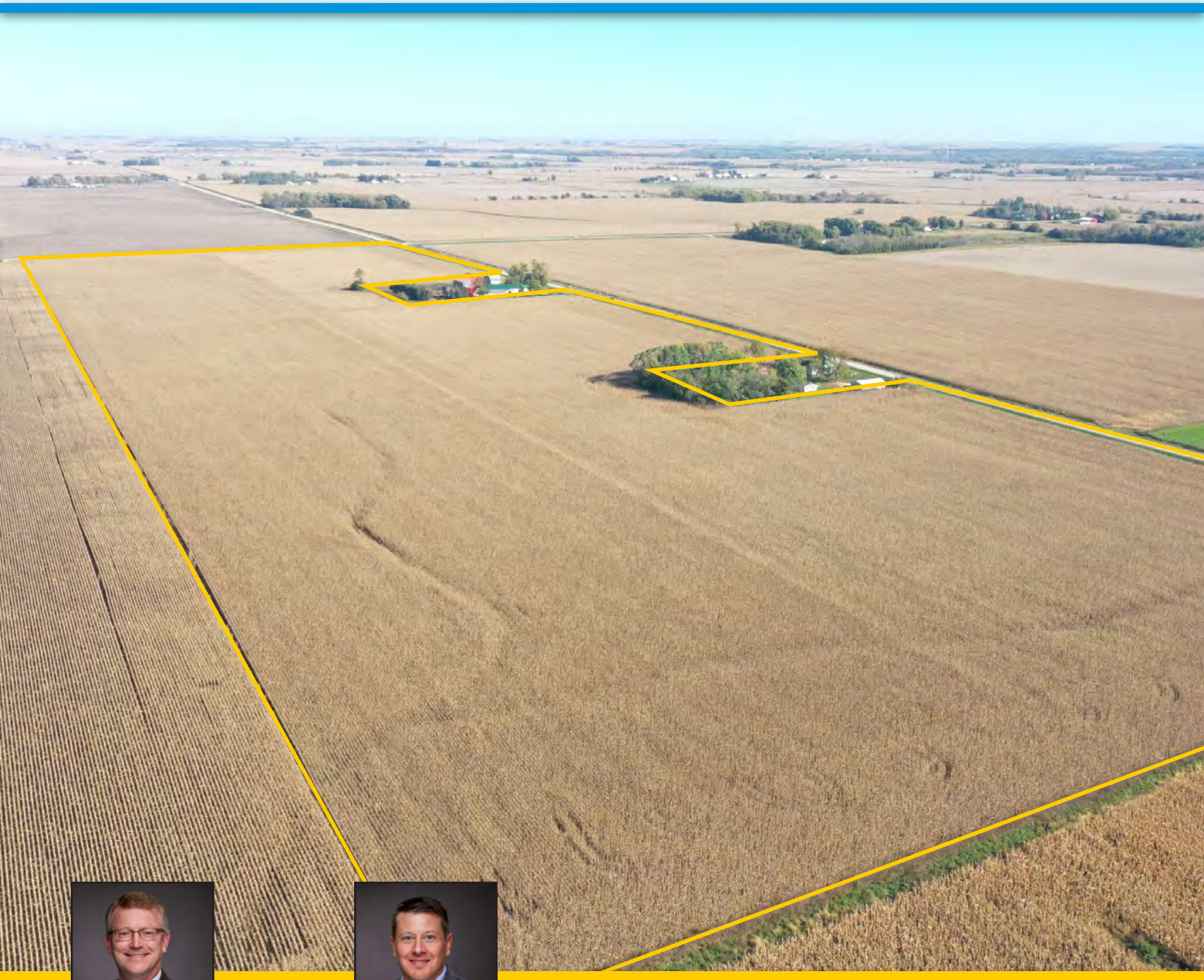
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