



## 80 Acres m/l, Scott County, IA Larkin Farm

**80.8 CSR2 - Located along the west edge of Eldridge, Iowa**

### Property Information

#### Location

This property is located along the west edge of Eldridge, at the corner of S Buttermilk Road and 230<sup>th</sup> Street.

#### Legal Description

The S ½ of the SW ¼ of Section 15, Township 79 North, Range 3 East of the 5th P.M., Scott County, Iowa.

#### Price & Terms

- \$740,000
- \$9,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to 2016 Lease.

### Real Estate Tax

Taxes Payable 2016 - 2017: \$1,848.00

Net Taxable Acres: 77.0

Tax per Net Taxable Acre: \$24.00

### FSA Data

Farm Number 3565, Tract 712

Crop Acres: 70.1\*

Corn Base: 55.5

Corn PLC Yield: 175 Bu.

Bean Base: 12.3

Bean PLC Yield: 49 Bu.

\* There are 4.7 acres of cropland currently being certified as grass.

### Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Kenyon. See soil maps for detail.

- **CSR2:** 80.8 per 2016 AgriData, Inc., based on non-grass FSA crop acres.
- **CSR:** 77.8 per 2016 AgriData, Inc., based on non-grass FSA crop acres.

- **CSR:** 77.5 per County Assessor, based on net taxable acres.

### Land Description

Level to gently rolling.

### Comments

This farm is ideally located along the west edge of Eldridge city limits. There is a hard surface road along the east boundary and a gravel road along the south boundary. This would make an ideal investment or potential building site.

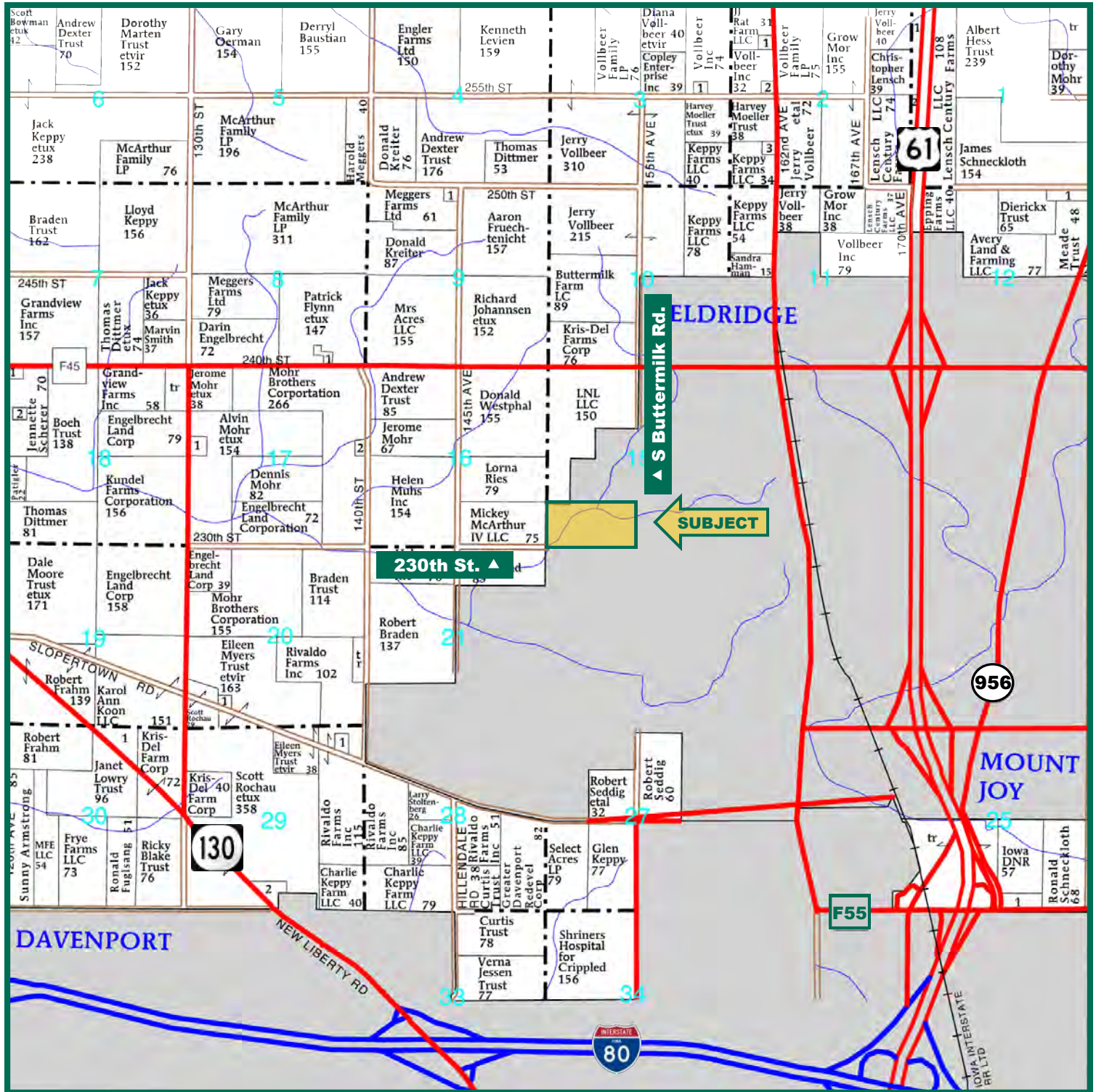
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

