

## Well-Maintained Property Located in Nashua, IA City Limits



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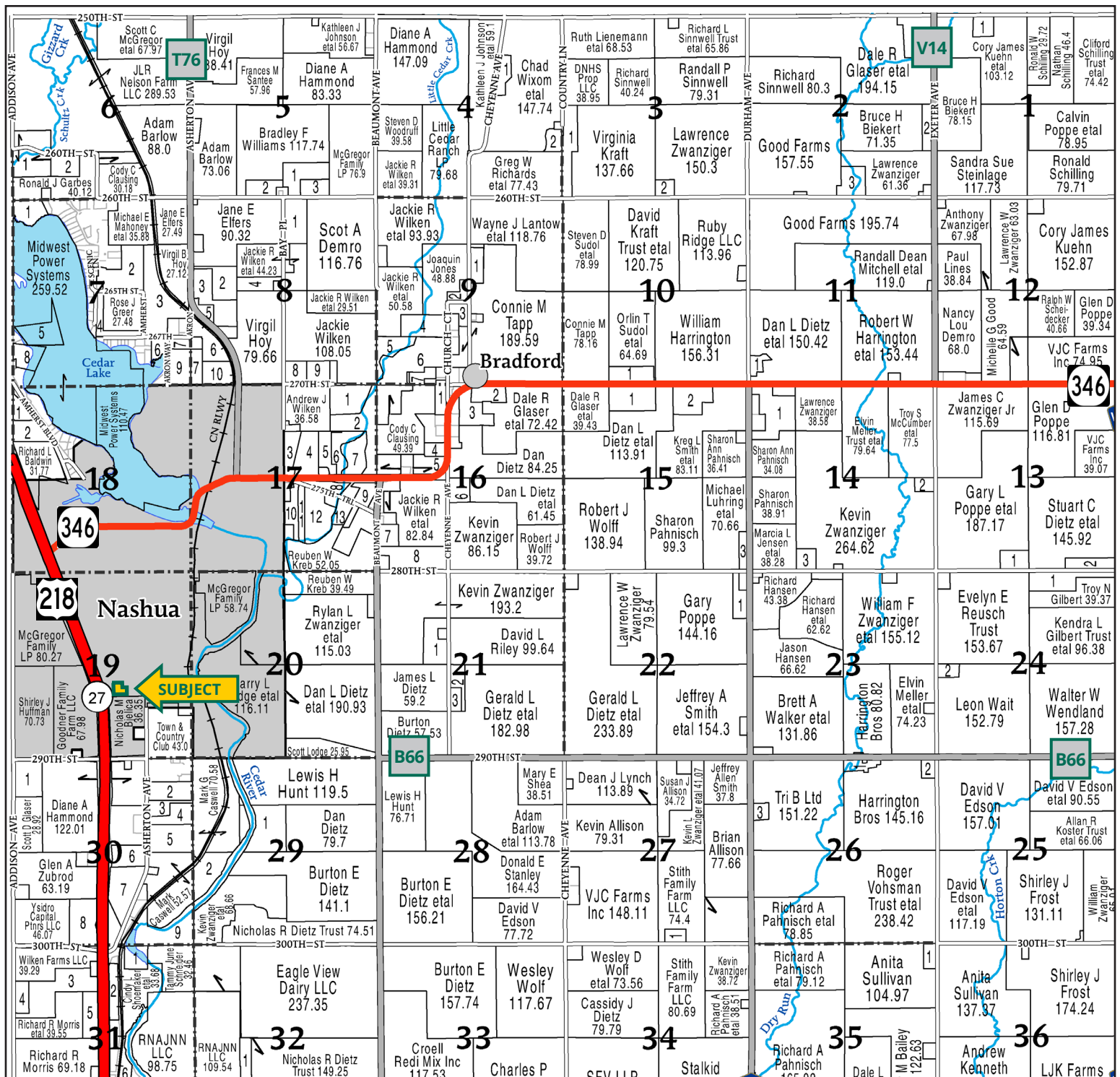


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**16.25 Acres, m/I**  
**Chickasaw County, IA**