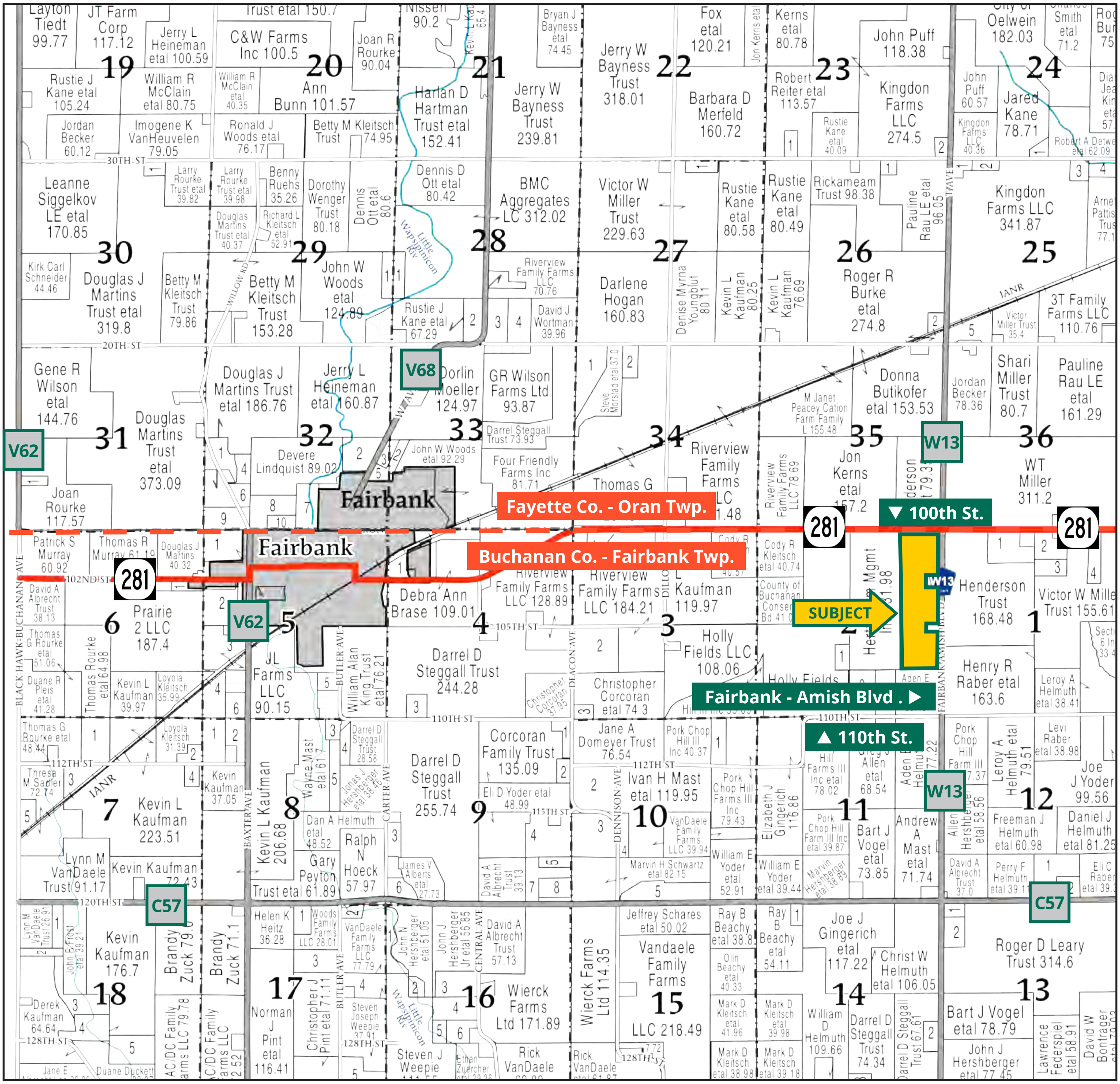
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105.44 Acres, m/l
Buchanan County, IA

