

## Moorman Family Farms, LLC

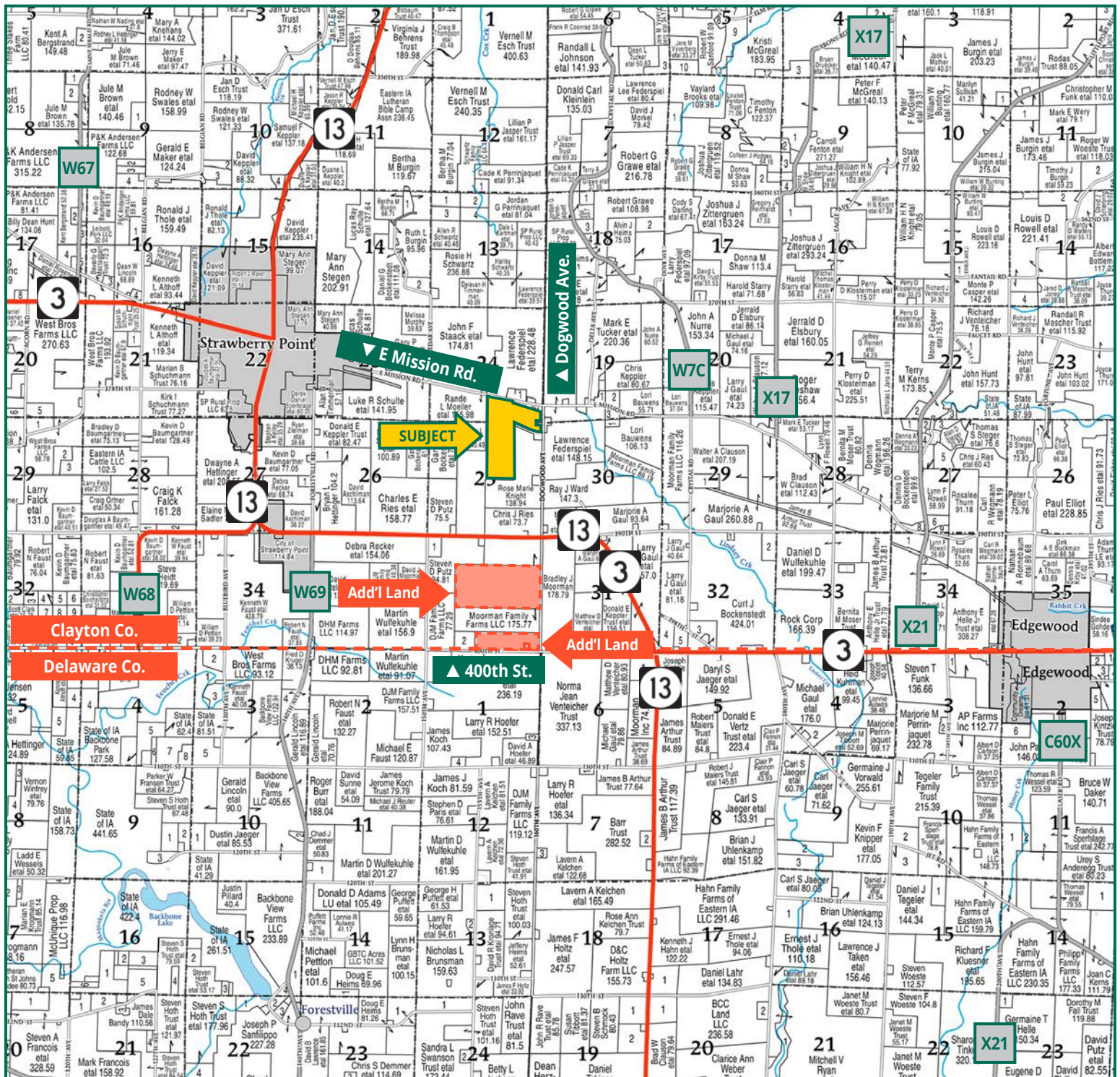


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**141.81 Acres, m/l**  
**Clayton County, IA**





