

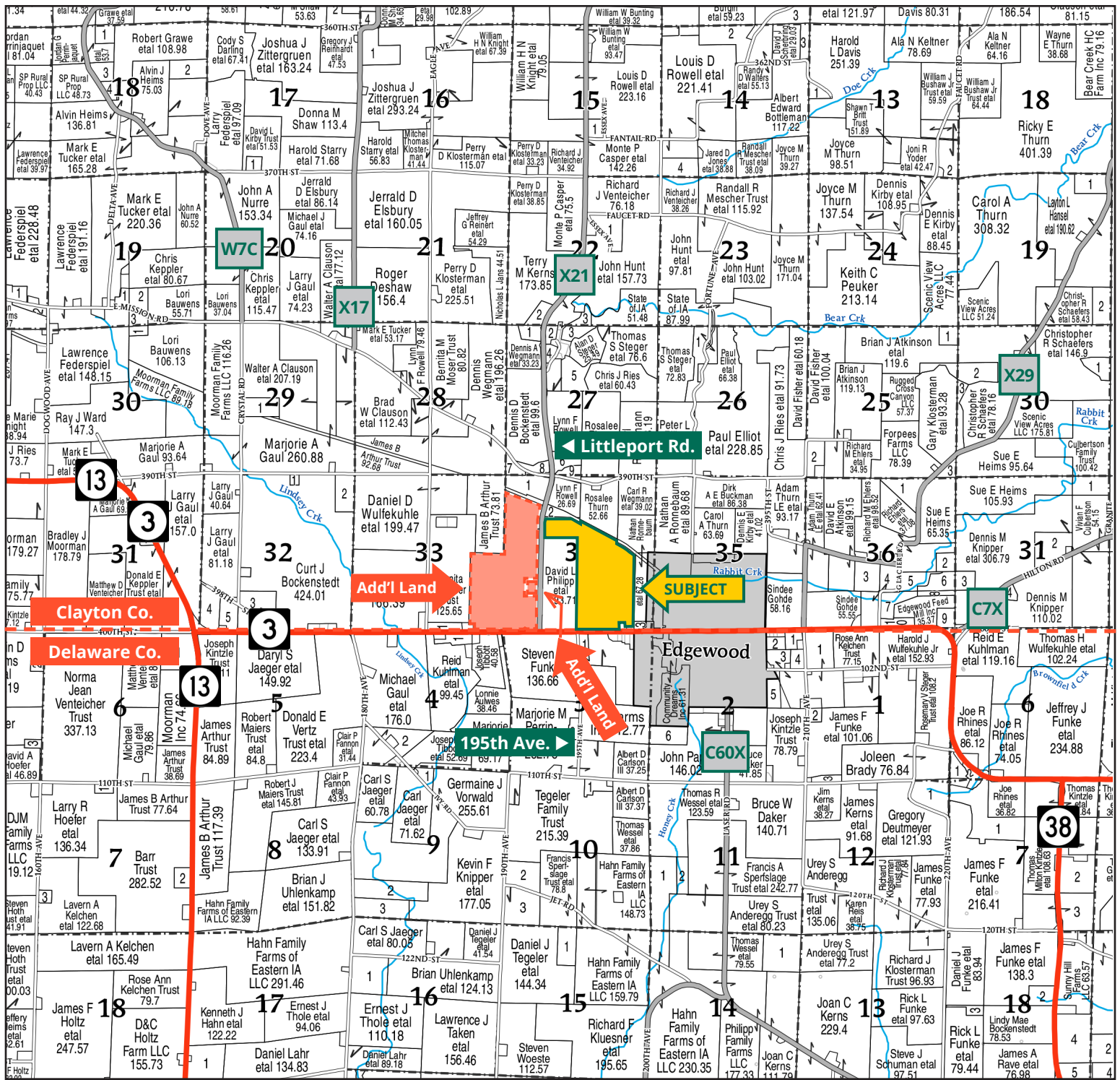
Helle Family Farm



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163.62 Acres, m/l
Clayton County, IA

