

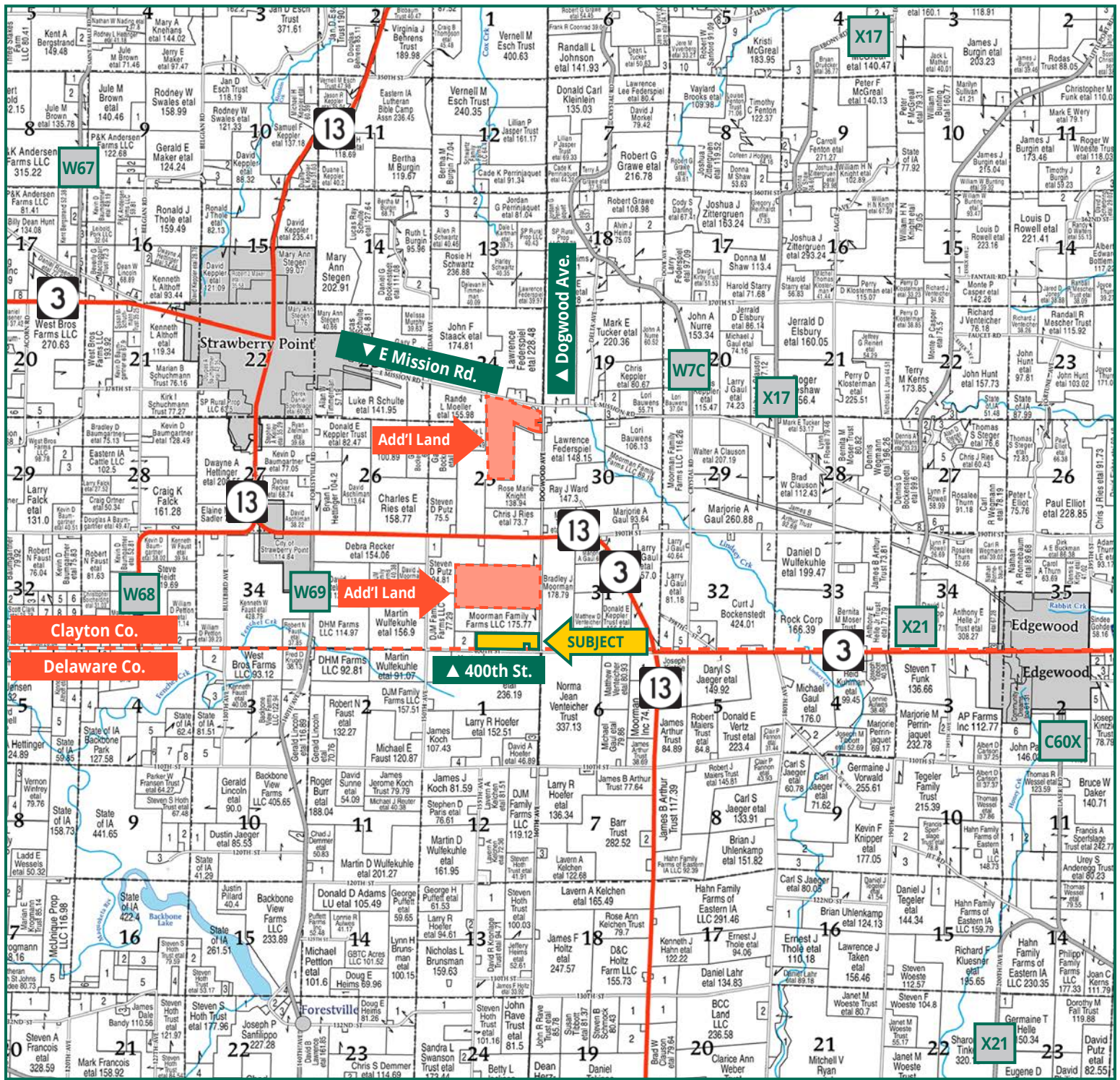
Bradley J. Moorman Farm



TROY LOUWAGIE, ALC
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Mount Vernon, IA 52314 | www.Hertz.ag

