



## 10 Acres, m/l, Fayette County, IA

2.5 ac. m/l Acreage / 7.5 ac. m/l Bareland

### Property Information

#### Location

Approximately 12 miles east of Oelwein.  
Putnam Township.

#### Legal Description

Parcel "B" Being all of Parcel "A" & Pt.  
NE NE Per Amended Survey Bk  
2006/1069 & Survey Bk 2004/1589  
Section 33, Township 91 North, Range 7  
West of the 5th P.M., Fayette County, IA.

#### Address

1847 D Ave., Lamont, IA 50650

#### Price & Terms

- \$189,500
- Seller would consider offers splitting cropland from acreage. (See Survey for detail).

#### Possession

Negotiable

#### Real Estate Tax

Taxes Payable 2016 - 2017: \$1,198  
Net Taxable Acres: 10

*\*Should property be split please see  
estimated taxes in Comment Section.*

#### FSA Data

Farm Number 1465, Tract 9193  
Crop Acres: 7.59  
Corn Base: 7.57  
Corn PLC Yield: 160 Bu.

#### CRP Contracts

None

#### Soil Types/Productivity

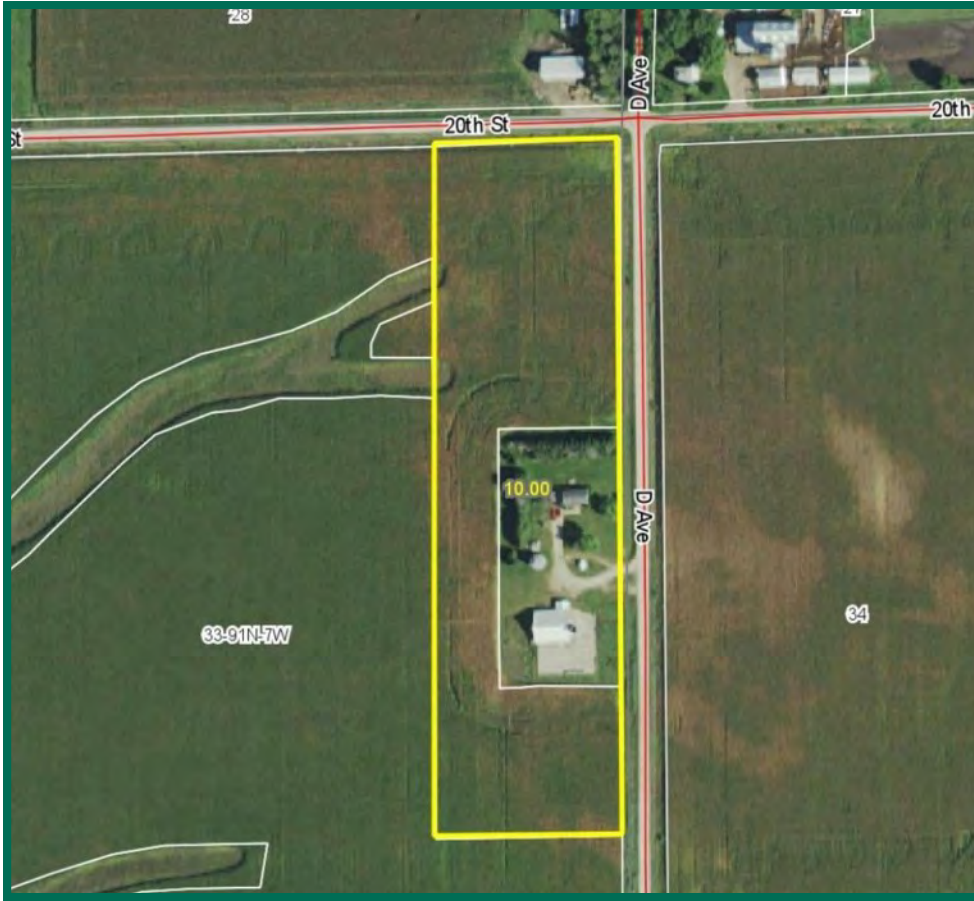
Primary soils are Dickinson fine sandy loam and Kenyon loam. See soil map for detail.

- **CSR2:** 83.9 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72.9 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 81.57 per County Assessor, based on net taxable acres.

