



245 Acres m/l, Muscatine County, IA

Alberhasky Farm

77.1 CSR/83.4 CSR2 - This Farm is Located ½ Mile West of Nichols, Iowa

Property Information

Location

From Nichols: ½ mile west on Highway 22. The farm is located on the south side of the highway.

Legal Description

That part of the N ½ of Section 16, Township 77 North, Range 4 West of the 5th P.M., Muscatine County, Iowa. The exact legal description to be determined by the Abstract.

Price & Terms

Price Reduced!

- ~~\$1,604,750~~ \$1,359,750
- ~~\$6,550/acre~~ \$5,550/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing, subject to the 2016 Lease.

Real Estate Tax

Taxes Payable 2016 - 2017: \$7,854.00
Net Taxable Acres: 244.42 Acres
Tax per Net Taxable Acre: \$32.13

FSA Data

Farm Number 3214, Tract 3190
Crop Acres: 214.3 Acres
Corn Base: 106.0 Acres
Corn PLC Yield: 120 Bu.
Bean Base: 93.4 Acres
Bean PLC Yield: 40 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Colo, Dolbee and Coland. See soil maps for detail.
• **CSR2:** 83.4 per 2016 AgriData, Inc., based on FSA crop acres.
• **CSR:** 77.1 per 2016 AgriData, Inc., based on FSA crop acres.

- **CSR:** 79.35 per County Assessor, based on net taxable acres.

Buildings/Improvements

46' x 46' steel machine shed.

Land Description

This farm is considered as level and lays nice with good eye appeal.

Potential CRP

This farm could likely be enrolled into the CRP Program at an estimated rental rate of \$270 per acre.

Comments

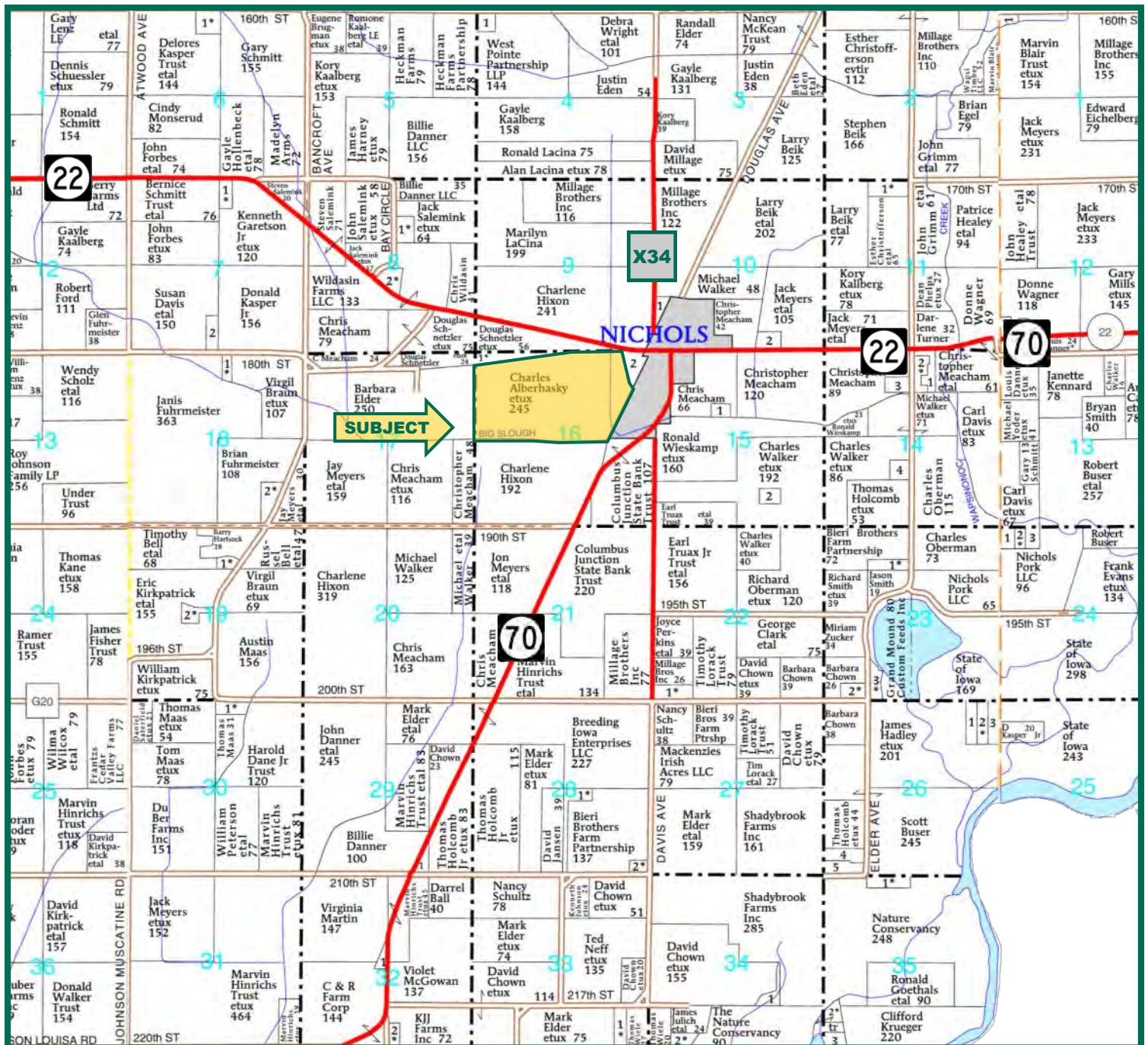
This is a good income producing Muscatine County farm.