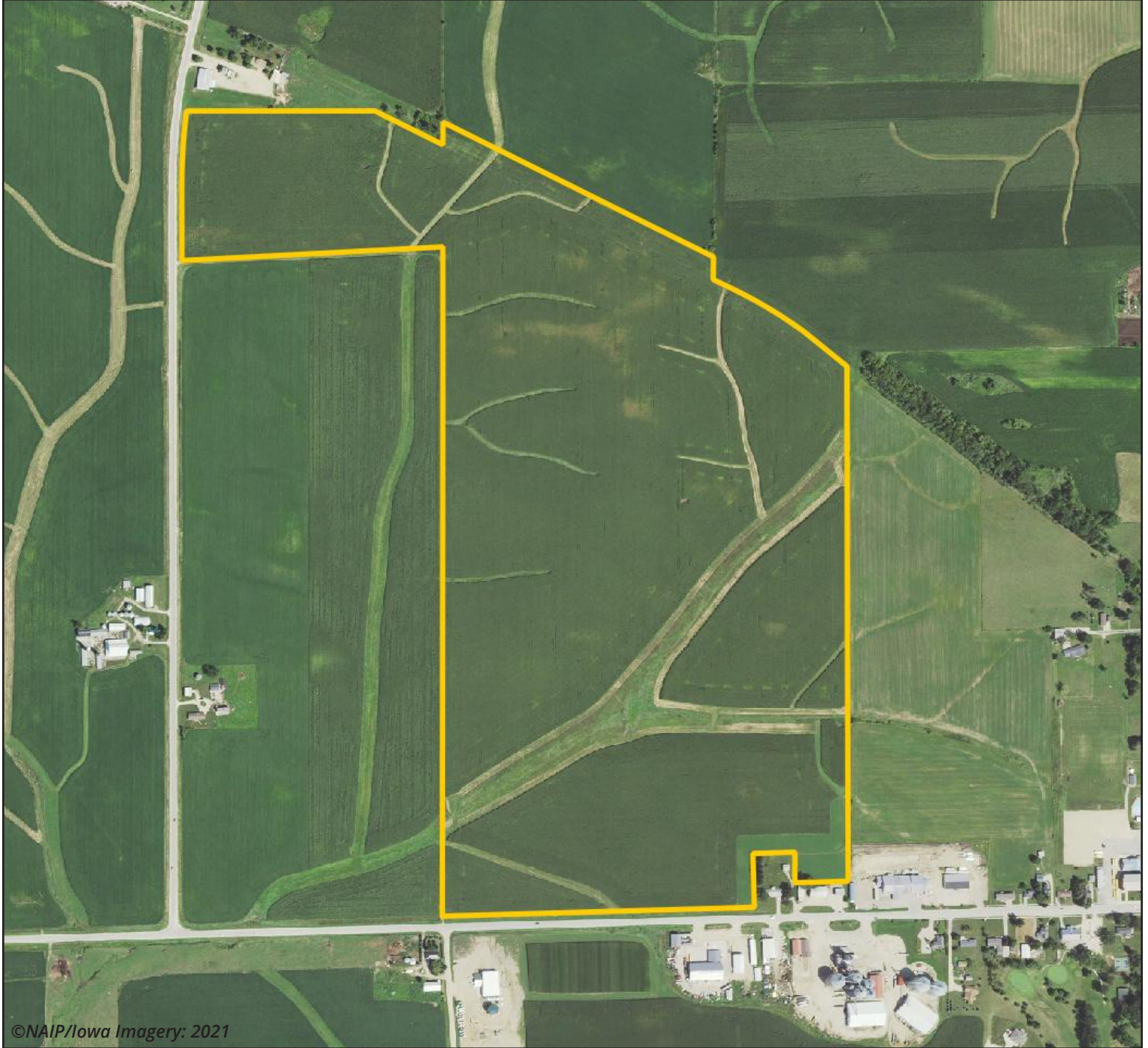


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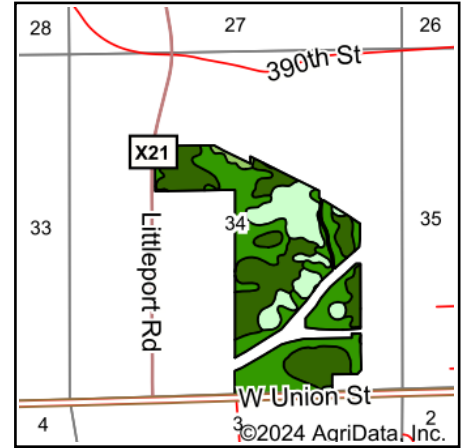
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FSA/Eff. Crop Acres: 154.14 | CRP Acres: 12.24 | Grass Acres: 4.78 | Soil Productivity: 83.90 CSR2



