



LAND FOR SALE

Good-Quality Farmland Located Just Off IA-22



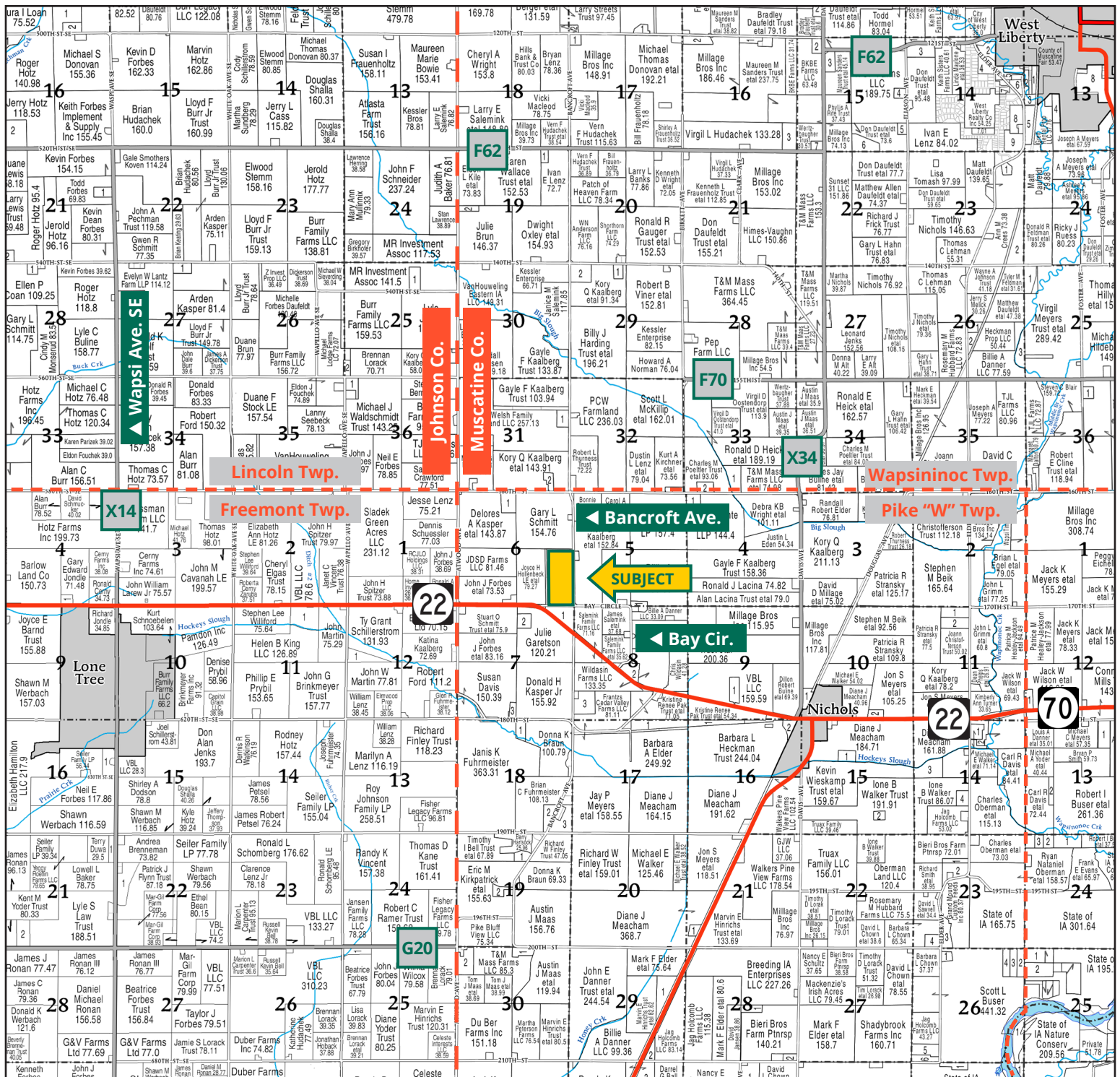
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77.28 Acres, m/l
Muscatine County, IA



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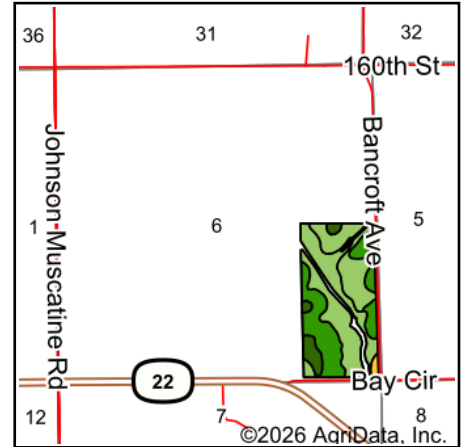
FSA/Eff. Crop Acres: 69.91 | CRP Acres: 0.80 | Soil Productivity: 78.70 CSR2