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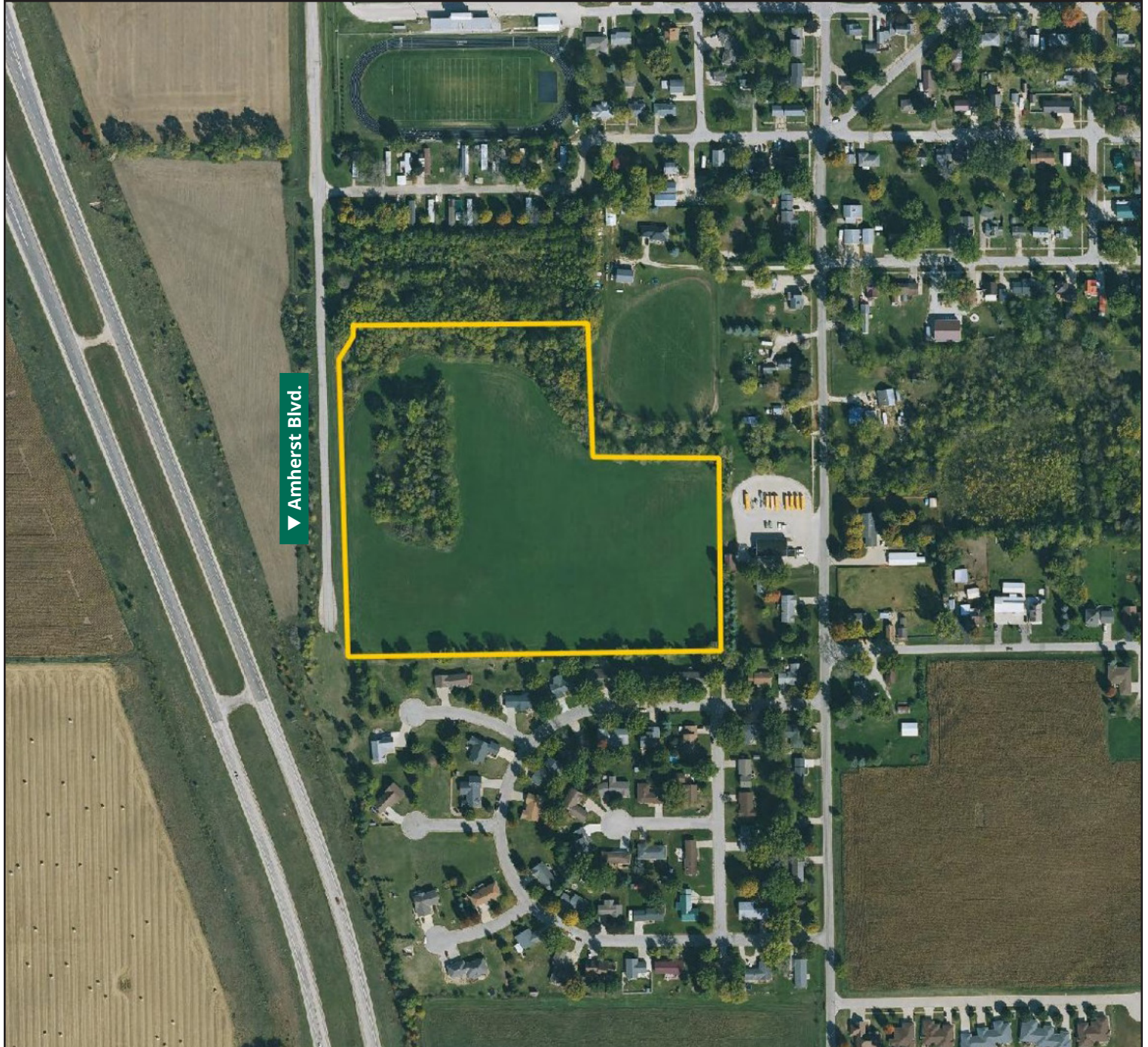
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FSA/Eff. Crop Acres: 12.32 | Soil Productivity: 59.40 CSR2

