

126.98 Acres FOR SALE

\$575,000

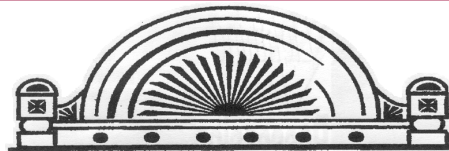
Pt. of Section 27 - Iowa Township

Jackson County, IA

MLS#KKR9022



Information thought to be accurate but not guaranteed.



Kenneth W. Kophamer Realty

118 E. Main St.

Morrison, IL 61270

Phone: (815) 772-2728

Fax: (815) 772-8134

Mobile: (815) 631-6115

Email: larry@kenkoprealty.com

Website: www.kenkoprealty.com

Salient Facts



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Road of Access: 558th Avenue
City: Sabula
School District: Sabula
County: Jackson
Township: Iowa
Total Acres: 126.98
Tillable Acres: 90.66 +/-
Wooded Acres: 25 +/-
Average CSR: 56.6

Comments:

126.98 acres with 90.66 acres tillable. Currently rented for the 2009 crop season. Additional acreage is available. Ask Realtor for more details.

Real Estate Tax Information:

Parcel #151427200005000
Gross Taxes: \$45.03
Net Taxes: \$42.00
Assessed Value: \$2,000
Gross Acres: 16
Net Acres: 16

Parcel#151427200006000
Gross Taxes: \$247.69
Net Taxes: \$234.00
Assessed Value: \$13,500
Gross Acres: 40
Net Acres: 20

Parcel#151427400002000
Gross Taxes: \$342.28
Net Taxes: \$322.00
Assessed Value: \$18,400
Gross Acres: 40
Net Acres: 22.40

Parcel #151427400001000
Gross Taxes: \$603.46
Net Taxes: \$568.00
Assessed Value: \$29,400
Gross Acres: 40
Net Acres: 35

Parcel #151427400003000
Gross Taxes: \$434.60
Net Taxes: \$410.00
Assessed Value: \$22,100
Gross Acres: 38
Net Acres: 25.10

TOTAL GROSS TAXES: \$1,673.06

TOTAL NET TAXES: \$1,576

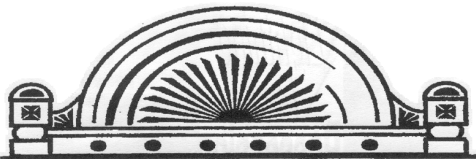
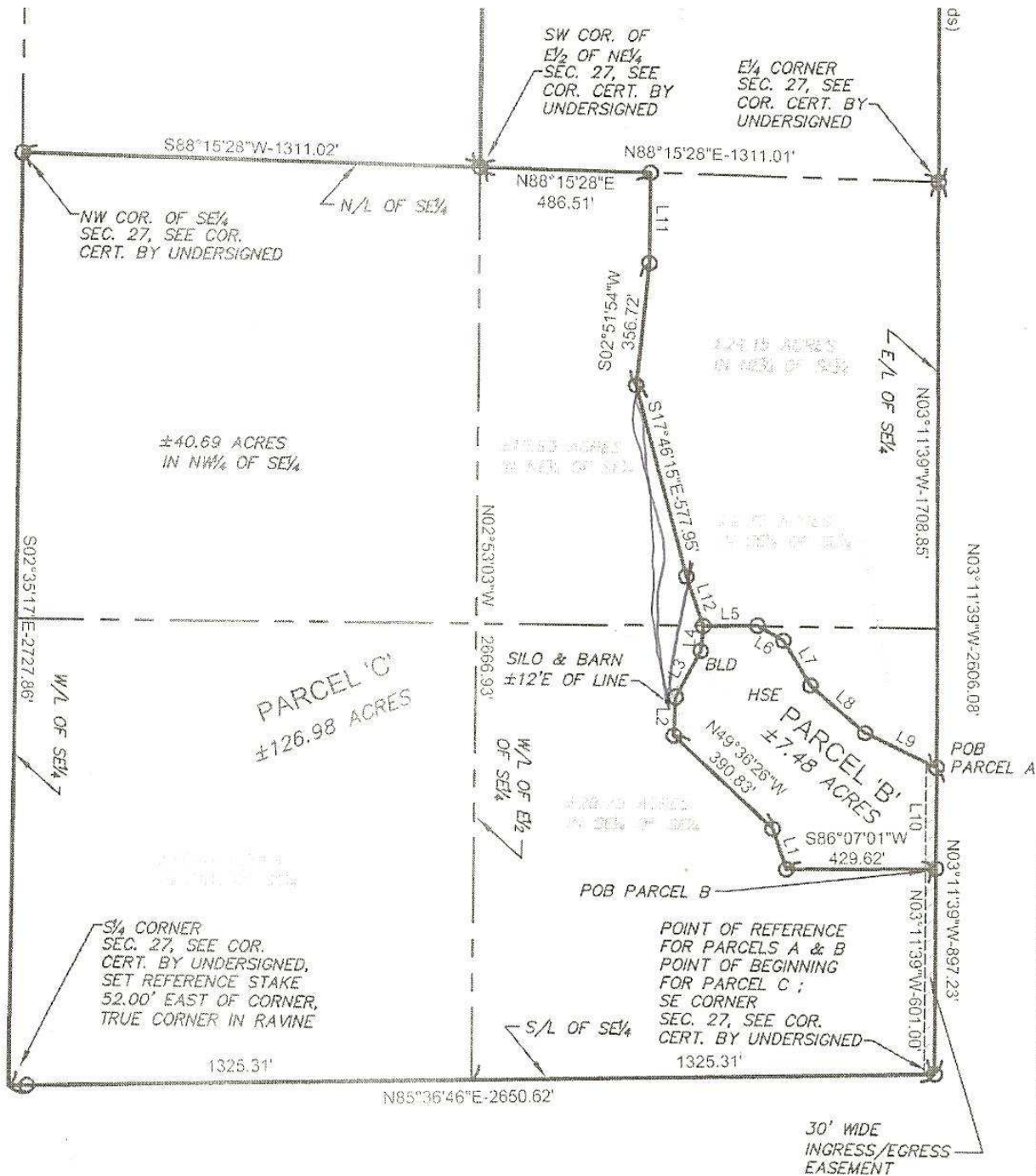
TOTAL ASSESSED VALUE: \$85,400