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State: **Iowa**
 County: **Muscataine**
 Location: **6-77N-4W**
 Township: **Pike**
 Acres: **69.91**
 Date: **8/31/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA139, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
467B	Radford silt loam, 2 to 5 percent slopes	25.78	36.9%		IIw	75
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	16.95	24.2%		IIIe	82
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	16.51	23.6%		IIIe	77
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	5.29	7.6%		Ile	90
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	4.13	5.9%		IIIe	85
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	0.95	1.4%		IVe	57
133B	Colo-Ely complex, 0 to 5 percent slopes	0.30	0.4%		IIw	86
Weighted Average					2.56	78.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Lone Tree: At the intersection of Wapsi Rd. SE/ Co. Rd. X14 and IA-22, 3¼ miles east on IA-22 and east on Bay Cir. The property is on the north side of the road.

Simple Legal

That part of the SE¼ of Section 6, Township 77 North, Range 4 West of the 5th P.M., Muscatine County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$908,040.00
- \$11,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$2,996.00
Gross Acres: 77.28
Net Taxable Acres: 72.04
Tax per Net Taxable Acre: \$41.59

Lease Status

Farm lease is open for 2027.

FSA Data

Farm 885, Tract 79
FSA/Eff. Crop Acres: 69.91
CRP Acres: 0.80
Corn Base Acres: 33.20
Corn PLC Yield: 152 Bu.
Bean Base Acres: 33.50
Bean PLC Yield: 57 Bu.

CRP Contracts

There are 0.80 acres enrolled in a CP-21/CP-21S contract that pays \$203.00 per acre, for a \$162.00 annual payment, and expires September 1, 2029.

Soil Types/Productivity

Primary soils are Radford, Downs and Newvienna. CSR2 on the FSA/Eff. crop acres is 78.70. 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

The farm is gently rolling to rolling.

Drainage

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

Buildings/Improvements

None.

Water & Well Information

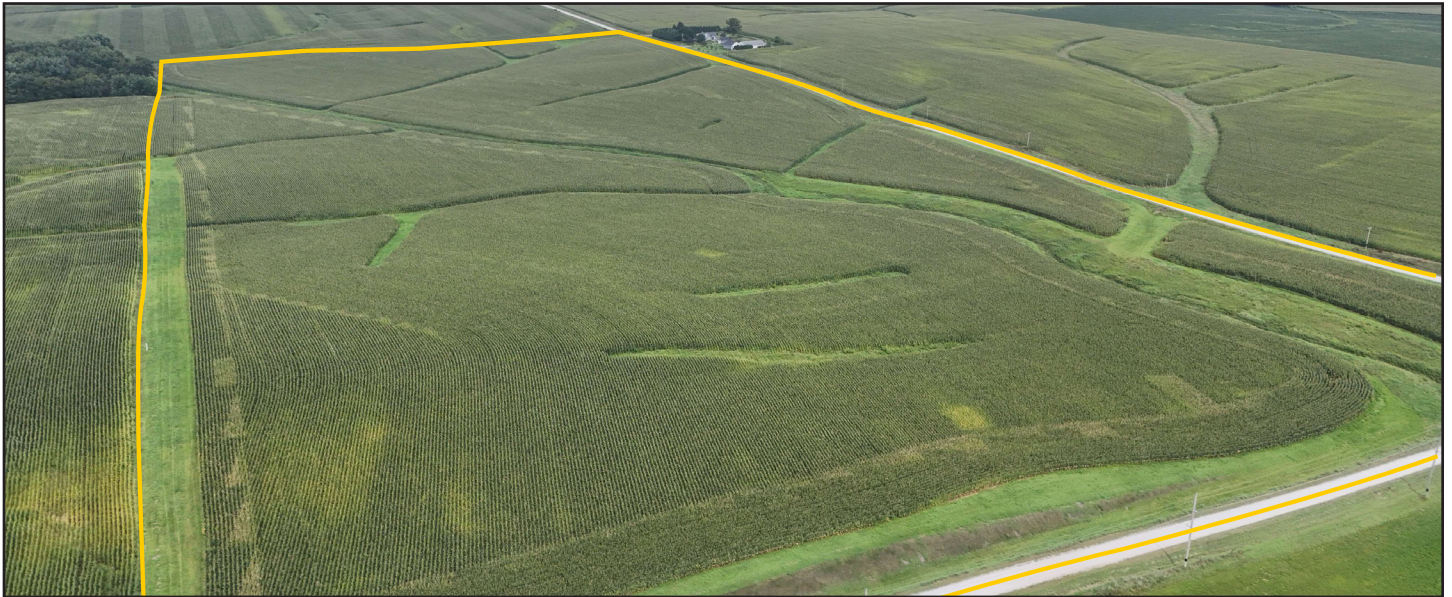
None.