59.30 Acres, m/l
Clayton County, IA

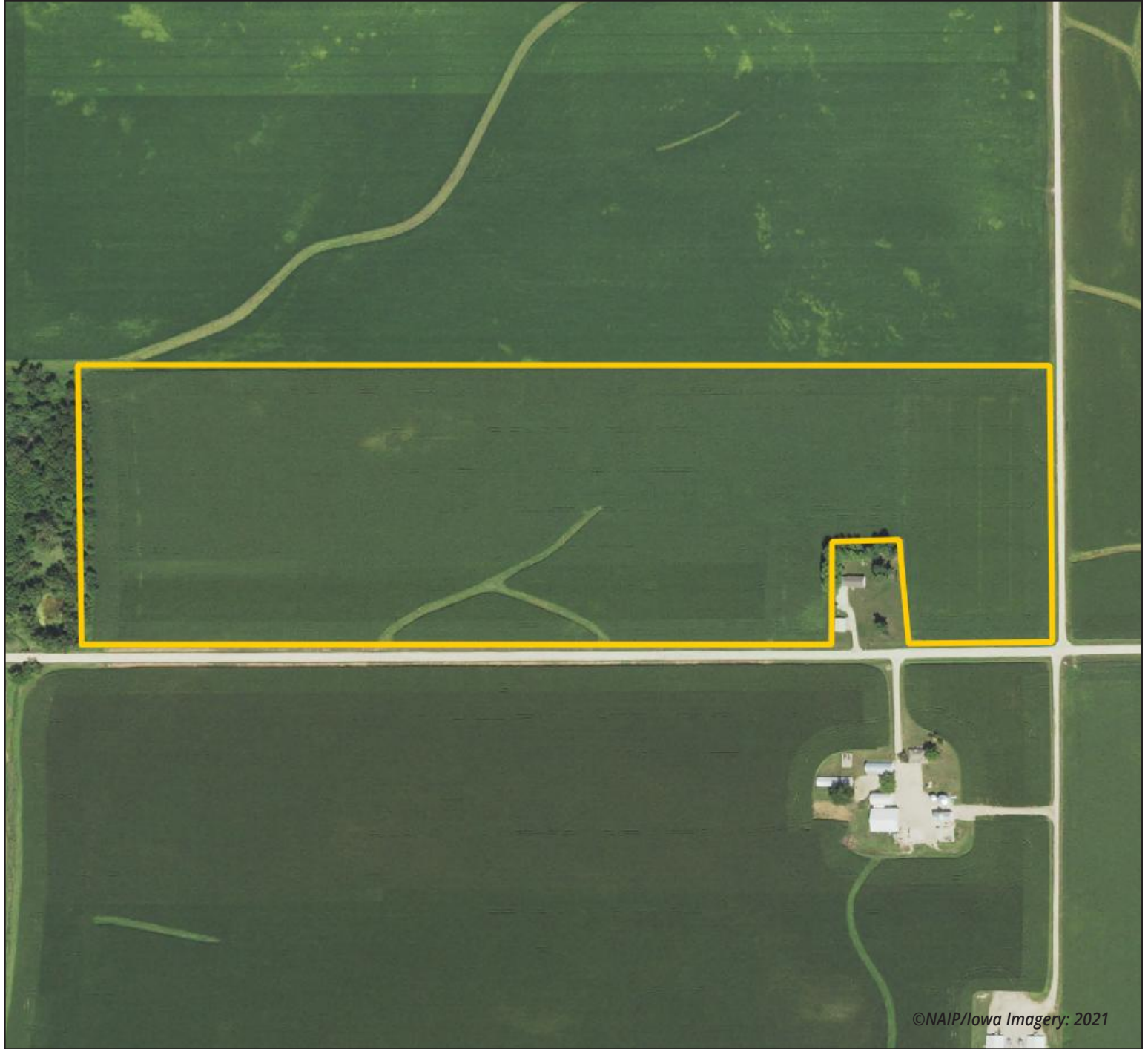


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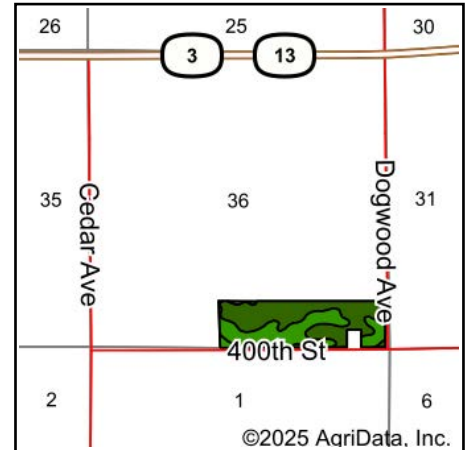
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FSA/Eff. Crop Acres: 54.86 | Grass Acres: 0.90 | Soil Productivity: 88.70 CSR2