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Plat Map



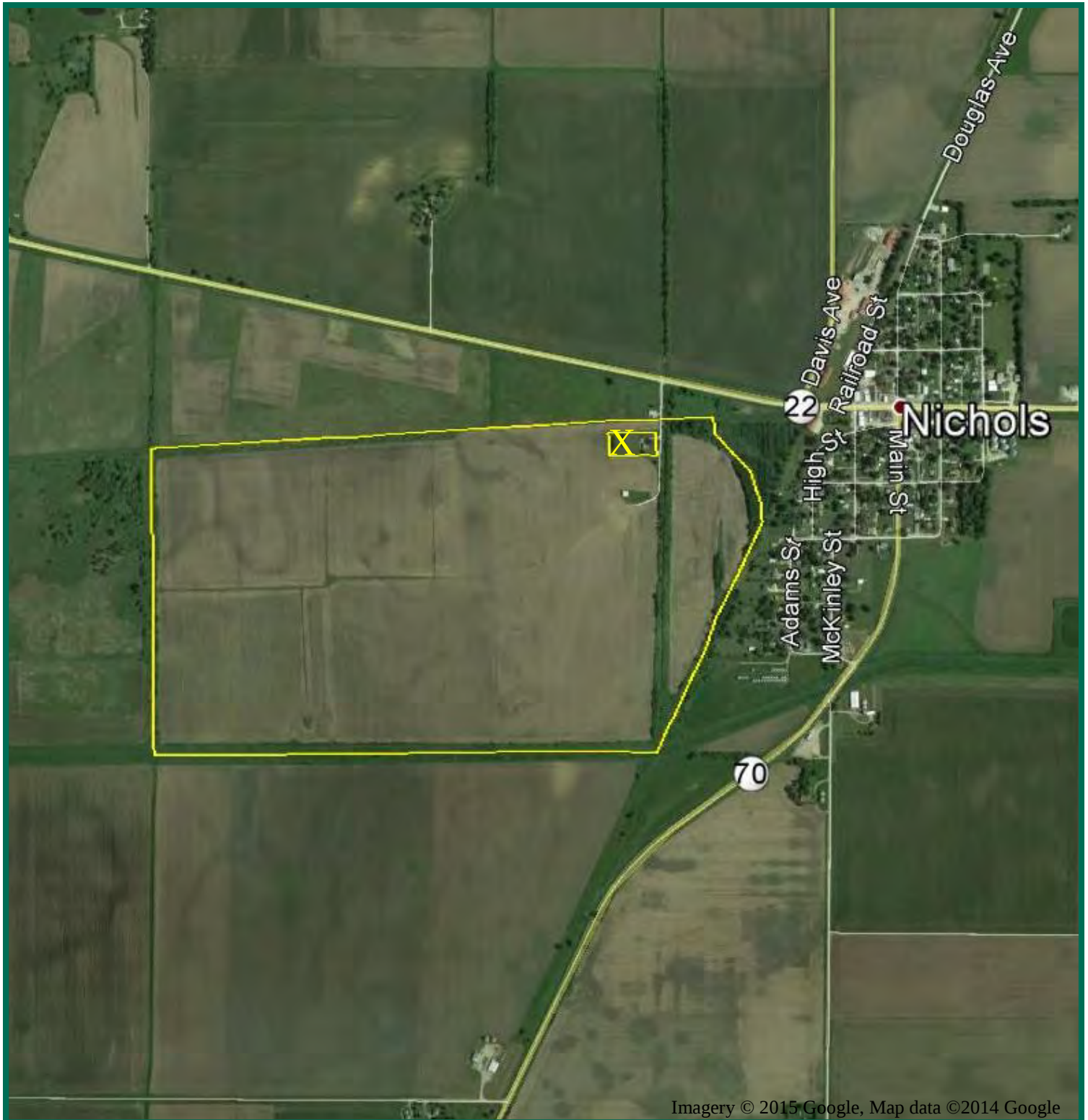
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Aerial Photo