#### Dwelling

- 1 Story Ranch home built in 1975, 1,140 sq. ft. living area.
- 3 Bedroom
- Full Bath / 3/4 Bath
- Central Air approx. 10 years old.
- FAH—Gas Heat furnace new in 2003.
- Water Softener approx. 5 year old.
- L.P. Hot Water Heater
- Full Basement - over 80% finished. Includes aforementioned 3/4 Bath, 2 Non-conforming Bedrooms, Recreation Room w / Fireplace, and Utility Room.  
Carpet / tile / finished drywall panels

# Aerial Photo and Google Earth Map



- Whole house water filter
- Vinyl Siding
- Poured Foundation
- Wood Deck 21' 8" x 27' 8"

## Buildings/Improvements

- 56' x 60' Barn with Loft / Steel siding and roof.
- 16' x 18' Shed
- 10' x 12' Shed
- 25' x 18' Steel Grain Storage Bin
- 16' x 20' Milk House

## Water & Well Information

Drilled well south of dwelling.

## Septic Information

Septic System and Leach Field located west of dwelling.

## Utility Information

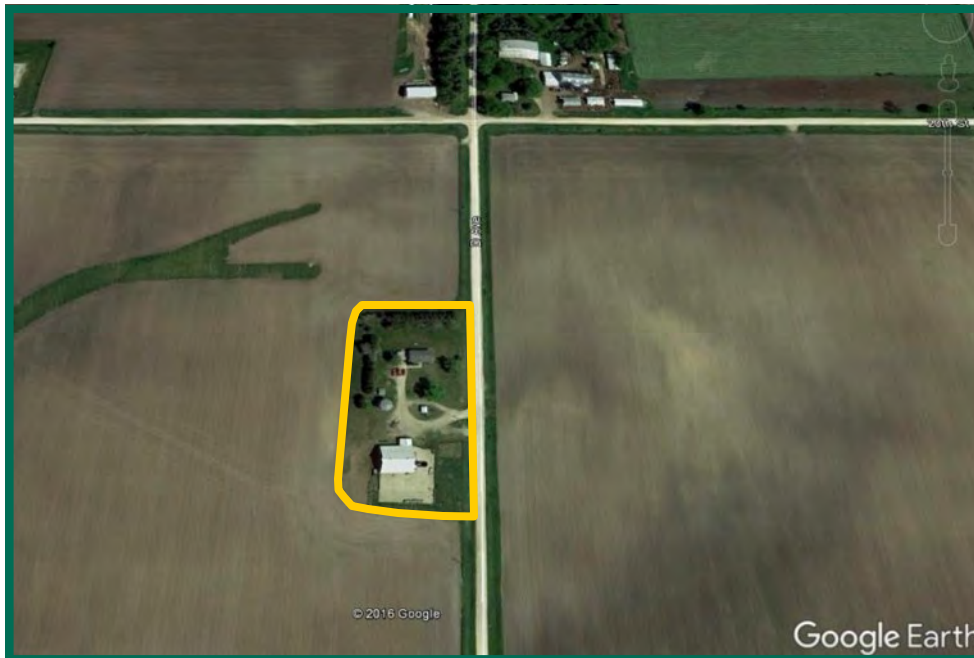
- Electric service provided by Alliant Energy.
- L.P. currently purchased from AgVantage FS. 500 gallon rented tank.
- Internet Service—HughesNet.
- Updated digital antenna on roof.

## Comments

- Attractive rural acreage near Fayette / Buchanan County line with excellent income from cropland rent.
- Should property be split according to recorded survey:

Acreage Site - 2.5 ac. m/l,  
with 2016/2017 estimated  
Real Estate Taxes of \$855.

Bare Cropland - 7.5 ac. m/l,  
with 2016/2017 estimated  
Real Estate Taxes of \$343.



*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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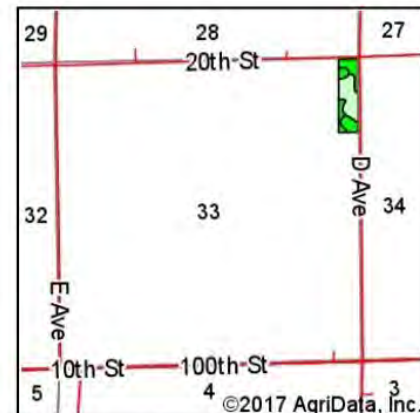
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# Soil Map—Entire Property



Soils data provided by USDA and NRCS.