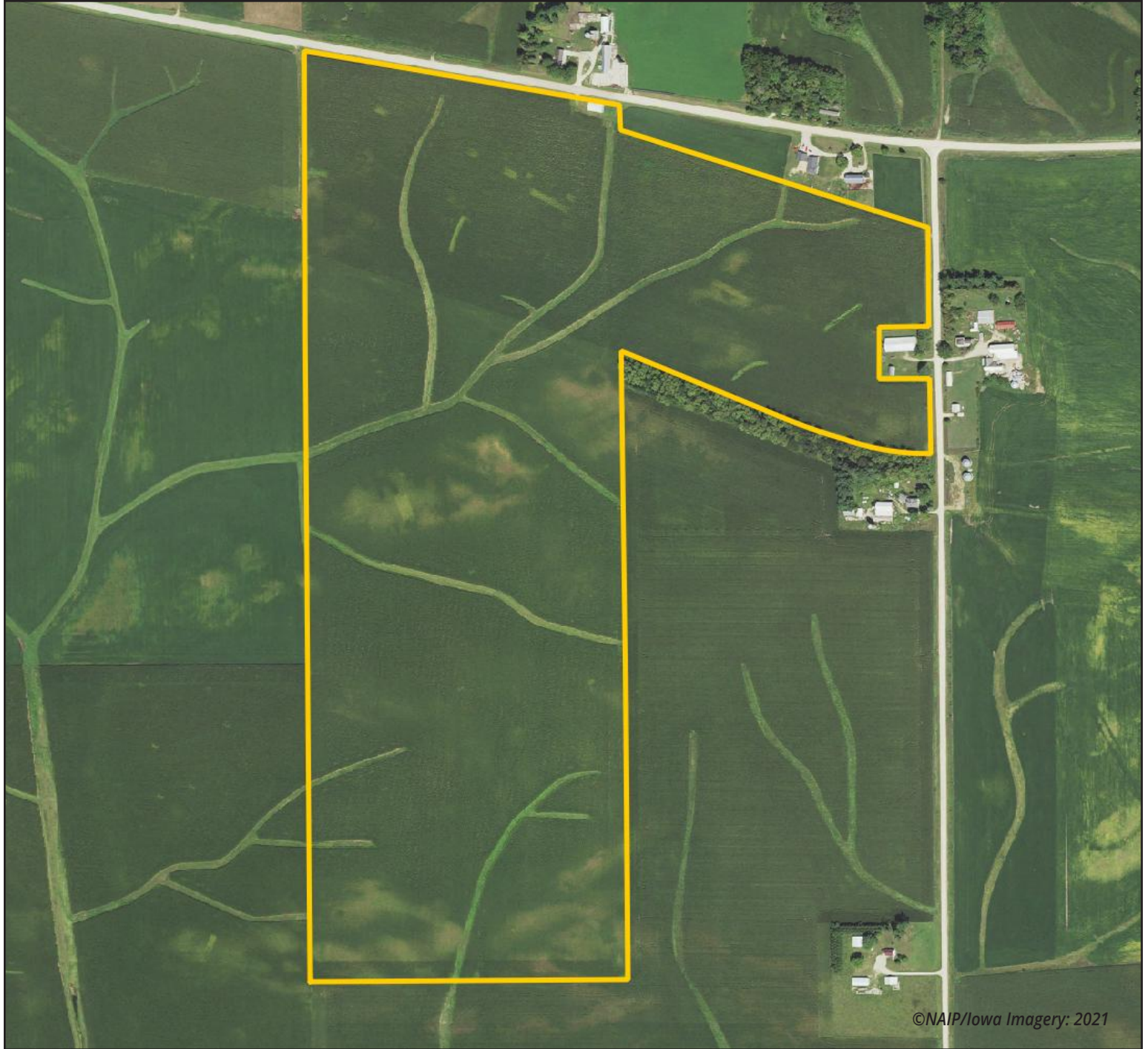
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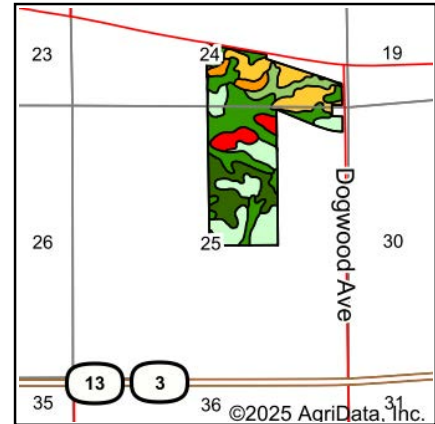
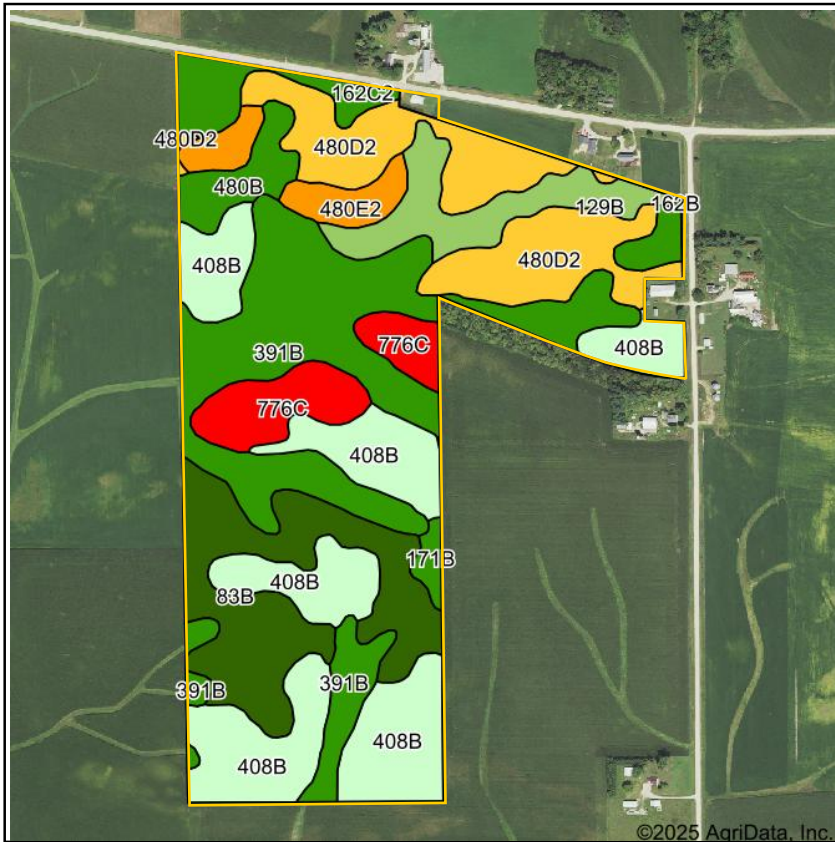