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State: **Iowa**
 County: **Clayton**
 Location: **36-91N-6W**
 Township: **Cass**
 Acres: **54.86**
 Date: **1/21/2025**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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**
83B	Kenyon loam, 2 to 5 percent slopes	30.66	55.8%		Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.29	42.5%		Ilw	87
84	Clyde clay loam, 0 to 3 percent slopes	0.91	1.7%		Ilw	88
Weighted Average					2.00	88.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Edgewood: 3 miles west on IA-3 and then continue 1 mile west on 400th St. The property is on the northwest side of the intersection with Dogwood Ave.

Simple Legal

The S $\frac{2}{3}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ and the S $\frac{2}{3}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, excepting the west 19.3 acres and Lot 1, Section 36, Township 91 North, Range 6 West of the 5th P.M., Clayton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$942,870.00
- \$15,900/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024-2025: \$2,472.00
 Net Taxable Acres: 59.30
 Tax per Net Taxable Acre: \$41.69

Lease Status

This farm has an open lease for 2025.

FSA Data

Farm 8557, Part of Tract 10357
 FSA/Eff. Crop Acres: 54.86
 Cert. Grass Acres: 0.90
 Corn Base Acres: 45.56*
 Corn PLC Yield: 161 Bu.
 Bean Base Acres: 9.30*
 Bean PLC Yield: 54 Bu.
**Acres are estimated pending reconstitution of farm by the Clayton County FSA office.*

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 88.70. 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

Topography is level to gently rolling.

Drainage

There is considerable drainage tile on this farm; however, no tile maps are available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is an excellent-quality Clayton County farm with an 88.70 CSR2.