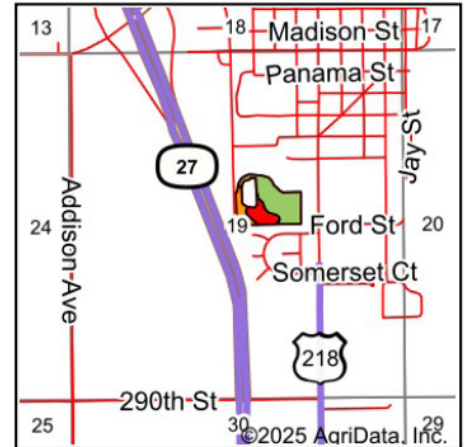
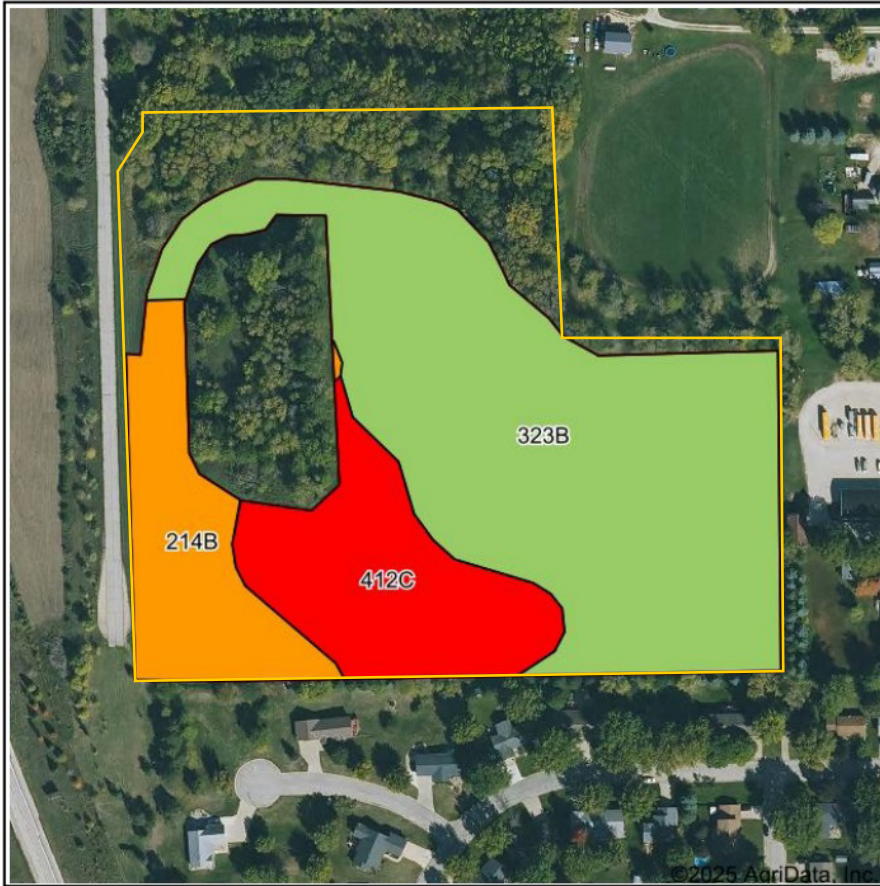


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State: **Iowa**  
 County: **Chickasaw**  
 Location: **19-94N-14W**  
 Township: **Bradford**  
 Acres: **12.32**  
 Date: **9/17/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA037, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
323B	Fort Dodge loam, 2 to 5 percent slopes	7.86	63.8%		Ile	79
412C	Emeline loam, 2 to 9 percent slopes	2.47	20.0%		IVs	7
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	1.99	16.2%		Ile	47
Weighted Average					2.40	59.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

In the city of Nashua: Go south on Amherst Blvd. all the way to the dead end of the Blvd. Property is located on the east side of the road.

## Simple Legal

Part of Lot 1 in the SW¼ NE¼ with exceptions, in Section 19, Township 94 North, Range 14 West of the 5th P.M., Chickasaw Co., IA. *Final abstract/title documents to govern legal description.*

## Address

1119 Amherst Blvd.  
Nashua, IA 50658

## Price & Terms

- \$190,000
- \$11,692.31/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable 2025 - 2026: \$336.00  
Net Taxable Acres: 16.25  
Tax per Net Taxable Acre: \$20.68

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 6199, Tract 9114  
FSA/Eff. Crop Acres: 12.32  
Corn Base Acres: 8.86  
Corn PLC Yield: 137 Bu.  
Bean Base Acres: 2.84  
Bean PLC Yield: 45 Bu.