TOTAL GROSS ACRES: 174

TOTAL NET ACRES: 118.5

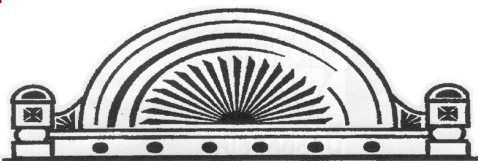
***Taxes are for all unimproved land with the total 212 acre farm. Taxes will be need be split.**

SURVEY



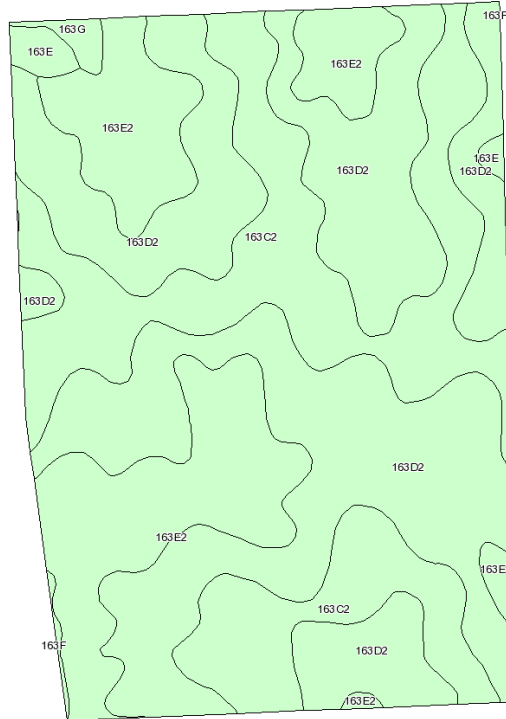
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AGRIDATA AERIAL

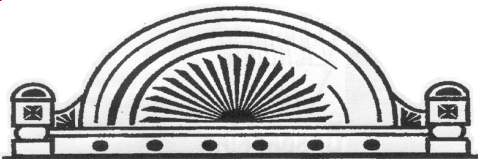


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SOIL MAP

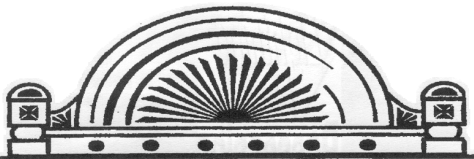


Claussen Tillable Acreage Soils						
#	Name	Class	Slope	Acres	CSR	Total
163D2	Fayette silt	3e	9-14%	52.4	58	3039.2
163C2	Fayette silt	3e	5-9%	13.96	68	949.28
163 E2	Fayette silt	4e	14-18%	22.3	48	1070.4
163E	Fayette silt	4e	14-18%	1.1	50	55
163G	Fayette silt	7e	25-40%	0.7	20	14
163F	Fayette silt	6e	18-25%	0.2	30	6
TOTALS				90.66		5133.88
AVG PI:	56.63					