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State: Iowa  
County: Fayette  
Location: 33-91N-7W  
Township: Putnam  
Acres: 10  
Date: 4/10/2017



Area Symbol: IA065. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	4.58	45.8%		IIIe	74	56
83B	Kenyon loam, 2 to 5 percent slopes	2.08	20.8%		IIe	90	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.51	15.1%		IIw	87	73
171B	Bassett loam, 2 to 5 percent slopes	1.17	11.7%		IIe	85	80
198B	Floyd loam, 1 to 4 percent slopes	0.66	6.6%		IIw	89	80
Weighted Average						81.6	69

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

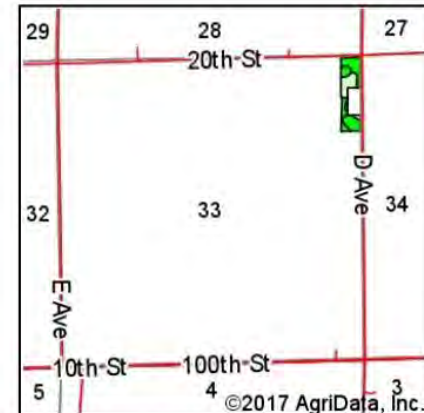
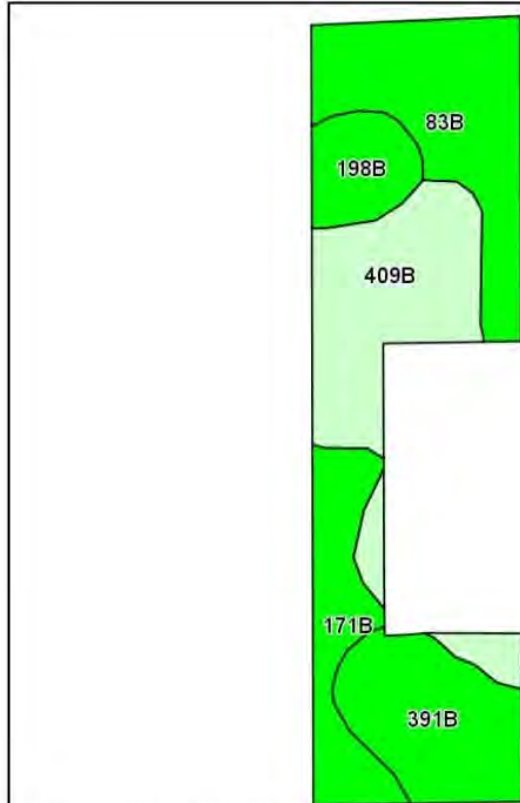
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# Soil Map—Tillable Only



State: Iowa  
 County: Fayette  
 Location: 33-91N-7W  
 Township: Putnam  
 Acres: 7.59  
 Date: 4/10/2017



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

Area Symbol: IA065, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	2.23	29.4%		IIIe	74	56
83B	Kenyon loam, 2 to 5 percent slopes	2.05	27.0%		Ile	90	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.51	19.9%		IIw	87	73
171B	Bassett loam, 2 to 5 percent slopes	1.14	15.0%		Ile	85	80
198B	Floyd loam, 1 to 4 percent slopes	0.66	8.7%		IIw	89	80
Weighted Average						83.9	72.9