PLAT MAP

Fairbank Township, Buchanan County, IA



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AERIAL PHOTO

105.44 Acres, m/l, Buchanan County, IA

FSA/Eff. Crop Acres: 99.19 | Soil Productivity: 80.00 CSR2



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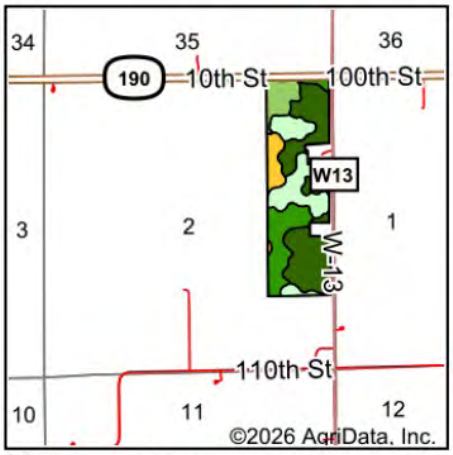
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SOIL MAP

99.19 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Buchanan**
Location: **2-90N-10W**
Township: **Fairbank**
Acres: **99.19**
Date: **10/22/2026**

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Area Symbol: IA019, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
399	Readlyn silt loam, 1 to 3 percent slopes	41.40	41.6%		Iw	91
813	Atkinson loam, till plain, 0 to 2 percent slopes	24.28	24.5%		Is	66
84	Clyde clay loam, 0 to 3 percent slopes	16.42	16.6%		IIw	88
471	Oran loam, 1 to 3 percent slopes	8.62	8.7%		Iw	74
214	Rockton loam, 20 to 30 inches to limestone, till plain, 0 to 2 percent slopes	6.93	7.0%		IIs	52
398	Tripoli clay loam, 0 to 2 percent slopes	1.54	1.6%		IIw	82
				Weighted Average	**1.25**	**80**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

105.44 Acres, m/l, Buchanan County, IA

Location
From Fairbank: Go east on IA-281 / 100th St. for 3.3 miles. Property is located on the southwest corner of the intersection of IA-281 / 100th St. and Fairbank-Amish Blvd. / Co. Rd. W13.

Simple Legal
Parcel C in the E½ of Section 2, Township 90 North, Range 10 West of the 5th P.M., Buchanan Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
- $1,195,000
- $11,333.46/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated, based on terms of existing lease.

Real Estate Tax
Taxes Payable 2026 - 2027: $4,046.00
Surveyed Gross Acres: 105.44
Net Taxable Acres: 100.00
Tax per Net Taxable Acre: $40.46

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 7080, Tract 24379
FSA/Eff. Crop Acres: 99.19
Corn Base Acres: 50.33
Corn PLC Yield: 148 Bu.
Bean Base Acres: 48.86
Bean PLC Yield: 50 Bu.

NRCS Classification
NHEL: Non-Highly Erodible Land.

Soil Types/Productivity
Primary soils are Readlyn, Atkinson, and Clyde. CSR2 on the FSA/Eff. crop acres is 80.00. 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
Level to nearly level.

Drainage
Natural with some tile. No tile maps available.

Buildings/Improvements
None.

Water & Well Information
None.

Easement
The property is subject to a right-of-entry easement with payments remaining. Contact agent for details.

