

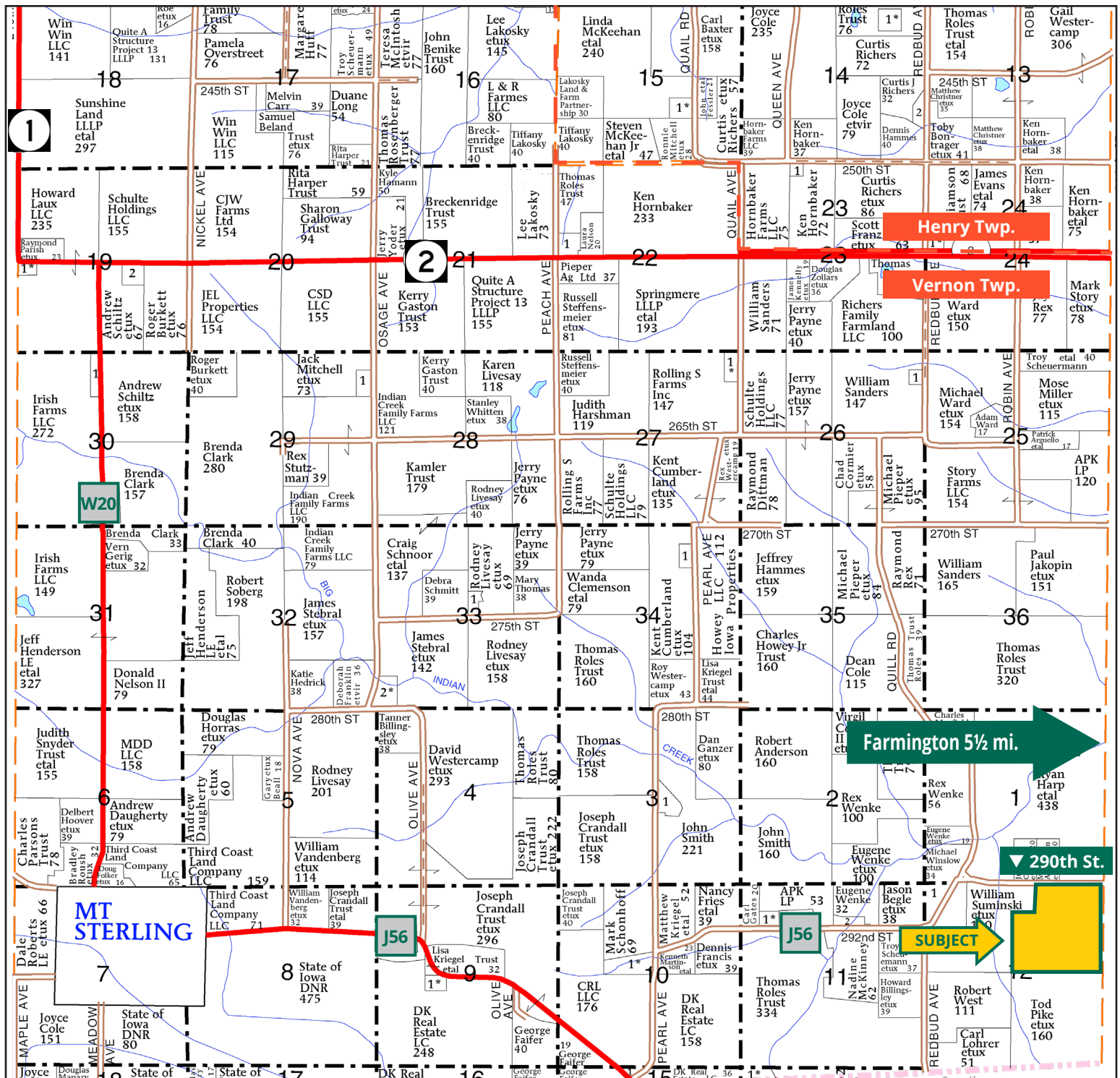
Hunting Retreat in Van Buren County



RACHELLE HELLER, ALC
Licensed Salesperson in IA & MO
319.800.9316
RachelleH@Hertz.ag