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

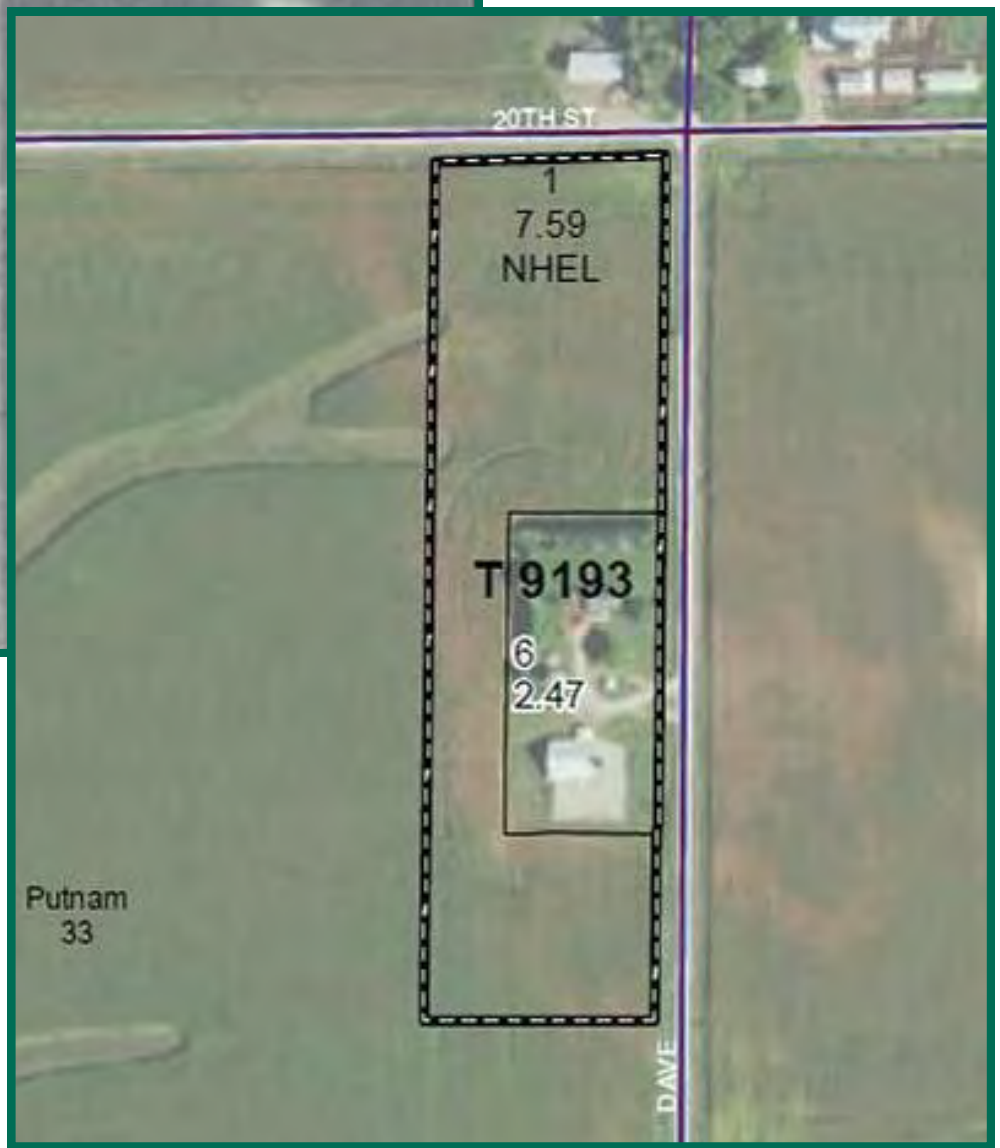
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## NRCS and FSA Maps