Disclosure
Acreage boundaries depicted are approximate and do not correspond to surveyed property lines. 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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Northeast looking Southwest



Southwest looking Northeast



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PROPERTY PHOTOS

105.44 Acres, m/l, Buchanan County, IA

South looking North



North looking South

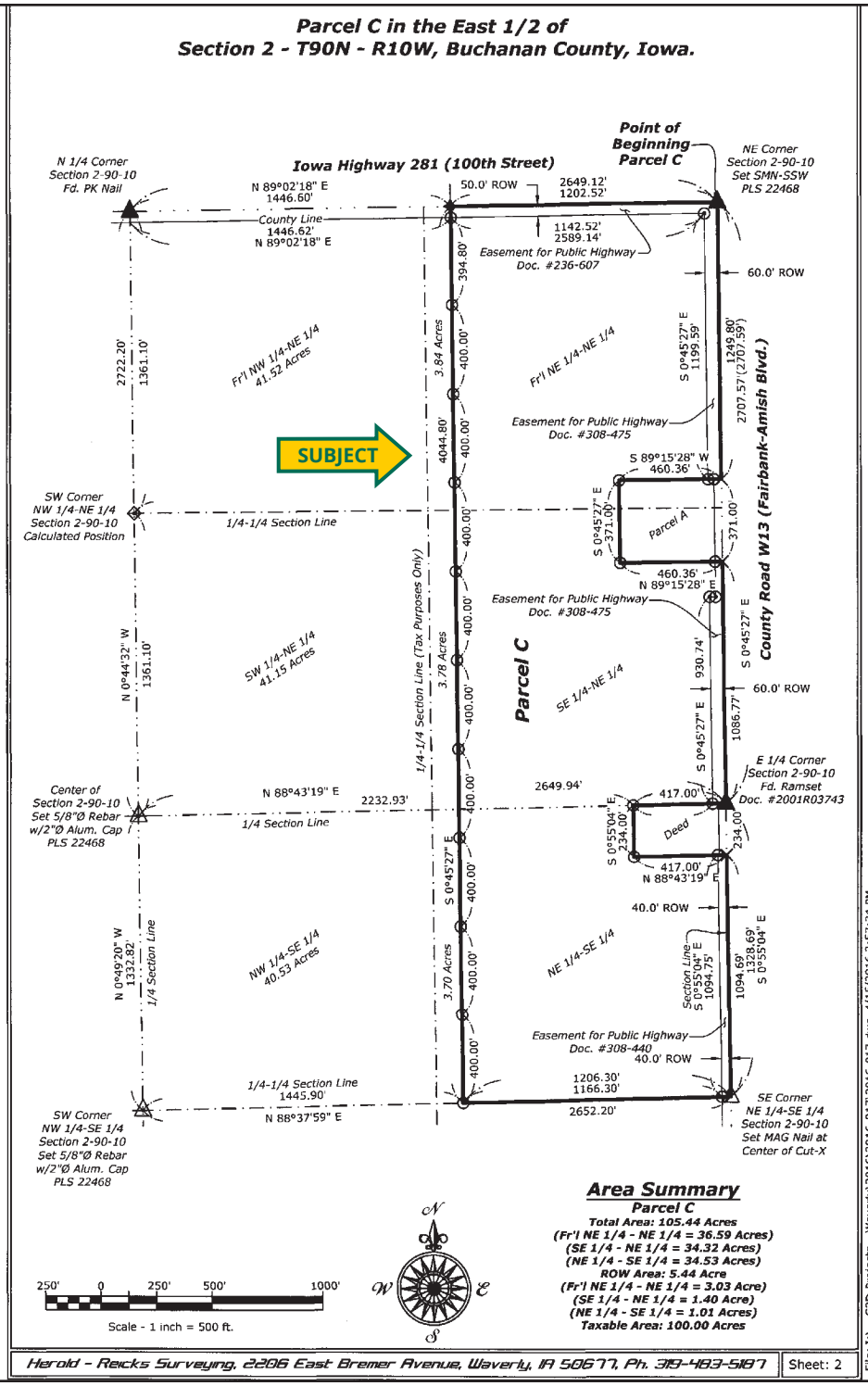


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PLAT OF SURVEY