Troy R. Louwagie, ALC  
Licensed in IA & IL  
TroyL@Hertz.ag

319-895-8858  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

Michael C. Downey, AFM, AAC  
Licensed in IA & IL  
MikeD@Hertz.ag

# Plat Map: Sheridan Plat



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## Aerial Photo



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# Soil Map



Measured Tillable Acres		65.4	Avg. CSR		77.8	Avg. CSR2*		80.8
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
11B	Colo-Ely complex, 0 to 5 percent	68	79	13.7%	IIw	8.94		
120B	Tama silty clay loam, 2 to 5 percent	95	95	25.1%	Ile	16.42		
120C2	Tama silty clay loam, 5 to 9 percent	78	87	39.4%	IIle	25.75		
120D2	Tama silty clay loam, 9 to 14 percent	68	62	15.9%	IIle	10.38		
673D3	Timula silt loam, 9 to 14 percent	50	20	2.9%	IVe	1.92		
83D3	Kenyon loam, 9 to 14 percent	56	50	3.1%	IVe	2.01		

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Long Grove Park View

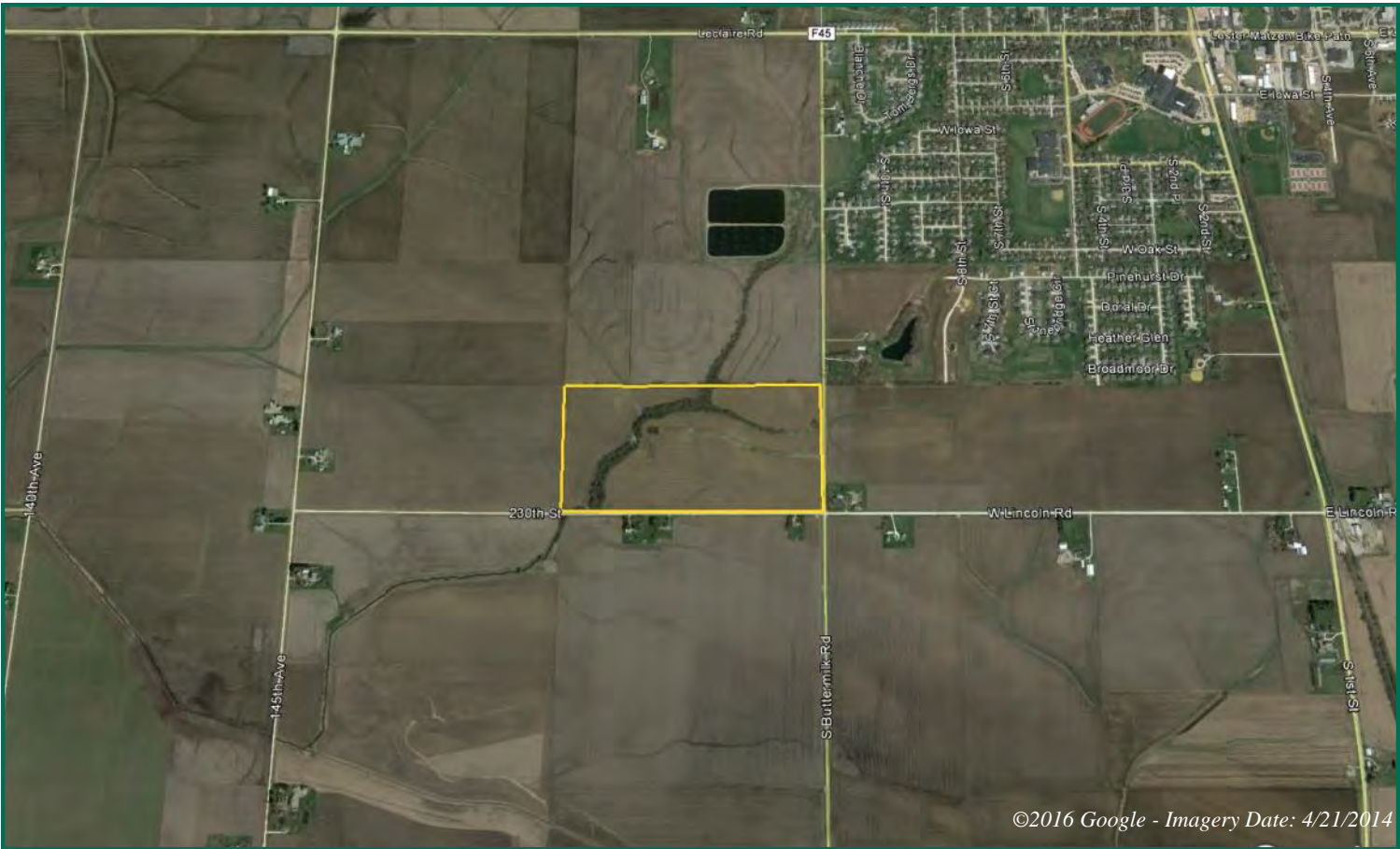
Eldridge

Walcott

Bettendorf

Hampton

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**Photos:** 80 Acres m/l, Scott County, IA



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