Est. FSA/Eff. Crop Acres: 141.15 | Grass Acres: 7.40 | Soil Productivity: 69.00 CSR2



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State: **Iowa**  
 County: **Clayton**  
 Location: **25-91N-6W**  
 Township: **Cass**  
 Acres: **141.15**  
 Date: **1/21/2025**



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**
408B	Olin sandy loam, 2 to 5 percent slopes	33.97	24.1%		Ile	64
391B	Clyde-Floyd complex, 1 to 4 percent slopes	33.19	23.5%		IIw	87
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	20.56	14.6%		IIIe	52
83B	Kenyon loam, 2 to 5 percent slopes	19.67	13.9%		Ile	90
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	8.73	6.2%		IIw	73
776C	Lilah sandy loam, 5 to 9 percent slopes	8.53	6.0%		IVe	5
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	6.10	4.3%		IIIe	80
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	4.99	3.5%		IVe	40
480B	Orwood silt loam, 2 to 5 percent slopes	4.25	3.0%		Ile	86
171B	Bassett loam, 2 to 5 percent slopes	1.08	0.8%		Ile	85
162B	Downs silt loam, 2 to 6 percent slopes	0.08	0.1%		Ile	90
<b>Weighted Average</b>					<b>2.38</b>	<b>69</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



### Location

**From Strawberry Point:** 1 mile southeast on E Mission Rd. The property is on the south side of the road.

### Simple Legal

The SW $\frac{1}{4}$  NE $\frac{1}{4}$ , the NW $\frac{1}{4}$  NE $\frac{1}{4}$ , that part of the NE $\frac{1}{4}$  NE $\frac{1}{4}$  lying North of the RR ROW, excepting Lot 2, all in Section 25 Township 91 North, Range 6, West of the 5th P.M., Clayton County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$1,836,439.50
- \$12,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2024-2025: \$4,854.00  
Net Taxable Acres: 141.81

### Lease Status

This farm has an open lease for 2025.