105.44 Acres, m/l

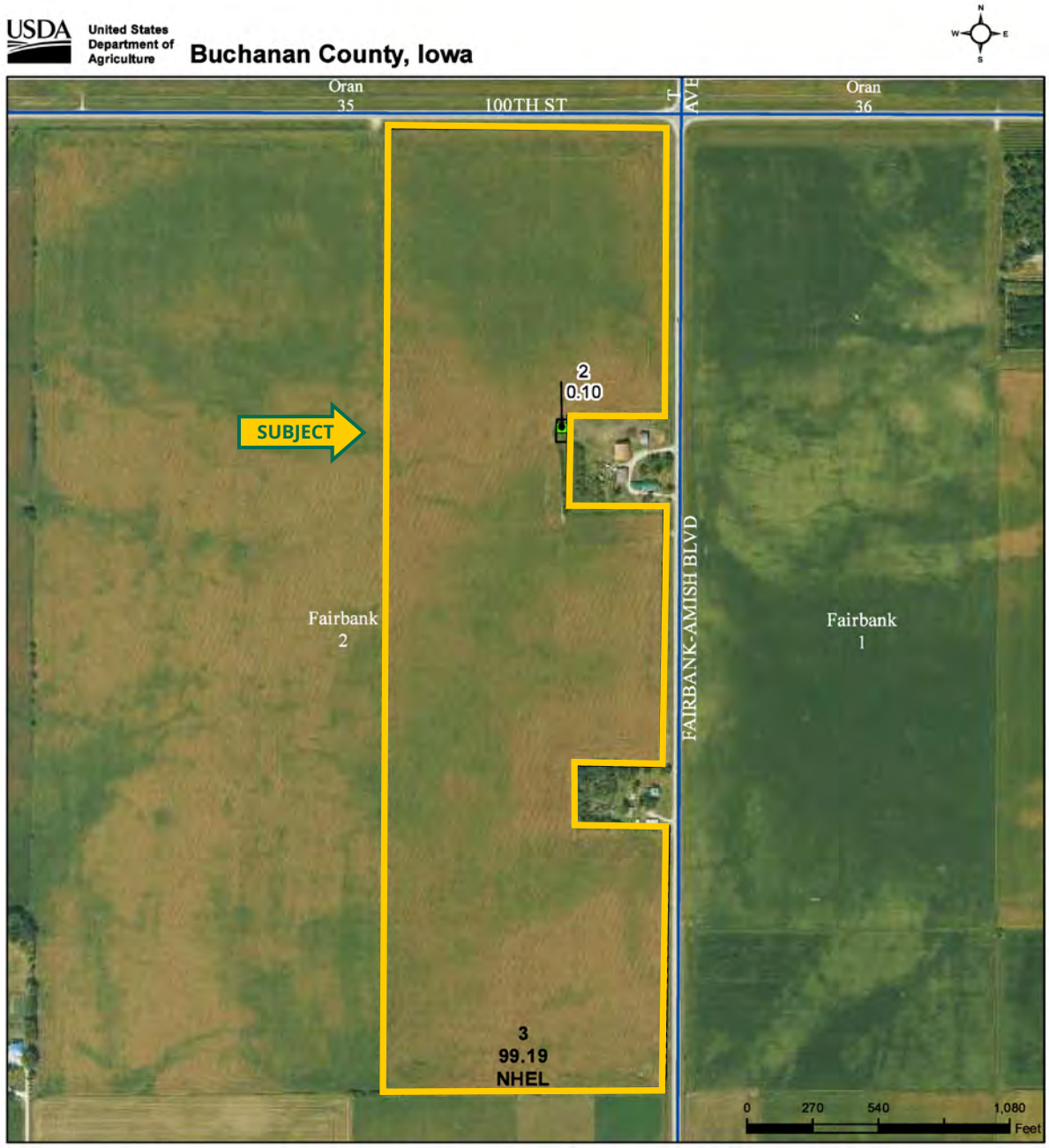


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FSA MAP

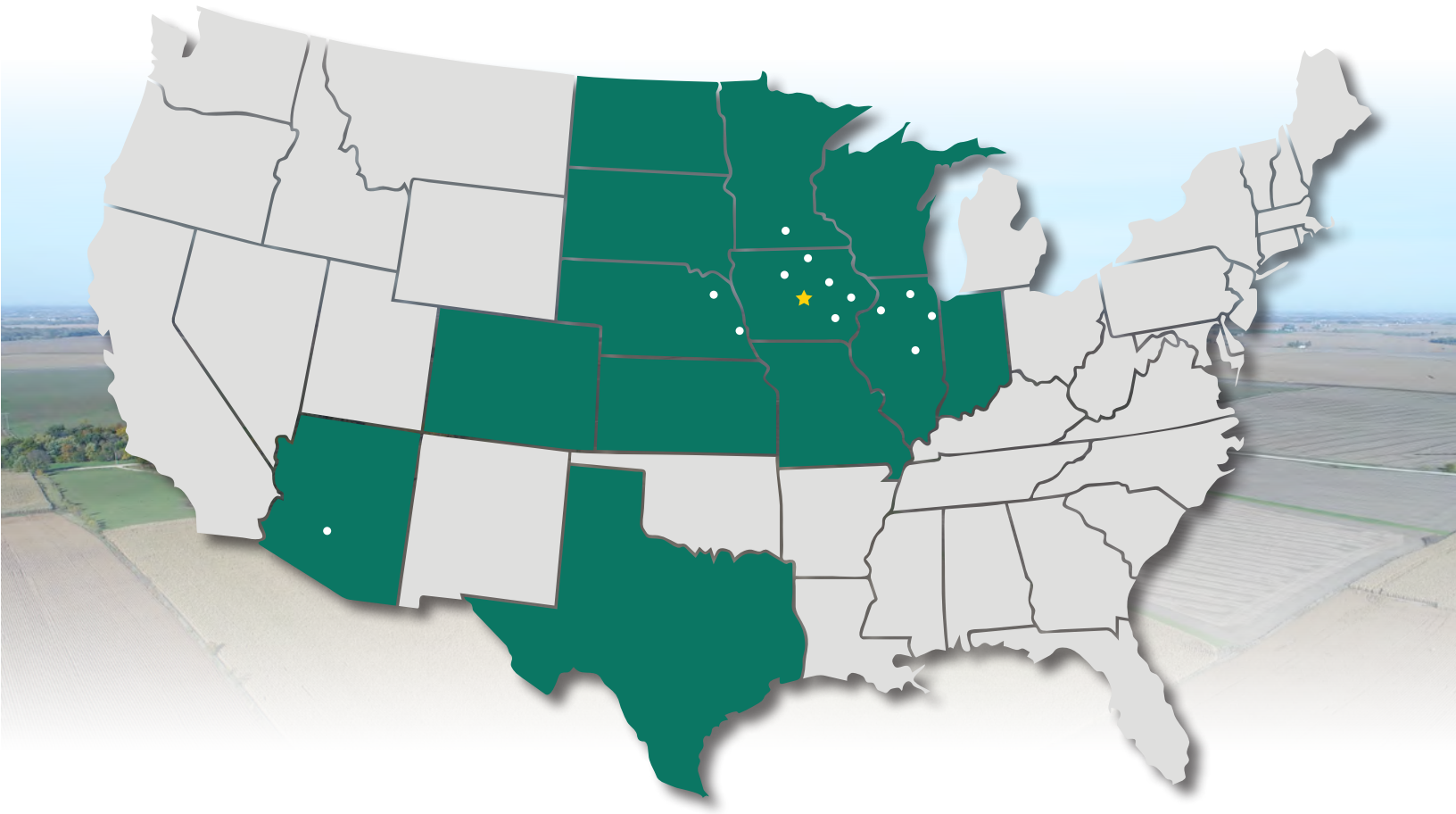
99.19 FSA/Eff. Crop Acres



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