Additional Land for Sale

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

Southeast Side Looking Northwest



Northwest Corner Looking Southeast

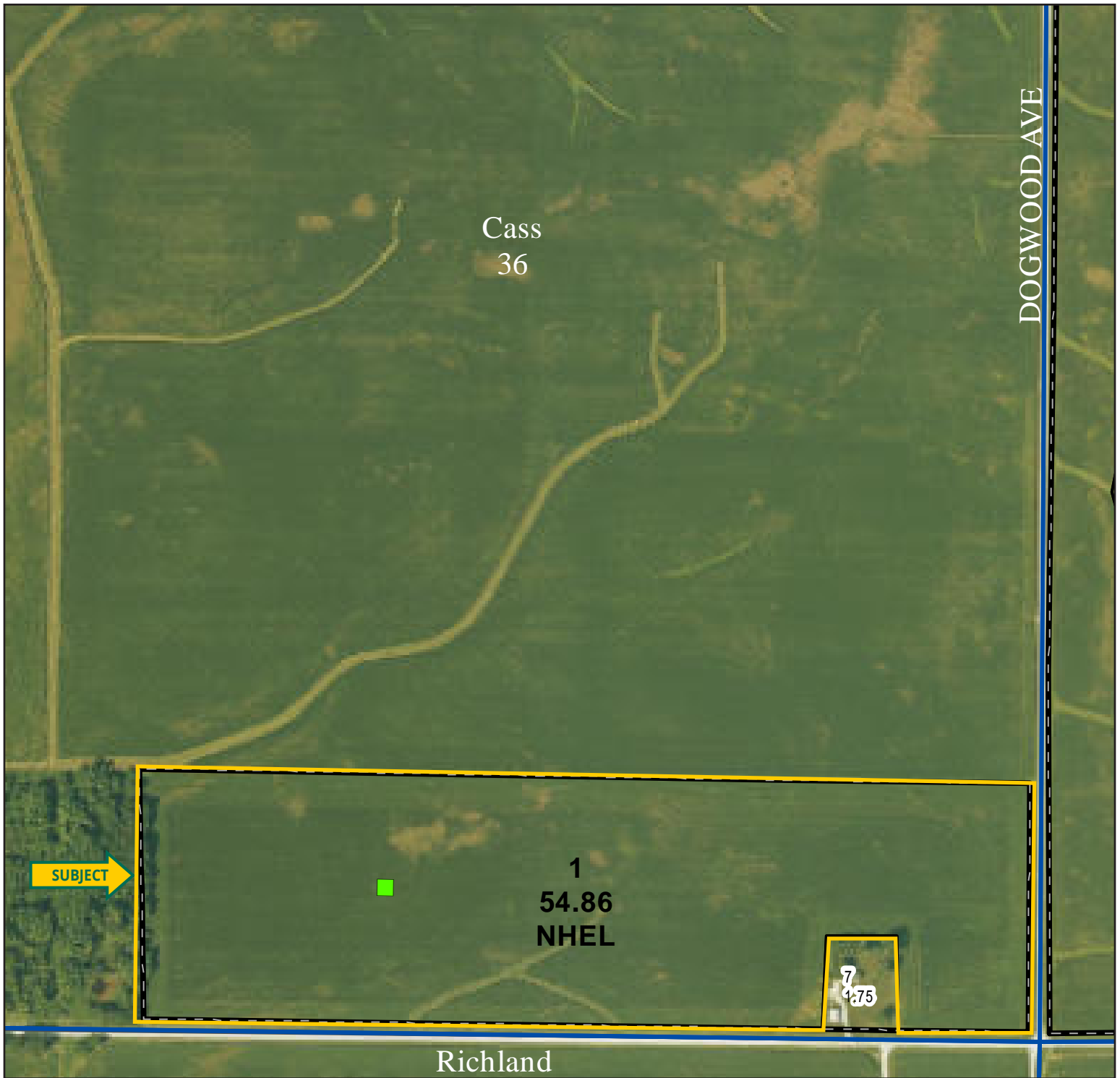


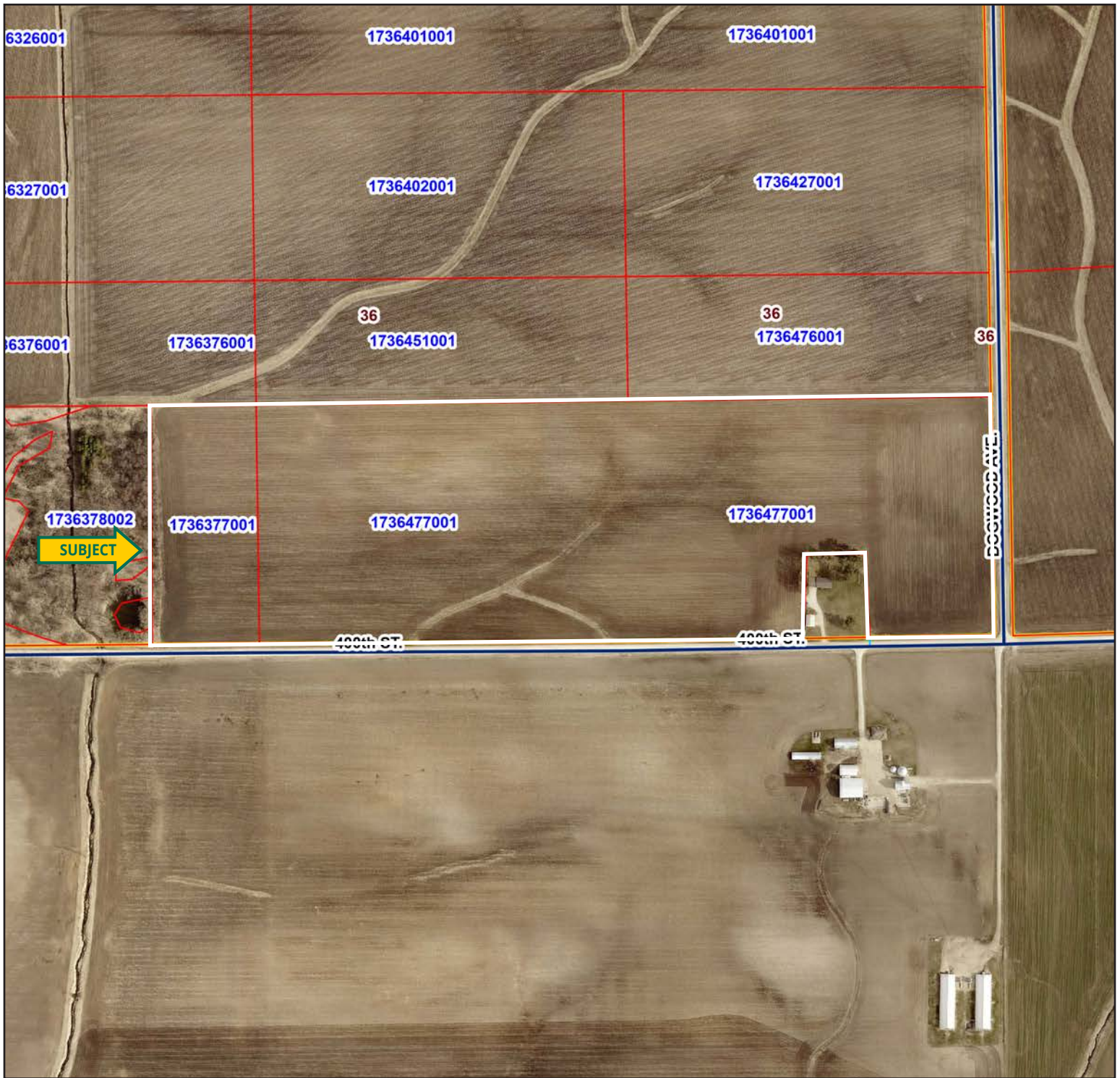
West Side Looking East

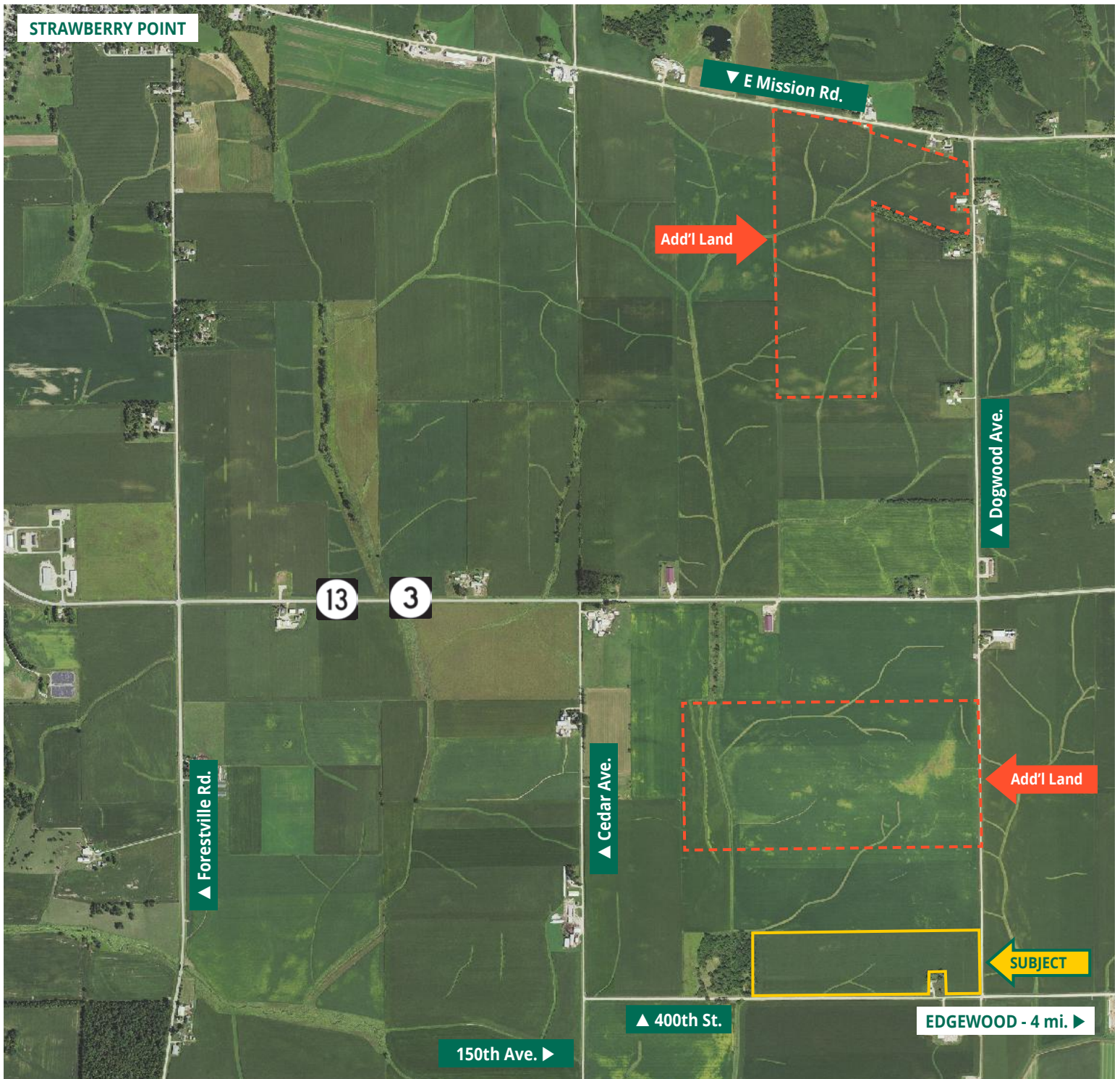