Imagery © 2015 Google, Map data ©2014 Google

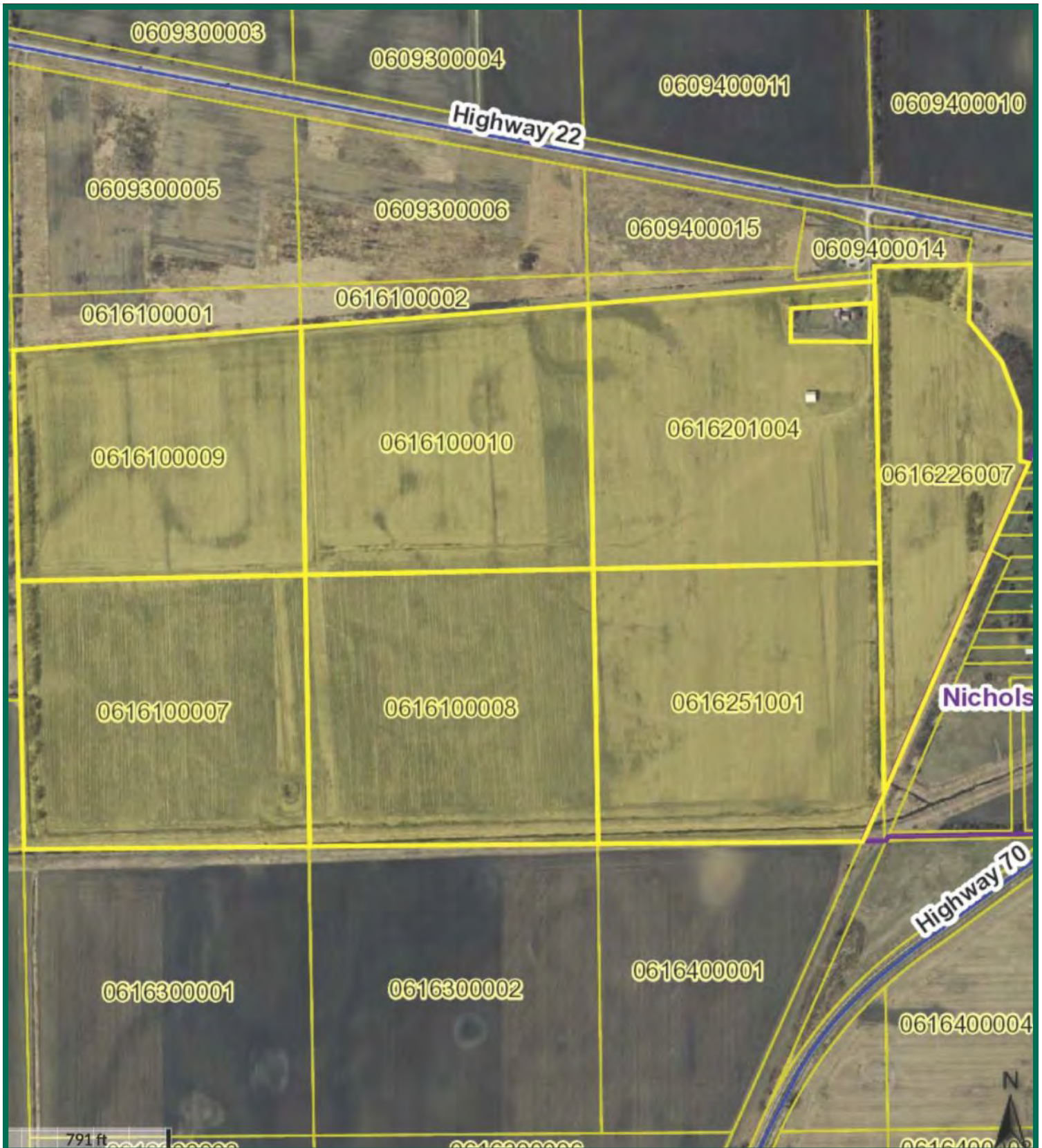
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Assessor Aerial