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State: **Iowa**
 County: **Clayton**
 Location: **34-91N-5W**
 Township: **Lodomillo**
 Acres: **154.14**
 Date: **12/26/2024**



Maps Provided By:







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Soils data provided by USDA and NRCS.

Area Symbol: IA043, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	66.87	43.4%		IIw	87
83B	Kenyon loam, 2 to 5 percent slopes	57.67	37.4%		Ile	90
408B	Olin sandy loam, 2 to 5 percent slopes	27.77	18.0%		Ile	64
487B	Otter-Worthen silt loams, 1 to 4 percent slopes	1.83	1.2%		IIw	79
Weighted Average					2.00	83.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Edgewood: ¼ mile west on IA-3. The property is on the north side of the road.

Simple Legal

That part of N½ SE¼ NW¼ and W¾ E½ E½ lying south of the railroad right of way in Section 34, Township 91 North, Range 5 West of the 5th P.M., Clayton County, Iowa, excepting Lots 3 & 5 and the SE corner. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,536,110.00
- \$15,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024-2025: \$7,998.00
 Net Taxable Acres: 163.62
 Tax per Net Taxable Acre: \$48.88

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1134, Part of Tract 208
 FSA/Eff. Crop Acres: 154.14
 CRP Acres: 12.24
 Cert. Grass Acres: 4.78
 Cert. Mixed Forage Acres: 2.65
 Corn Base Acres: 124.83*
 Corn PLC Yield: 163 Bu.
 Bean Base Acres: 29.31*
 Bean PLC Yield: 52 Bu.
**Acres are estimated pending reconstitution of farm by the Clayton County FSA office.*

CRP Contracts

There are two CRP contracts on this parcel:

- There are 11.45 acres enrolled in a CP-21 contract that pays \$300.00/acre - or \$3,436.00 annually - and expires September 30, 2031.
- There are 0.79 acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$237.00 annually - and expires September 30, 2033.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Olin. CSR2 on the FSA/Eff. crop acres is 83.90. See soil map for detail.

Land Description

The terrain is gently rolling.

Drainage

Drainage is natural with some tile. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

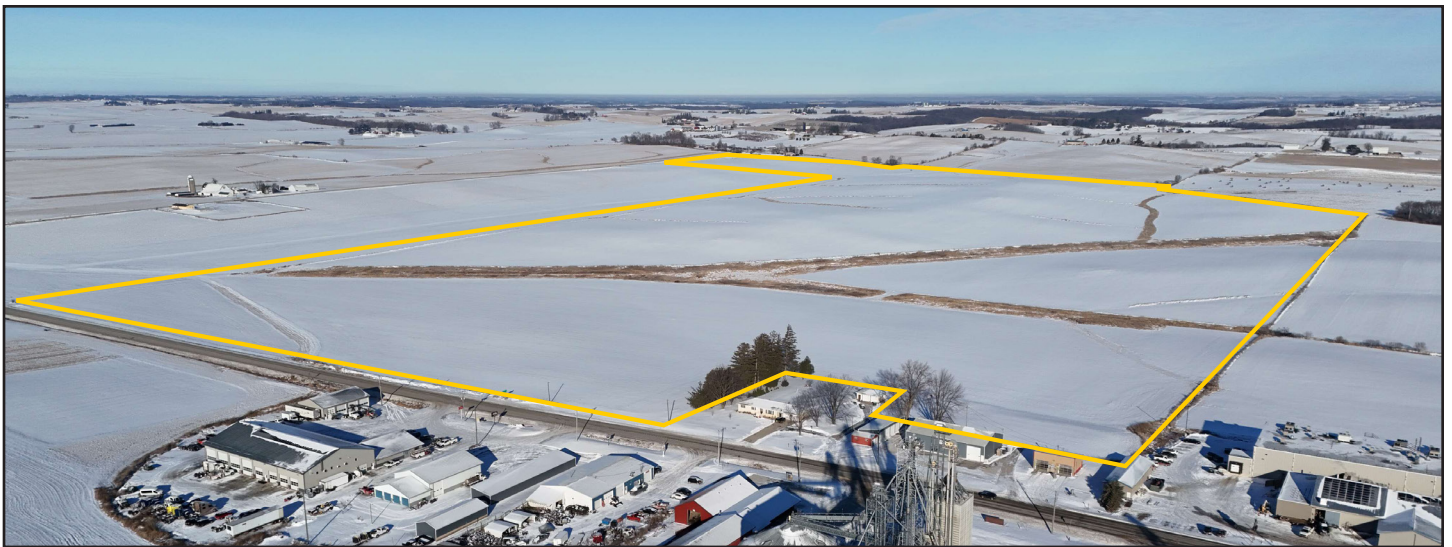
None.