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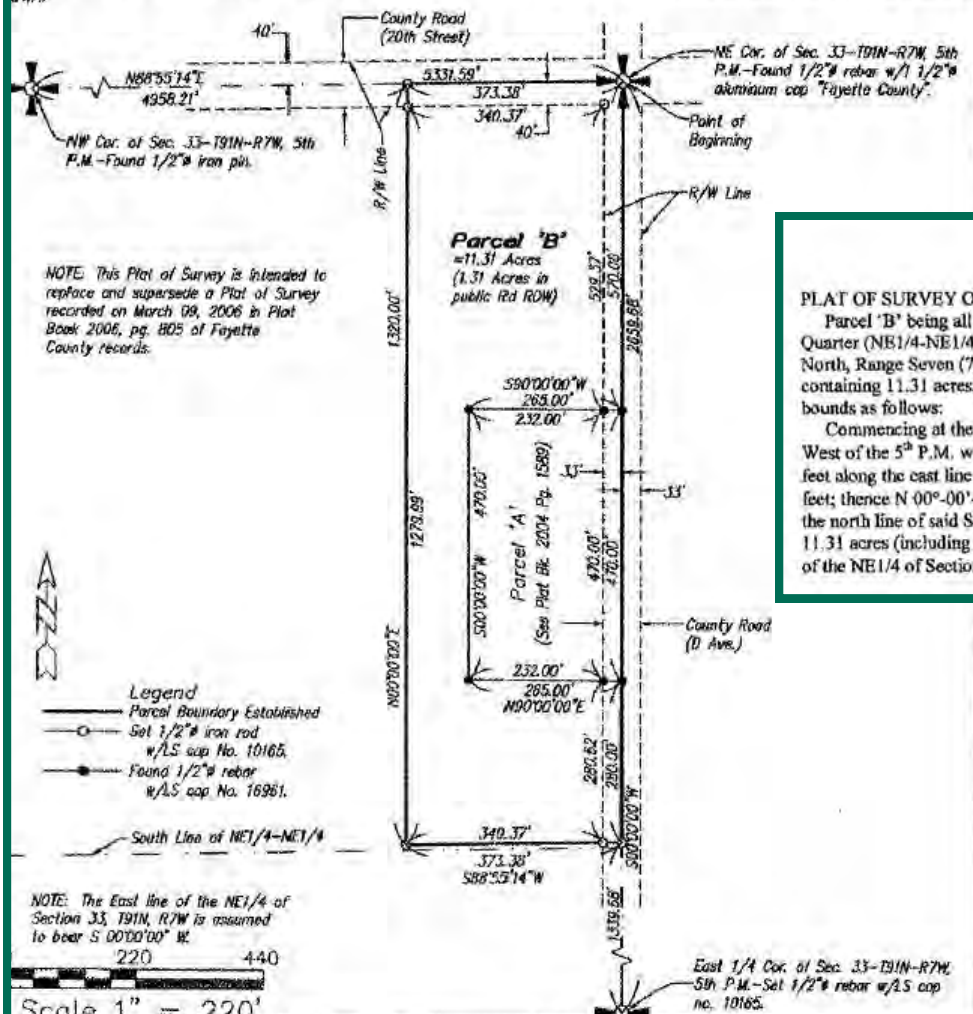
KAREN FORD, RECORDER  
FAYETTE COUNTY, IOWA

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## AMENDED PLAT OF SURVEY

of

PARCEL 'B' BEING ALL OF PARCEL 'A' AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4): ALL IN SECTION 33, TOWNSHIP 91 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FAYETTE COUNTY, IOWA.



Sheet No. 2 of 2

### PLAT OF SURVEY OF:

Parcel 'B' being all of Parcel 'A' and part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4); all in Section Thirty-three (33), Township Ninety-one (91) North, Range Seven (7) West of the Fifth Principal Meridian, Fayette County, Iowa, containing 11.31 acres, more or less, and more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of Section 33, Township 91 North, Range 7 West of the 5<sup>th</sup> P.M. which is the Point of Beginning; thence S 00°-00'-00" W, 1320.00 feet along the east line of the NE1/4 of said Section 33; thence S 88°-55'-14" W, 373.38 feet; thence N 00°-00'-00" E, 1320.00 feet; thence N 88°-55'-14" E, 373.38 feet along the north line of said Section 33 to the Point of Beginning. Said described parcel contains 11.31 acres (including 1.31 acres in public road right-of-way), more or less. The east line of the NE1/4 of Section 33, T91N, R7W is assumed to bear S 00°-00'-00" W.

Proprietors:

Elsie M. Busse & Citizens State Bank, as Trustees under the will of Reynold E. Busse.

Survey requested by: Hertz Farm Management, Inc. Marlin Schminko

Sheet No. 1 of 2  
Prepared: Feb. 20, 2006 (222, 89)  
March 29, 2006 Drawn By: ARL  
(Drawings \Surveys\2006\)  
ette\EBusse\Busse.dwg

SEAL



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.

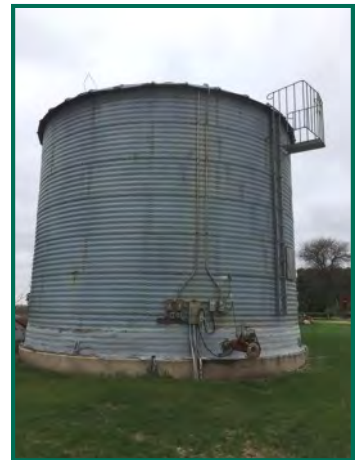
Roger R. Mohn March 29, 2006 Date  
License Number 10165  
My license renewal date is December 31, 2006  
Pages or sheets covered by this seal:  
Sheet 1 of 2 through 2 of 2.