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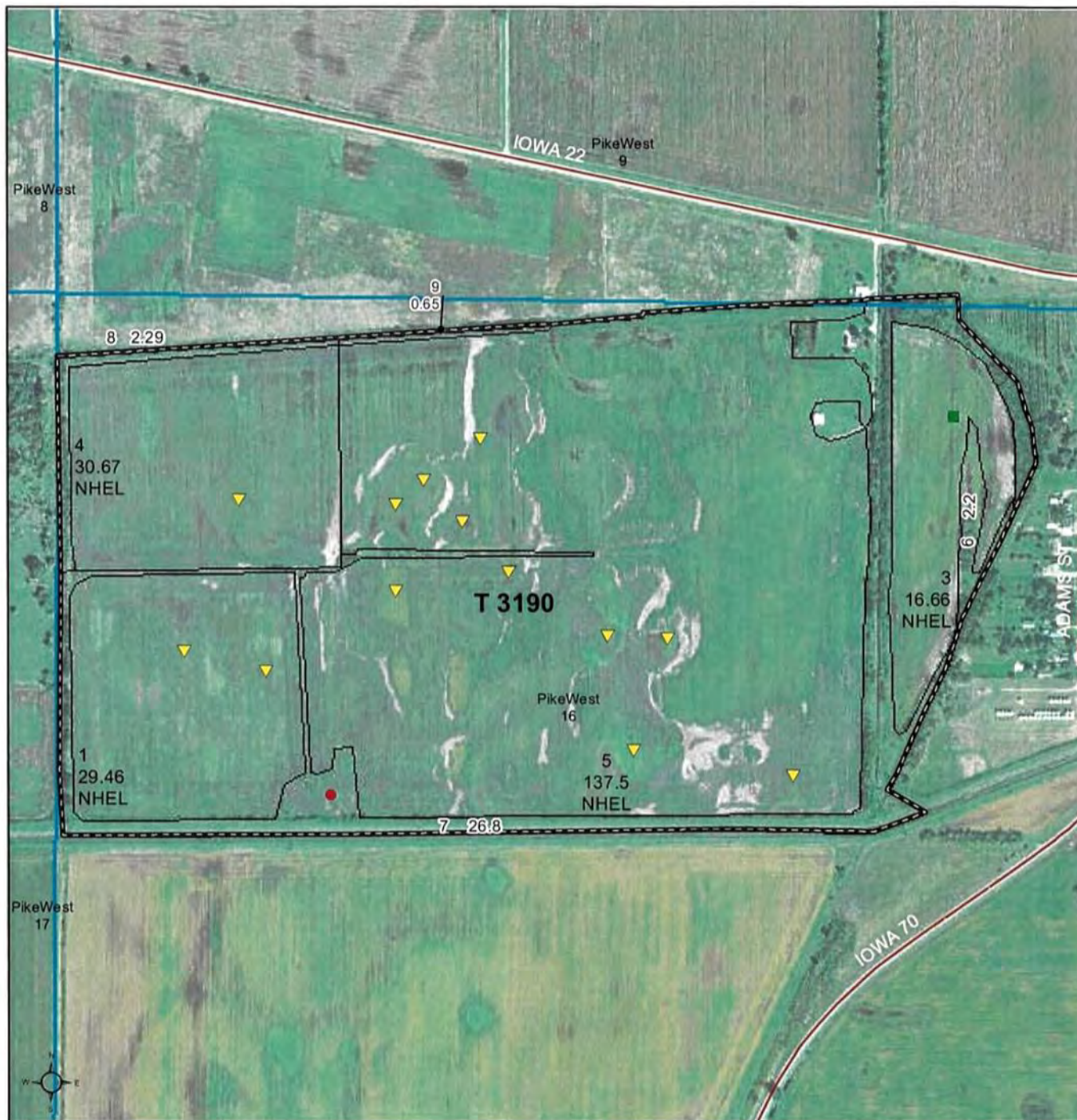
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United States
Department of
Agriculture