Saturated Buffer Strip Project

Owner has entered into an agreement with the Iowa Department of Agriculture and Land Stewardship through the Heartland Co-op Batch and Build Program to install saturated buffer strips to reduce nitrate levels in tile outlets and improve water quality. See aerial photo for project location. Contact agent for details.

Comments

A nice Muscatine County farm with a 78.70 CSR2.



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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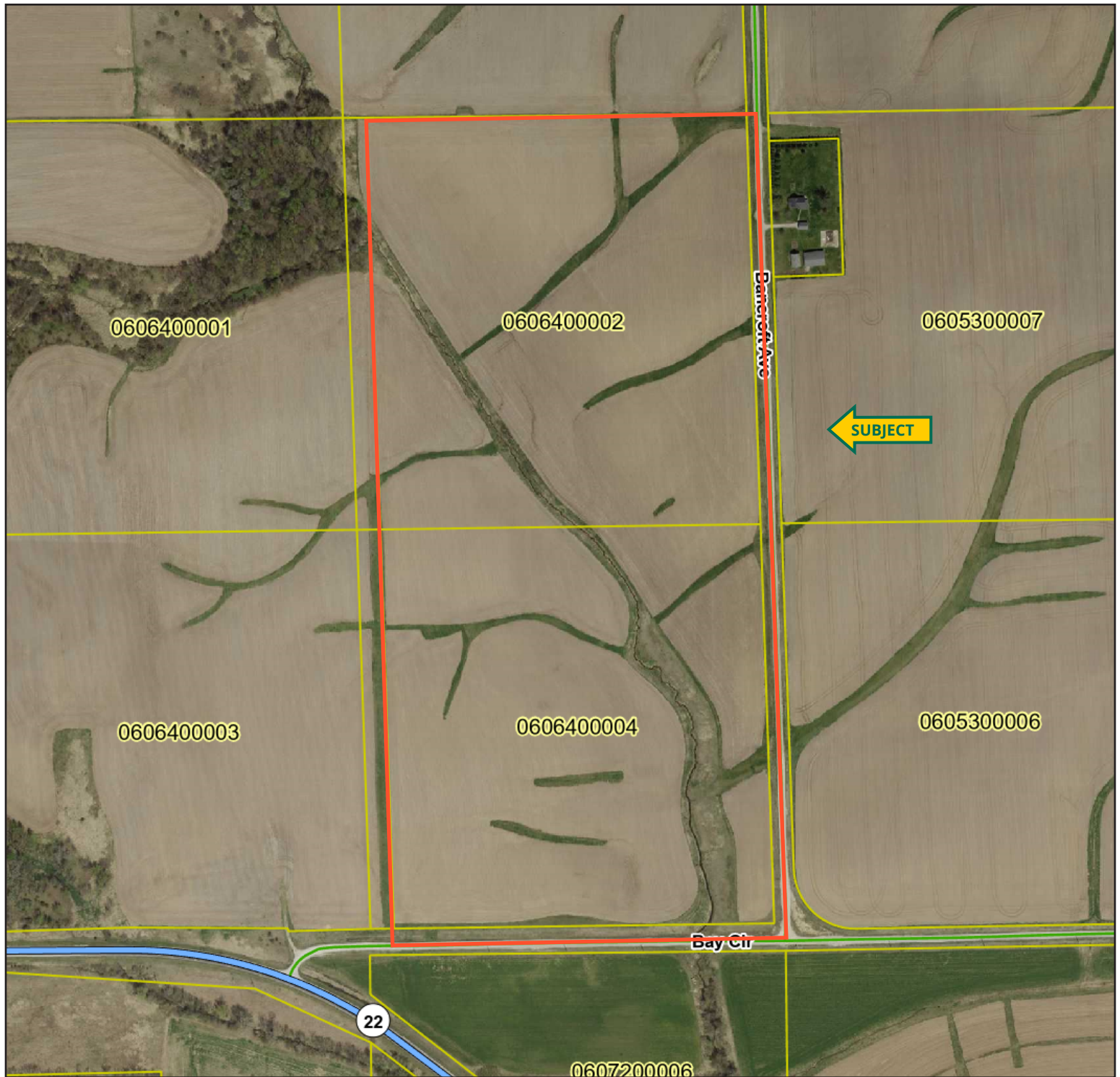
Southeast Corner Looking Northwest