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**Photos:** 10 Acres, m/l, Fayette County, IA

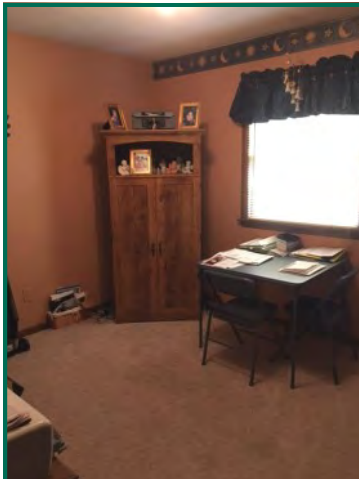
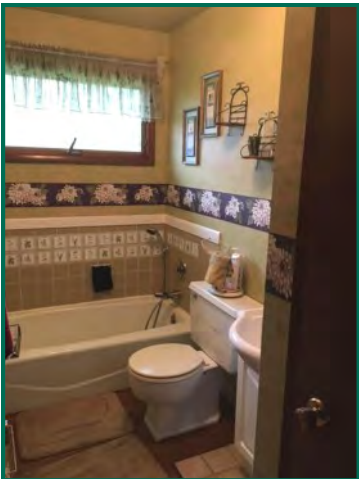
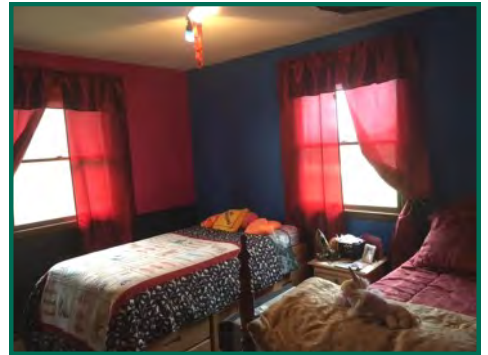
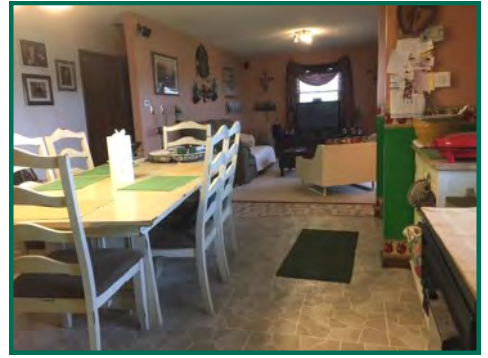


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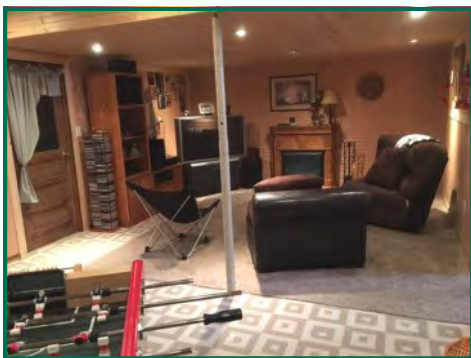
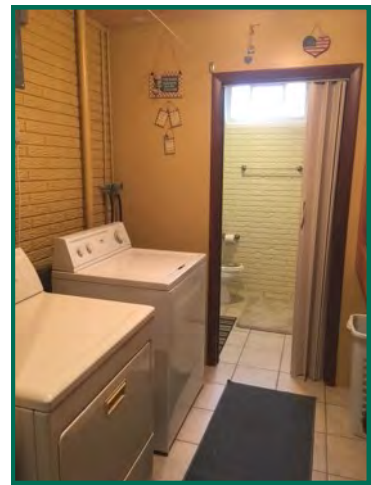
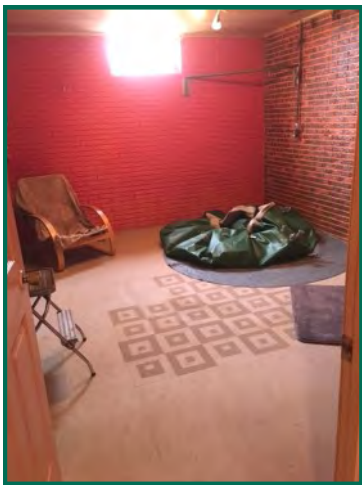
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