Muscatine County, Iowa

16-T 77N-R04W



Common Land Unit

Wetland Determination Identifiers

0 280 560 1,120
 Feet
 2014 Ortho Imagery

2015 Program Year
 Map Created January 20, 2015

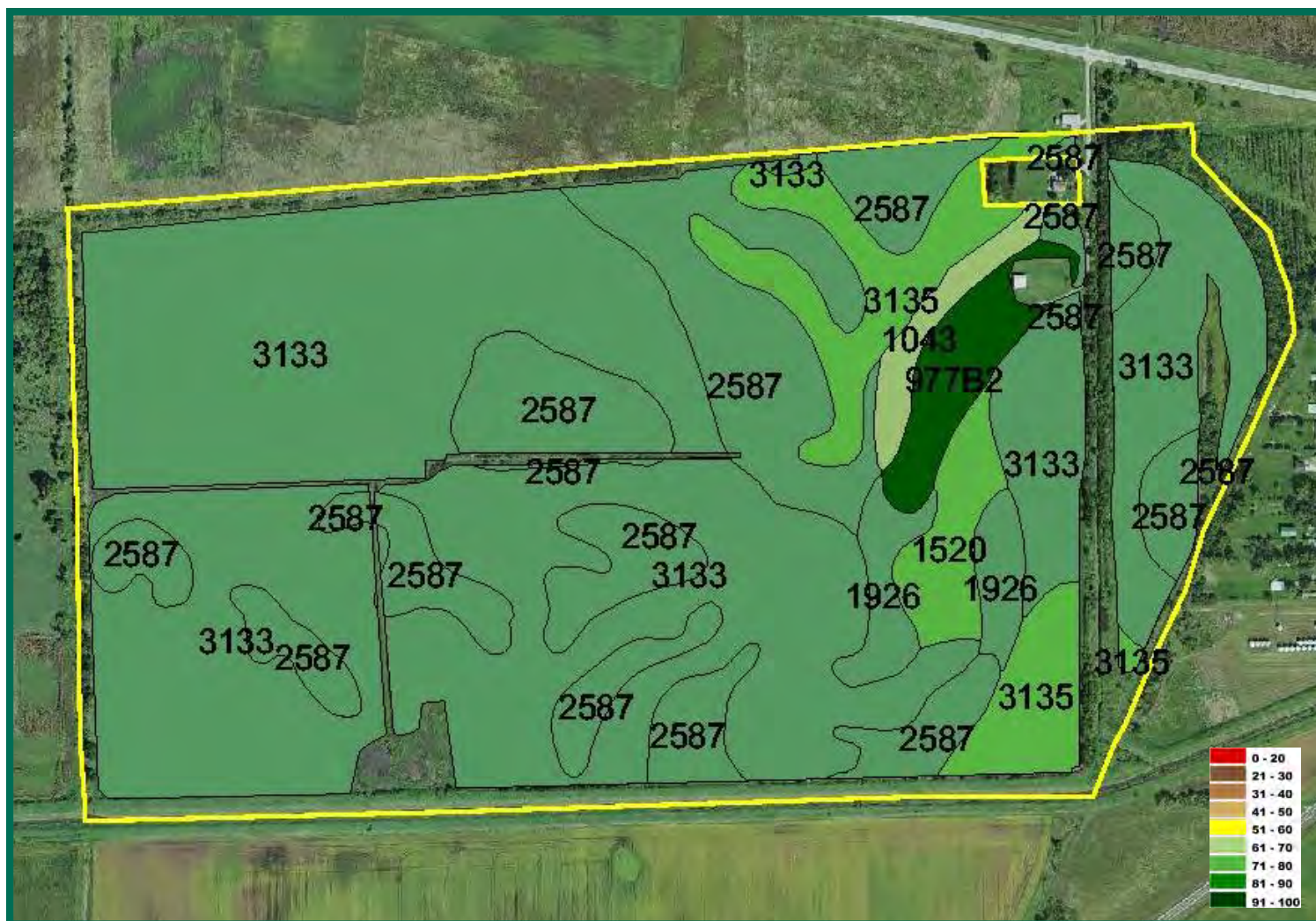
Farm 3214
 Tract 3190

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Soil Map



Measured Tillable Acres		Ave. CSR		Ave. CSR2			
214.3		77.1		83.4			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
1043	Bremer silty clay loam, sandy	83	68	1.4%	llw	3.08	
1520	Coppock silt loam, sandy	67	75	2.3%	llw	5.02	
1926	Canoe silt loam, sandy substratum,	85	81	2.5%	lw	5.46	
2587	Dolbee silt loam, sandy substratum,	68	84	24.3%	llw	52.08	
3133	Colo silty clay loam, rarely flooded, 0	80	84	59.3%	llw	127.03	
3135	Coland clay loam, rarely flooded, 0 to	80	80	7.5%	llw	16.17	
977B2	Richwood silt loam, 1 to 4 percent	85	92	2.6%	lle	5.48	

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Photos: 245 Acres m/l, Muscatine County, IA



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