### FSA Data

Farm 6888, Part of Tract 8785  
FSA/Eff. Crop Acres: 141.15\*  
Cert. Grass Acres: 7.40  
Oats Base Acres: 4.06\*  
Oats PLC Yield: 53 Bu.  
Corn Base Acres: 73.80\*  
Corn PLC Yield: 160 Bu.  
Bean Base Acres: 26.79\*  
Bean PLC Yield: 61 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Clayton County FSA office.*

### Soil Types/Productivity

Primary soils are Olin, Clyde-Floyd and Orwood. CSR2 on the estimated FSA/ Eff. crop acres is 69.00. 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

Topography is level to gently rolling.

### Drainage

The farm is well tiled. Contact the listing agent for tile maps.

### Buildings/Improvements

This property includes a 36' x 60' machine shed with a concrete floor.

### Water & Well Information

None.

### Comments

This is a highly productive Clayton County farm with a 69.00 CSR2.

### Additional Land for Sale

Seller has two additional tracts of land for sale located south 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.

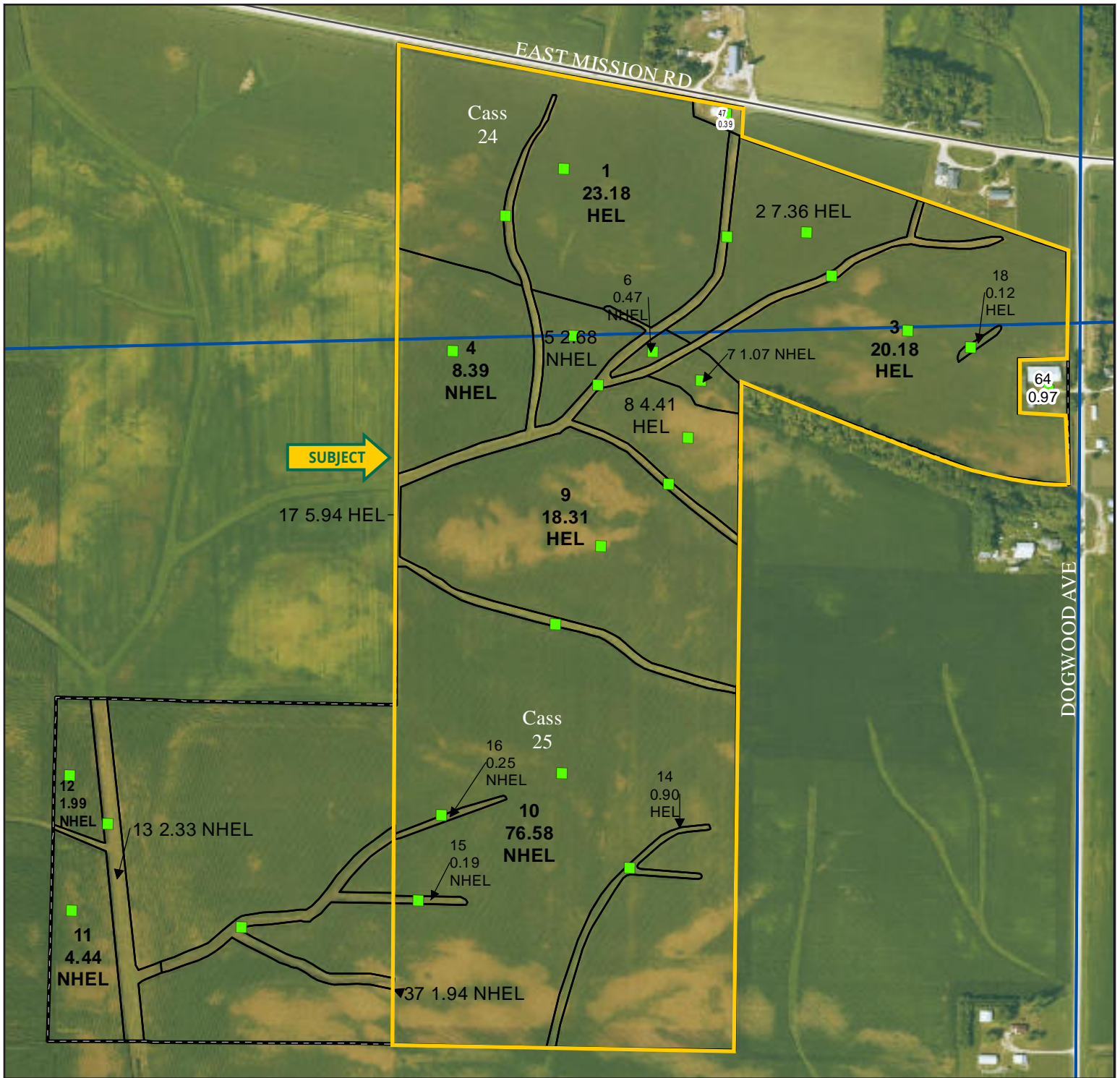
Machine Shed

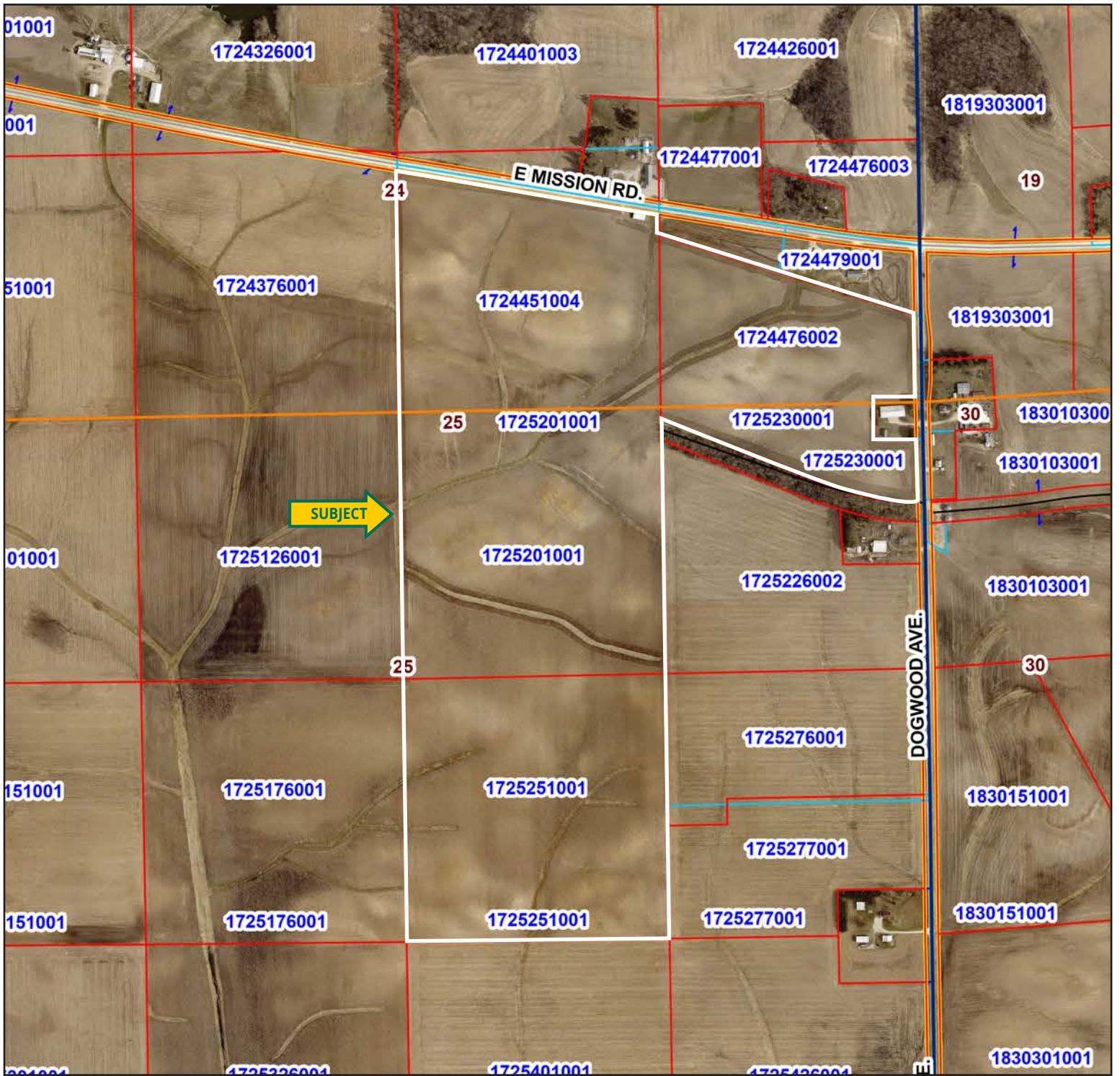


South Side Looking North

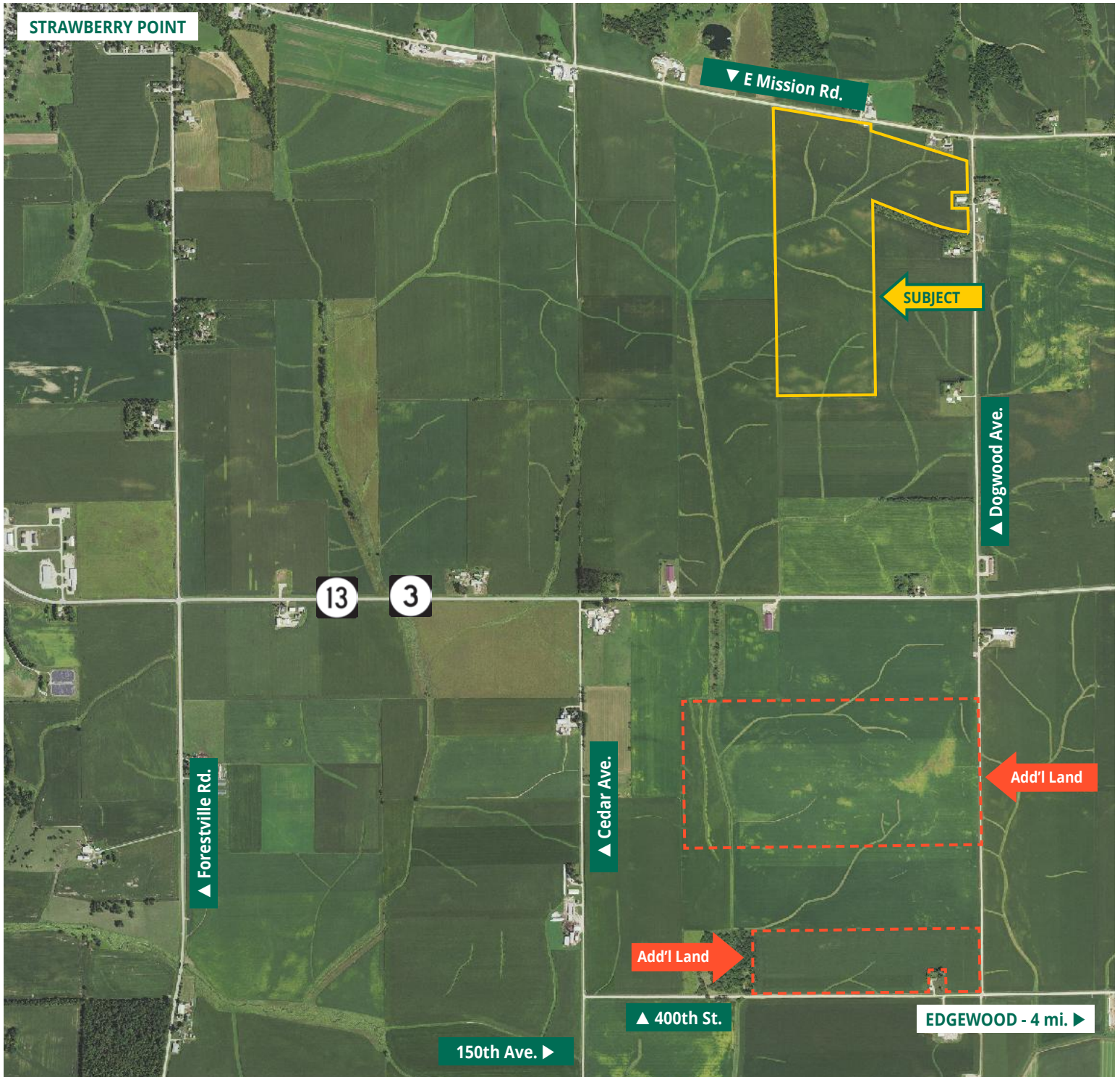




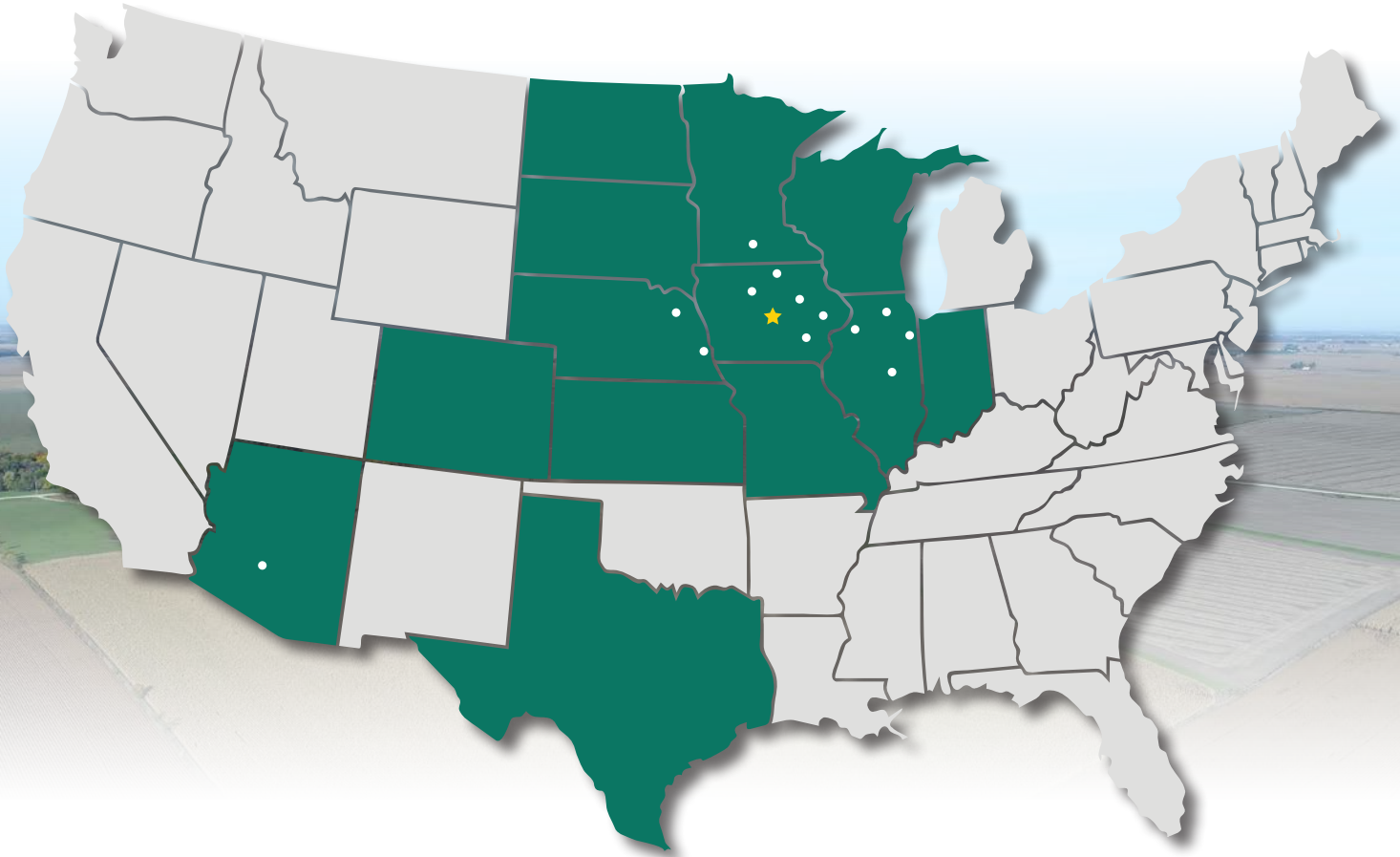








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