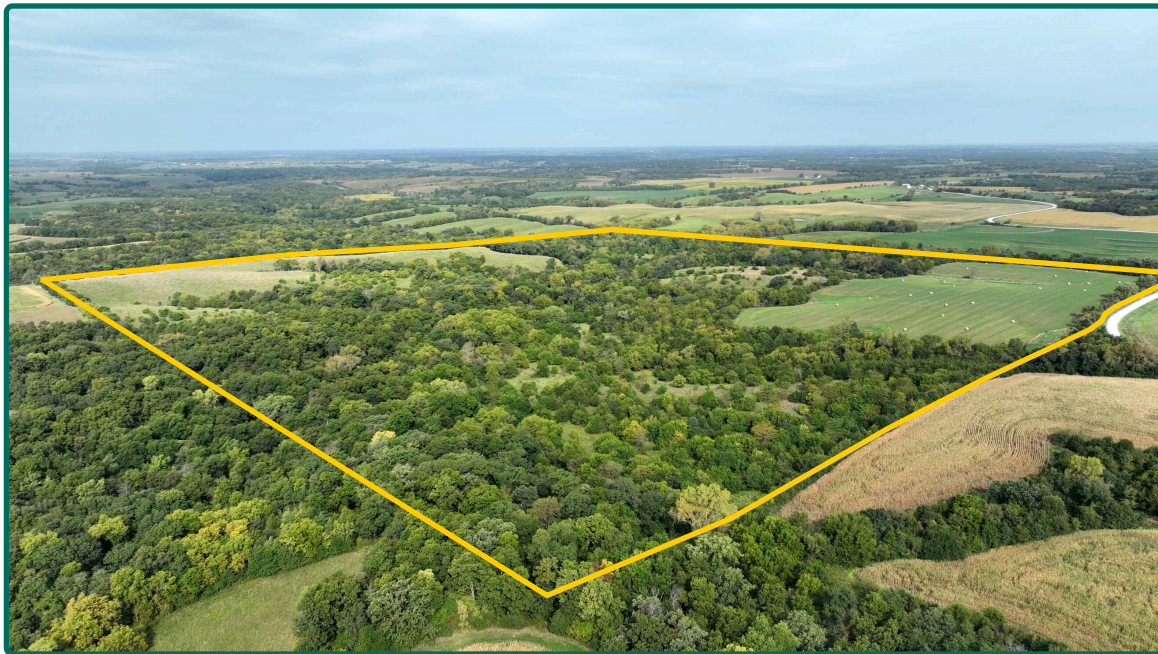
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Looking West



Looking Northwest

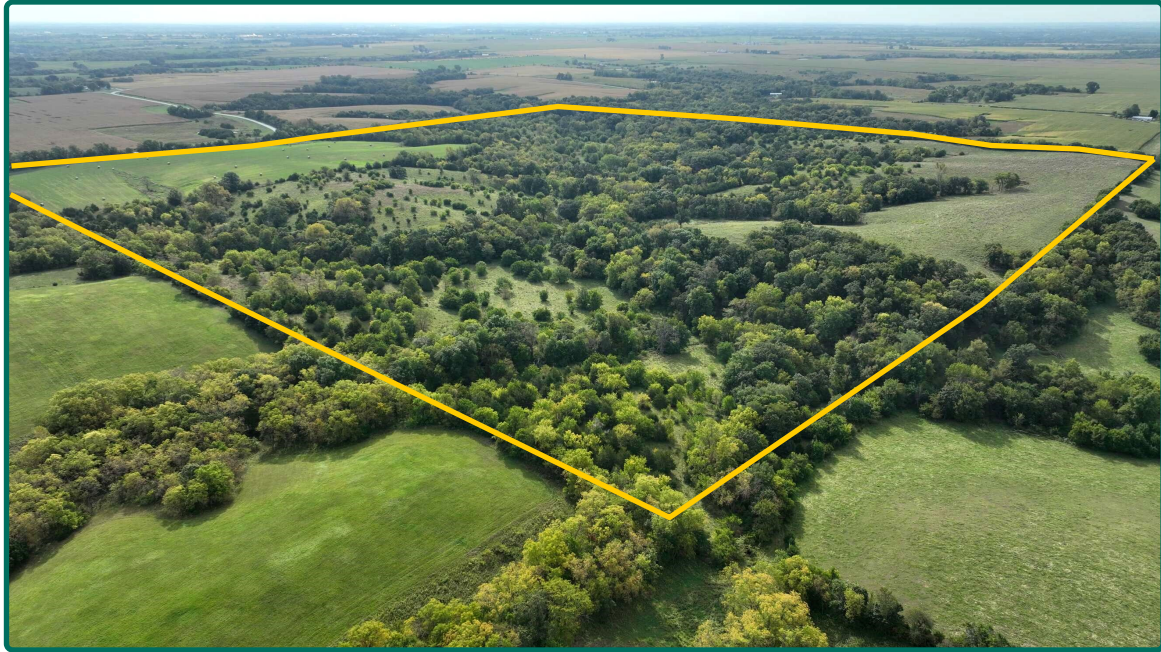


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Looking Southeast



Looking Southwest



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