Comments

This is a nice Clayton County farm with a CSR2 of 83.90. The property is located just west of Edgewood, with IA-3 running along its southern boundary.

Additional Land for Sale

Seller has two additional tracts of land for sale located west of this property. See Additional Land Aerial Photo.



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.

South Side Looking North



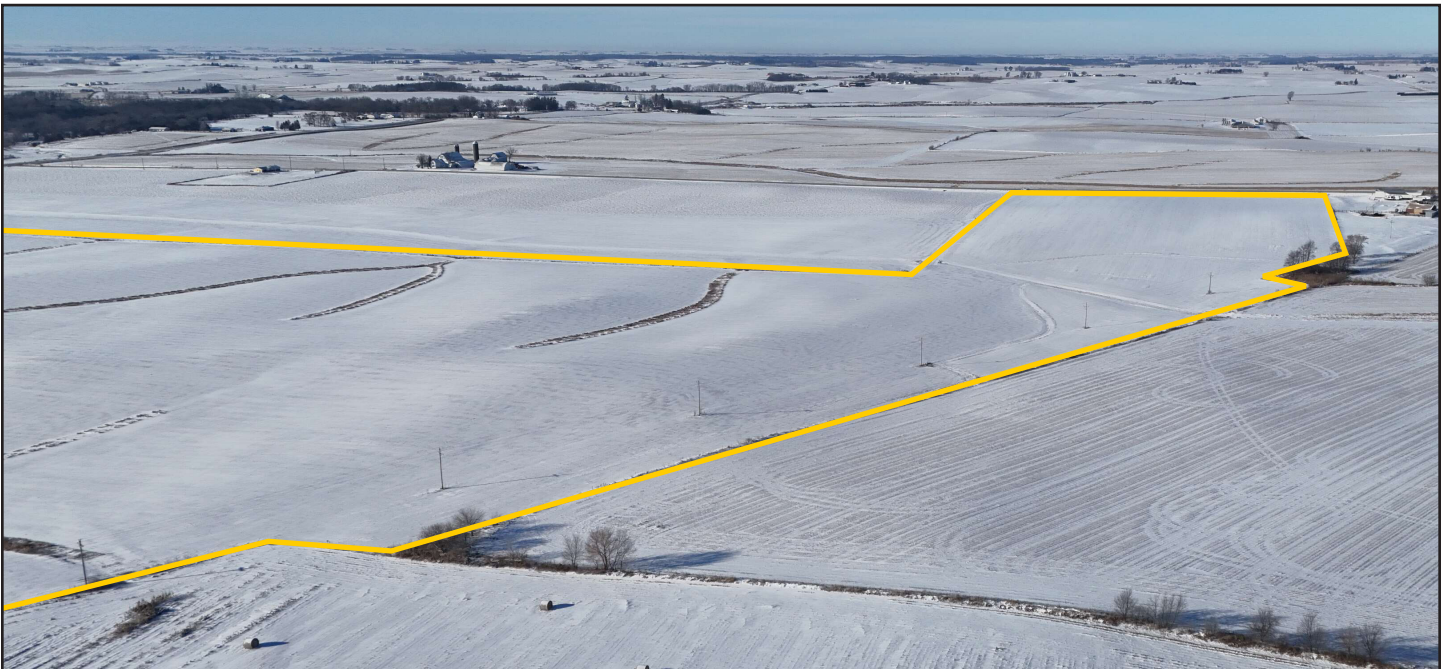
Southeast Corner Looking Northwest