## NRCS Classification

HEL: Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Fort Dodge, Emeline, and Rockton. CSR2 on the FSA/Eff. crop acres is 59.40. 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

Gently to moderately sloping.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Zoning

This property is currently zoned as Restricted Residential District. Contact agent for details.



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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South looking North



North looking South





Northwest looking Southeast

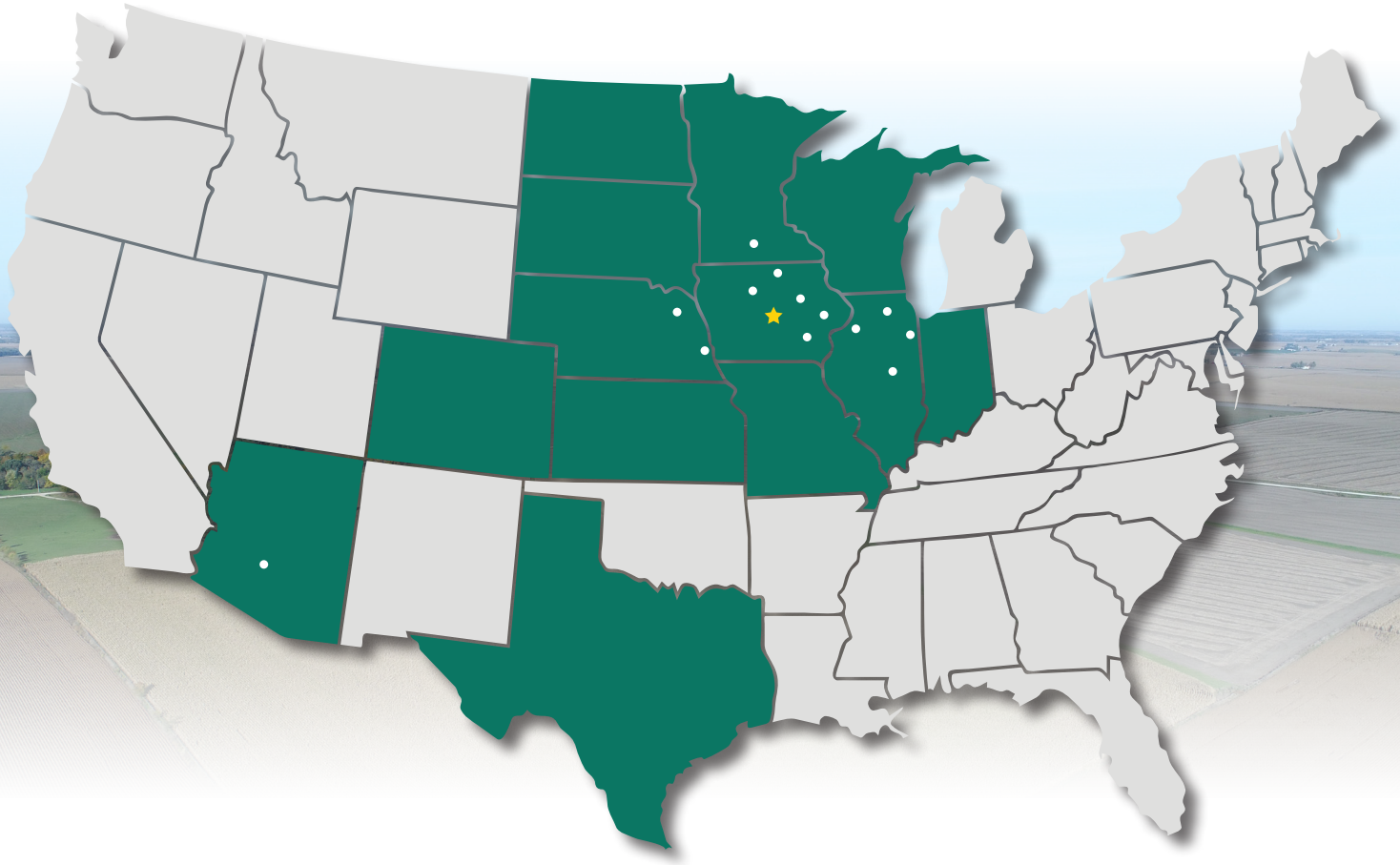


Southeast looking Northwest





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