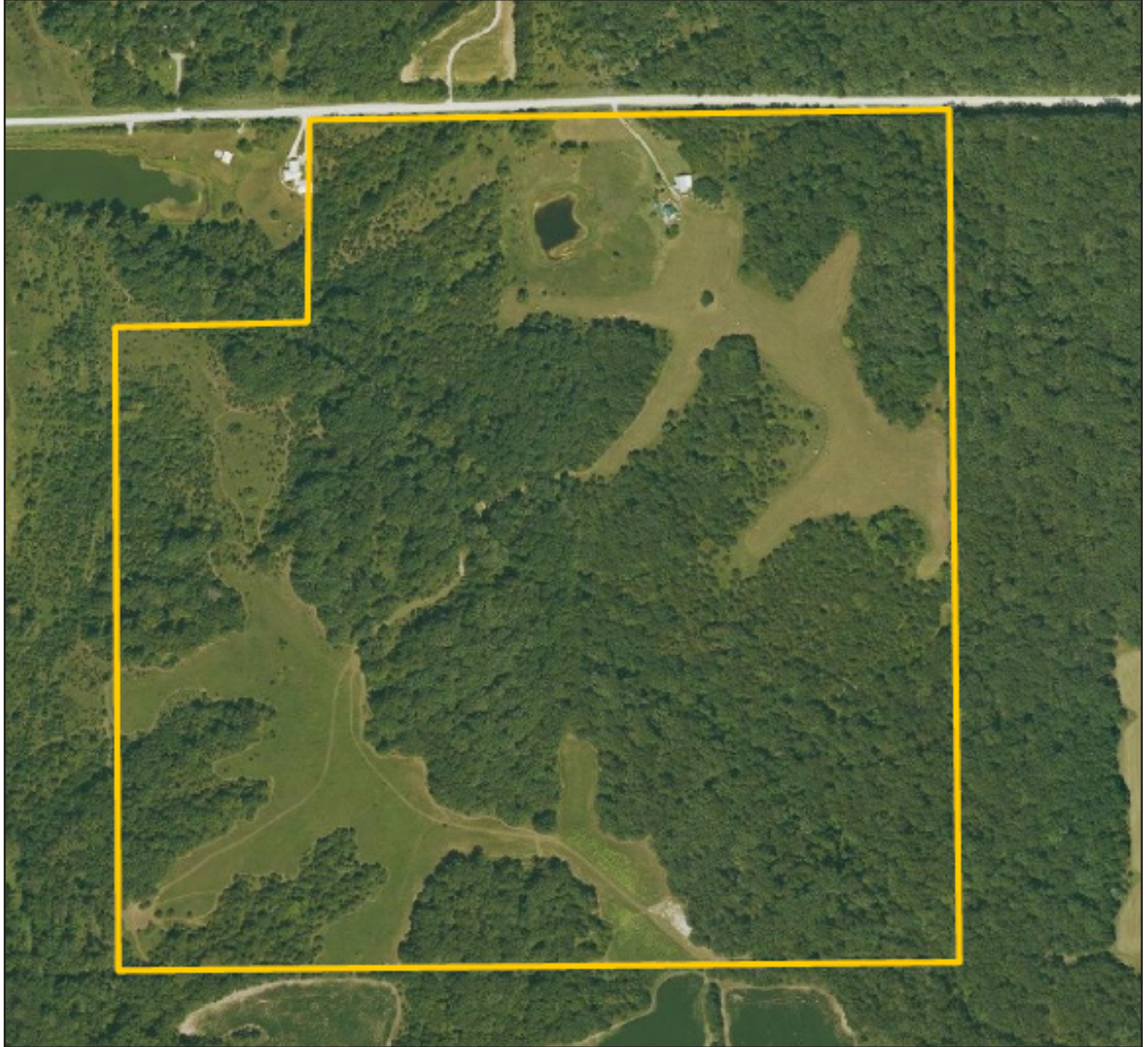
319.382.3343 | 1621 E. Washington St., Ste. 5
Washington, IA 52353 | www.Hertz.ag

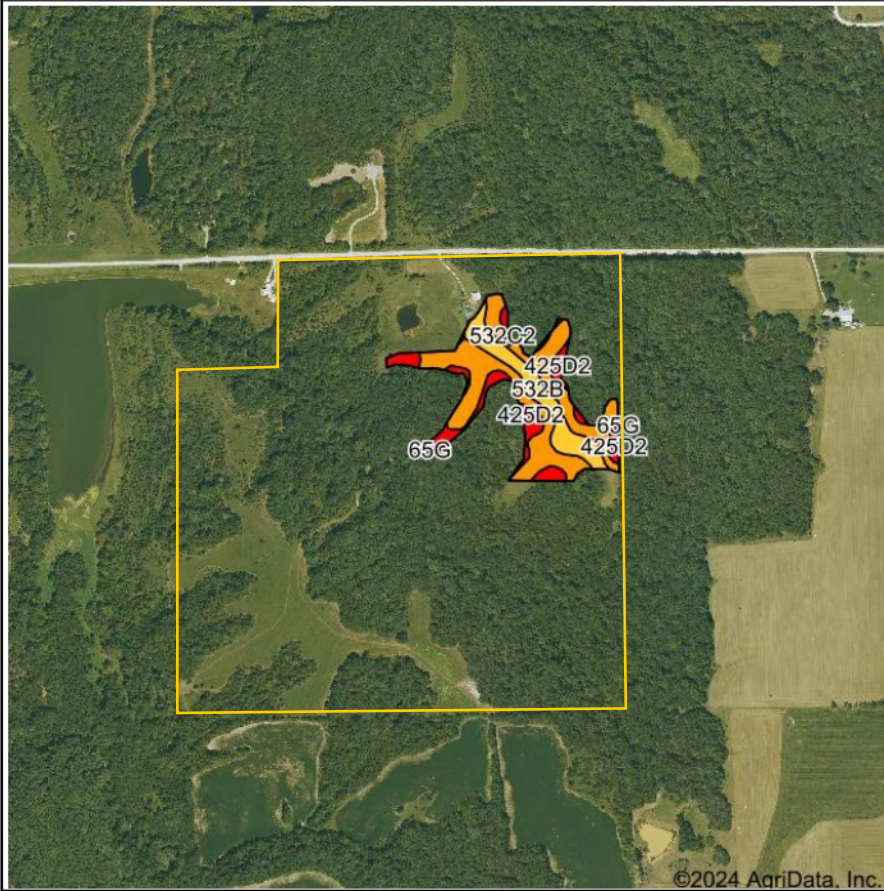
150.00 Acres, m/l
Van Buren County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