Southwest Corner Looking Northeast

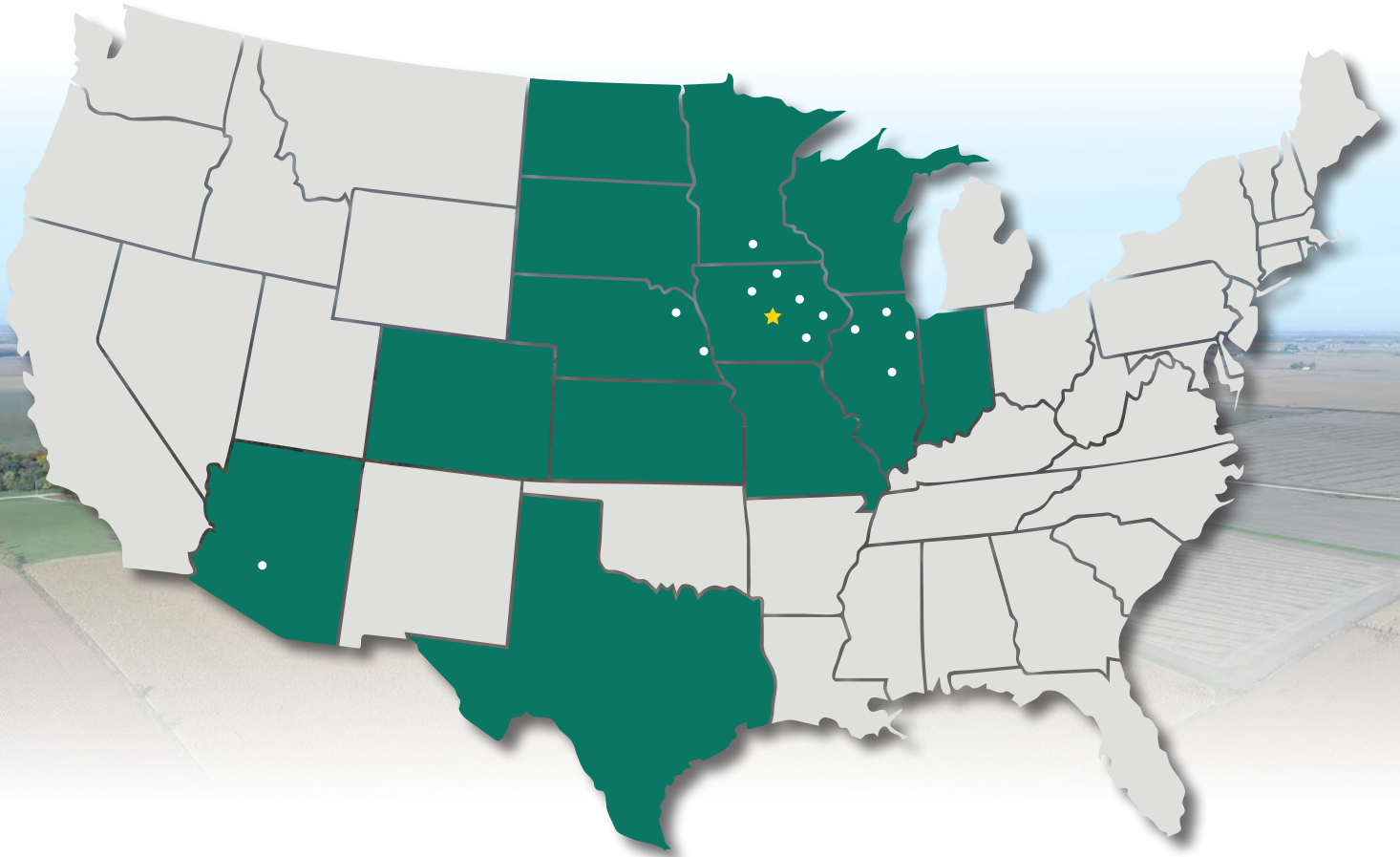








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