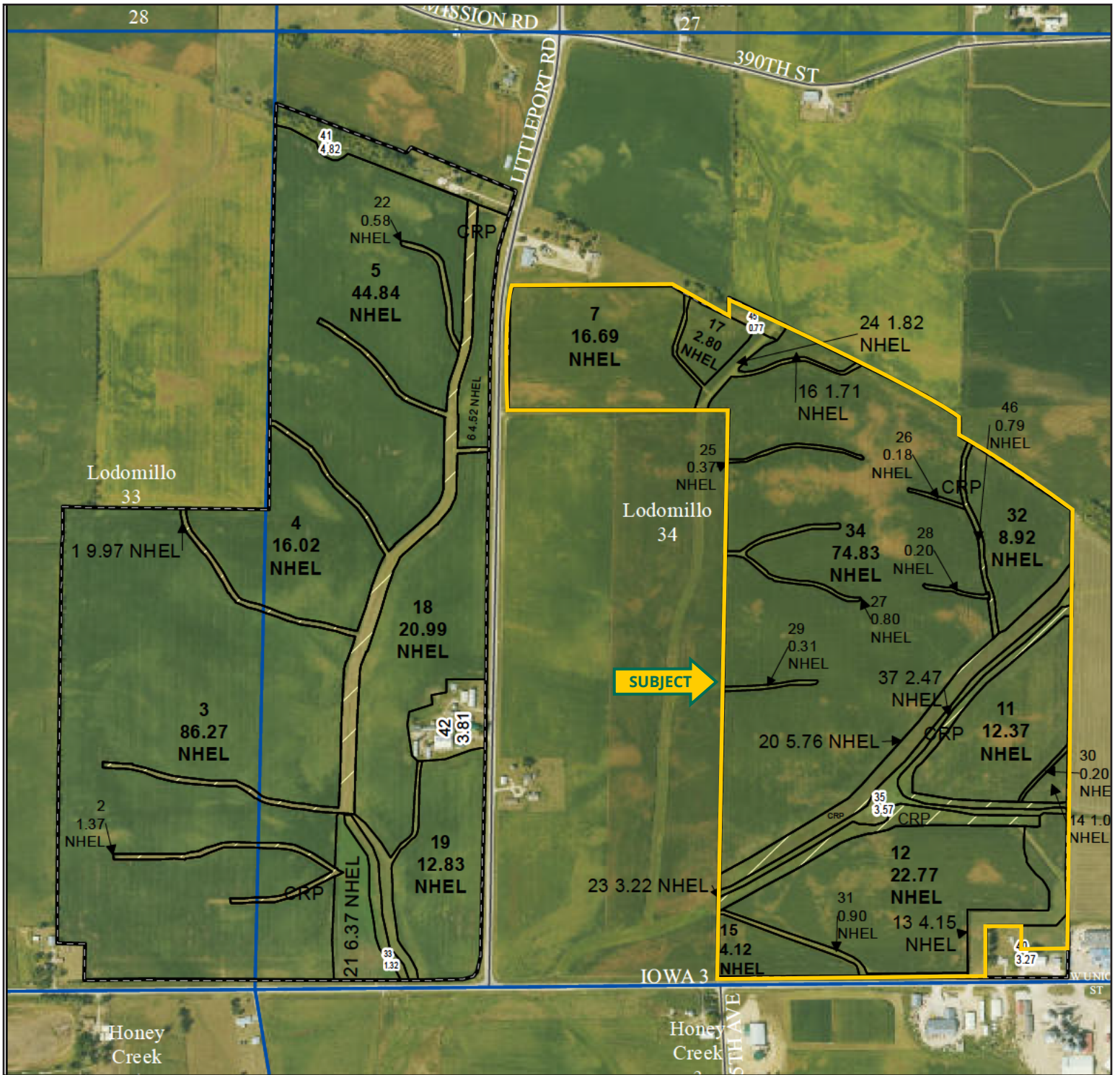


Northeast Corner Looking Southwest



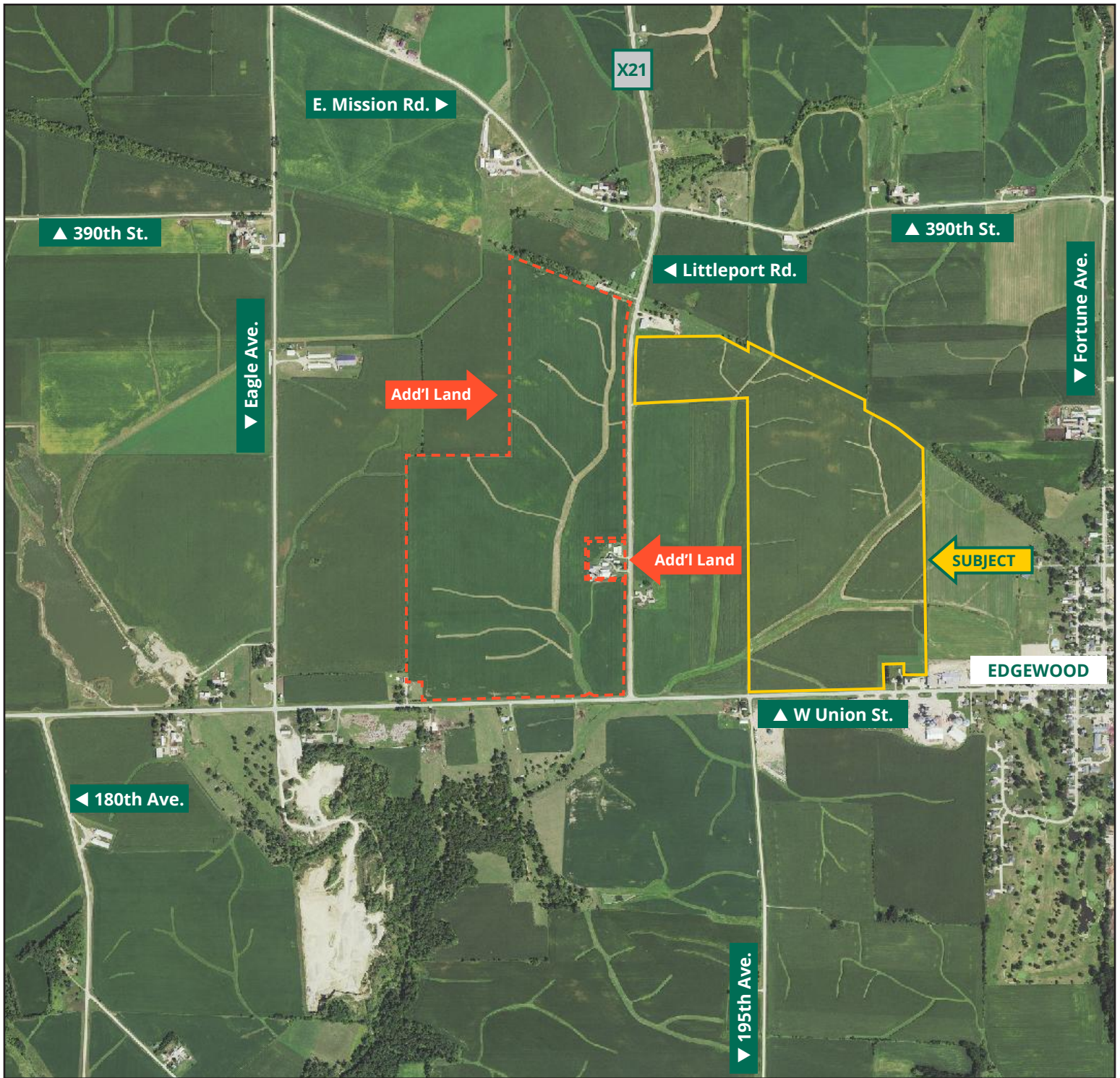
Northeast Corner Looking West





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