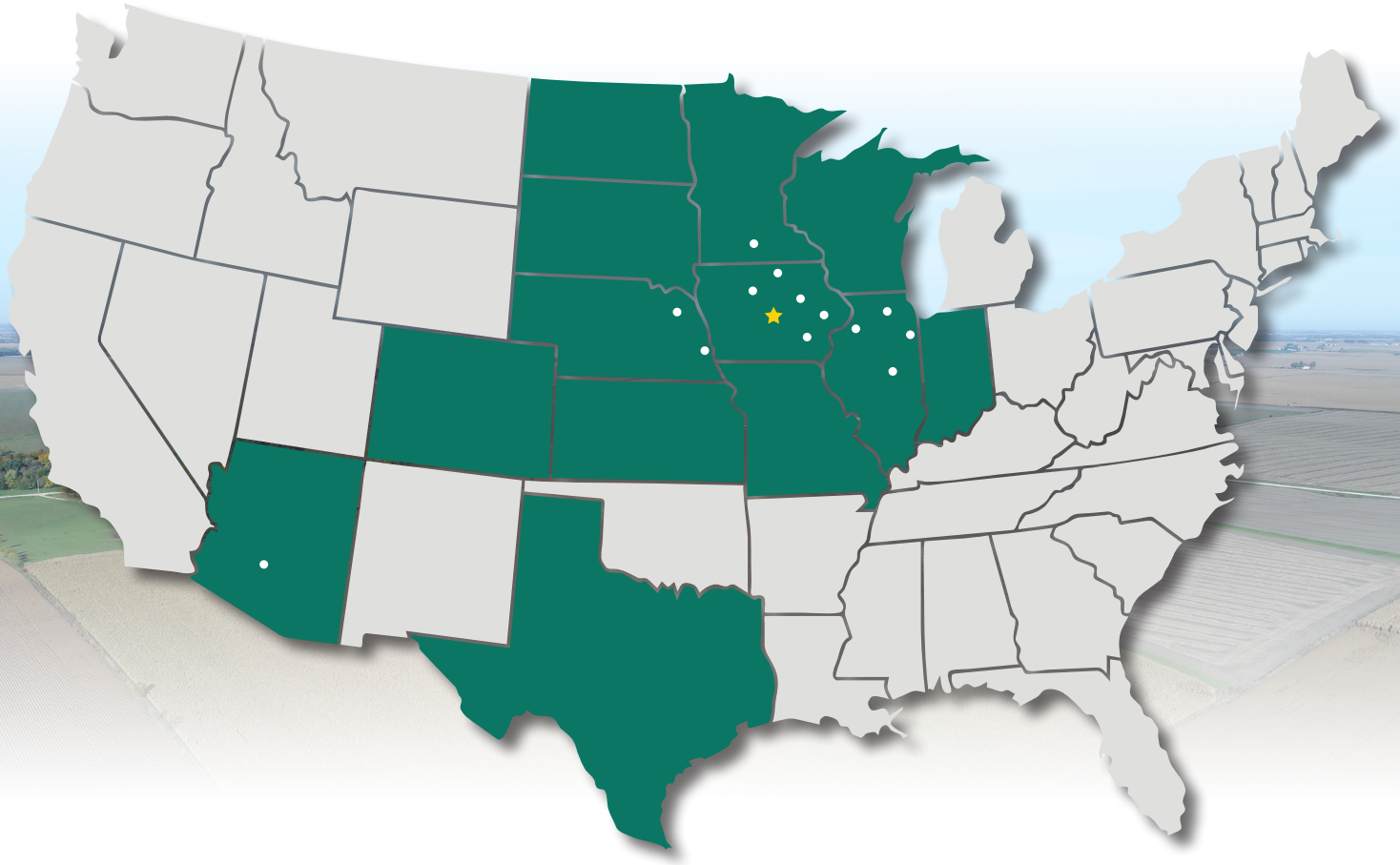
Northwest Corner Looking Southeast







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