FSA/Eff. Crop Acres: 12.71 | Soil Productivity: 38.70 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Van Buren
Location: 12-67N-9W
Township: Vernon
Acres: 12.71
Date: 10/21/2024



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA177, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	7.18	56.5%		IIIe	44
532B	Rathbun silt loam, 2 to 5 percent slopes	2.80	22.0%		IIIe	55
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	2.73	21.5%		IVe	8
Weighted Average					3.21	38.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Farmington: Go ½ mile west on Hwy 2, then 0.8 miles south on IA-81, then west on 285th St. / Rte. J56 for 1.3 miles, continuing on Underwood Ave. for ½ mile, and then west on 290th St. / Co. Hwy J56 for 2.6 miles. Property is on the south side of the road.

Simple Legal

NE¼, excluding the NW¼ NW¼ NE¼ of Section 12, Township 67 North, Range 9 West of the 5th P.m., Van Buren Co., IA. *Final abstract/title documents to govern legal description.*

Address

27820 290th Street
Bonaparte, IA 52620

Price & Terms

- \$1,056,000
- \$7,040/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: \$1,666.00
Gross Acres: 150.00
Net Taxable Acres: 148.70

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 4117, Tract 10867
FSA/Eff. Crop Acres: 12.71

Soil Types/Productivity

Primary soil is Rathbun. CSR2 on the FSA/ Eff. crop acres is 38.70. 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

Level to steep.

Drainage

Natural.

House

There is a single-story, bermed home built in 2006 on the property. It consists of 1,106 sq. ft. total living space with one bathroom, one loft bedroom, polished cement floors, and knotty pine ceilings.

Outbuildings

- 40' x 30' steel utility building (2008)
- 40' x 16' addition to utility building (2018)
- 12' x 8' shelter house

Water & Well Information

Rural water is supplied by Rathburn Regional Water Association. There is a pond located west of the house.

Comments

Experience the ultimate deer hunter's paradise in Van Buren County. This turn-key property is ready to hunt. Located in a well-managed area renowned for its trophy whitetails.



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.

Looking Northwest



Looking Northeast



Bermed House



Steel Utility Building



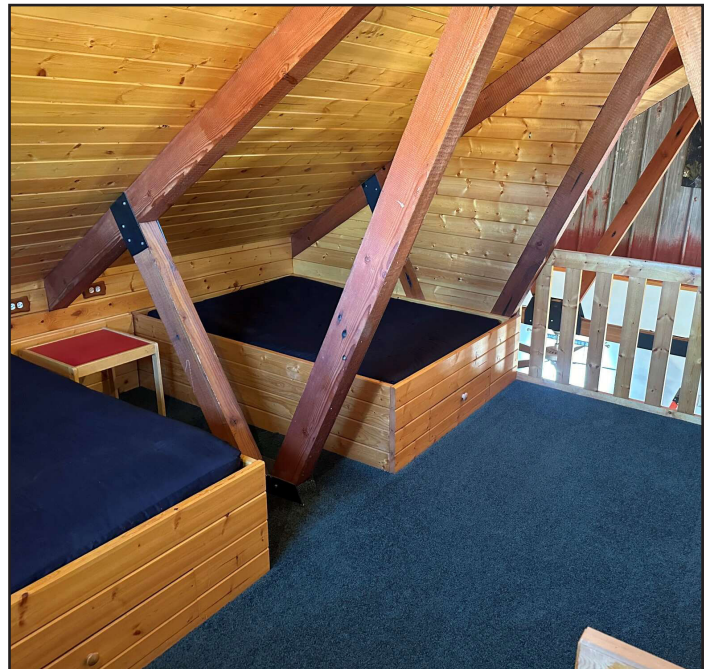
Cabin Interior



Kitchen



Loft Bedroom



MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation
Certified Farm Appraisals | Professional Farm Management**

319.382.3343 | 1621 E. Washington St., Ste. 5 | Washington, IA 52353 | www.Hertz.ag

RACHELLE HELLER, ALC
319.800.9316
RachelleH@Hertz.ag