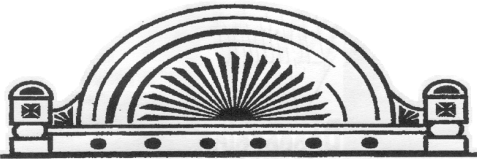
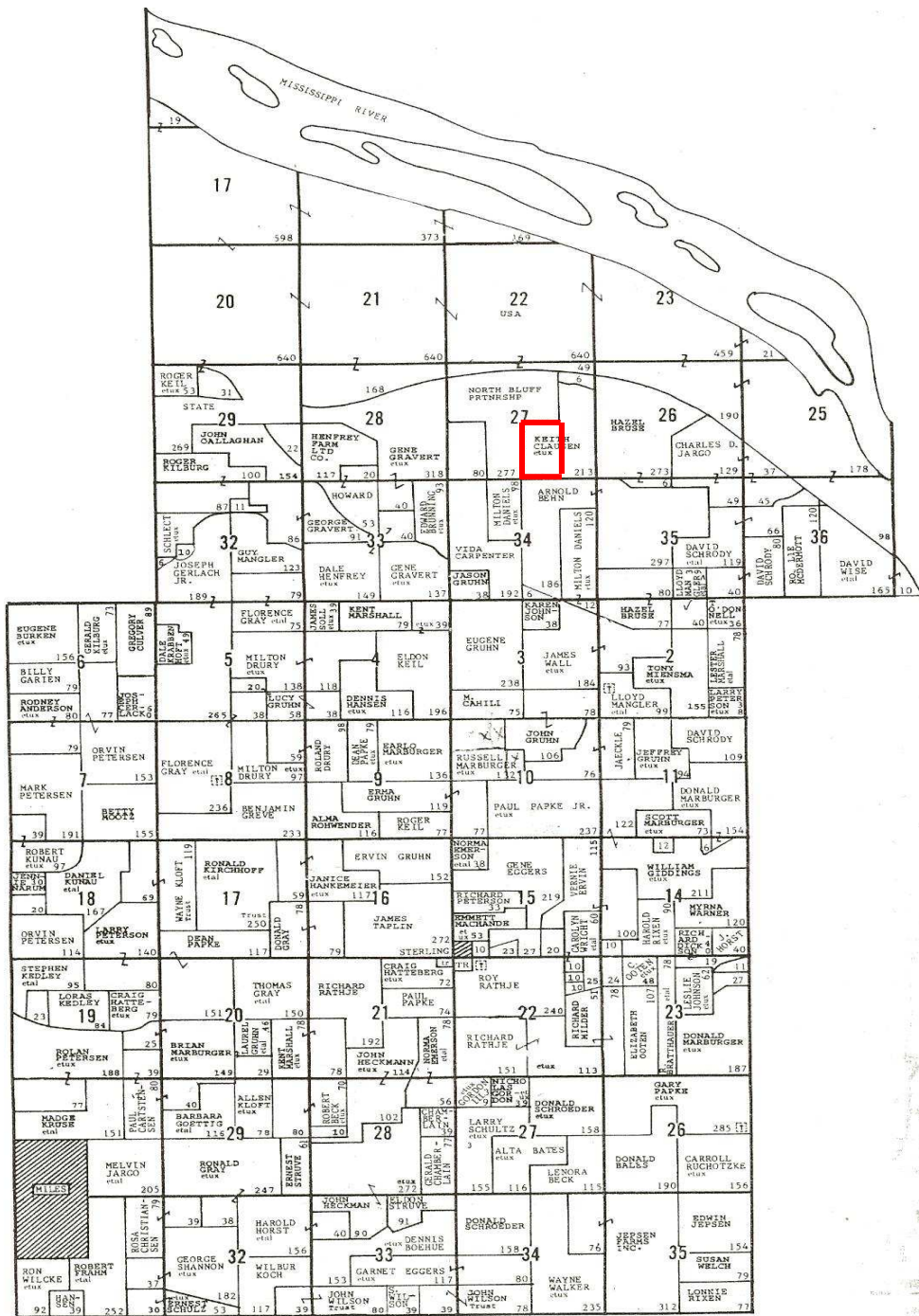
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FSA MAP



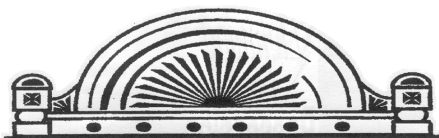
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PLAT MAP



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LOCATION MAP



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