



Attractive Building Site Southeast of Parnell with Beautiful Views!

Property Information

Location

From Parnell: ¾ mile east on F52 and
2 3/4 miles south on Q Avenue.

Street Address

3137 Q Avenue.
Parnell, IA 52325

Legal Description

Auditor's Parcel 2012-34 in Section 22,
Township 78 North, Range 10 West of the
5th P.M., Iowa County, Iowa. (abbreviated
legal)

Price & Terms

- \$140,000
- 10% down upon acceptance of offer;
balance due in cash at closing.

Seller

Edward and Jean O'Brien

Real Estate Tax

Taxes Payable 2016 - 2017: \$354.00
Net Taxable Acres: 15.83
Tax per Net Taxable Acre: \$22.36

FSA Data

Farm Number 6901, Tract 5606
Crop Acres: 9.36
Corn Base: 3.47
Corn PLC Yield: 156 Bu.
Bean Base: .63
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Clinton and Lindley.
See soil map for detail.

- **CSR2:** 38.59 per 2017 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 40.1 per 2017 AgriData, Inc.,
based on FSA crop acres.
- **CSR2:** 33.6 per County Assessor, based
on net taxable acres.

Land Description

Level to Rolling

Buildings/Improvements

The property is improved with an older
32'x42' livestock barn, a 32'x70' open
front cattle shed, a 24'x36' livestock barn
and a 20'x36' livestock barn. The property
also includes numerous other small
outbuildings. Recent updates have been
made to the fencing around the pasture.

Possession

Negotiable

Matthew A. Claraham, AFM
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MattC@Hertz.ag

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1621 E. Washington Street, PO Box 914
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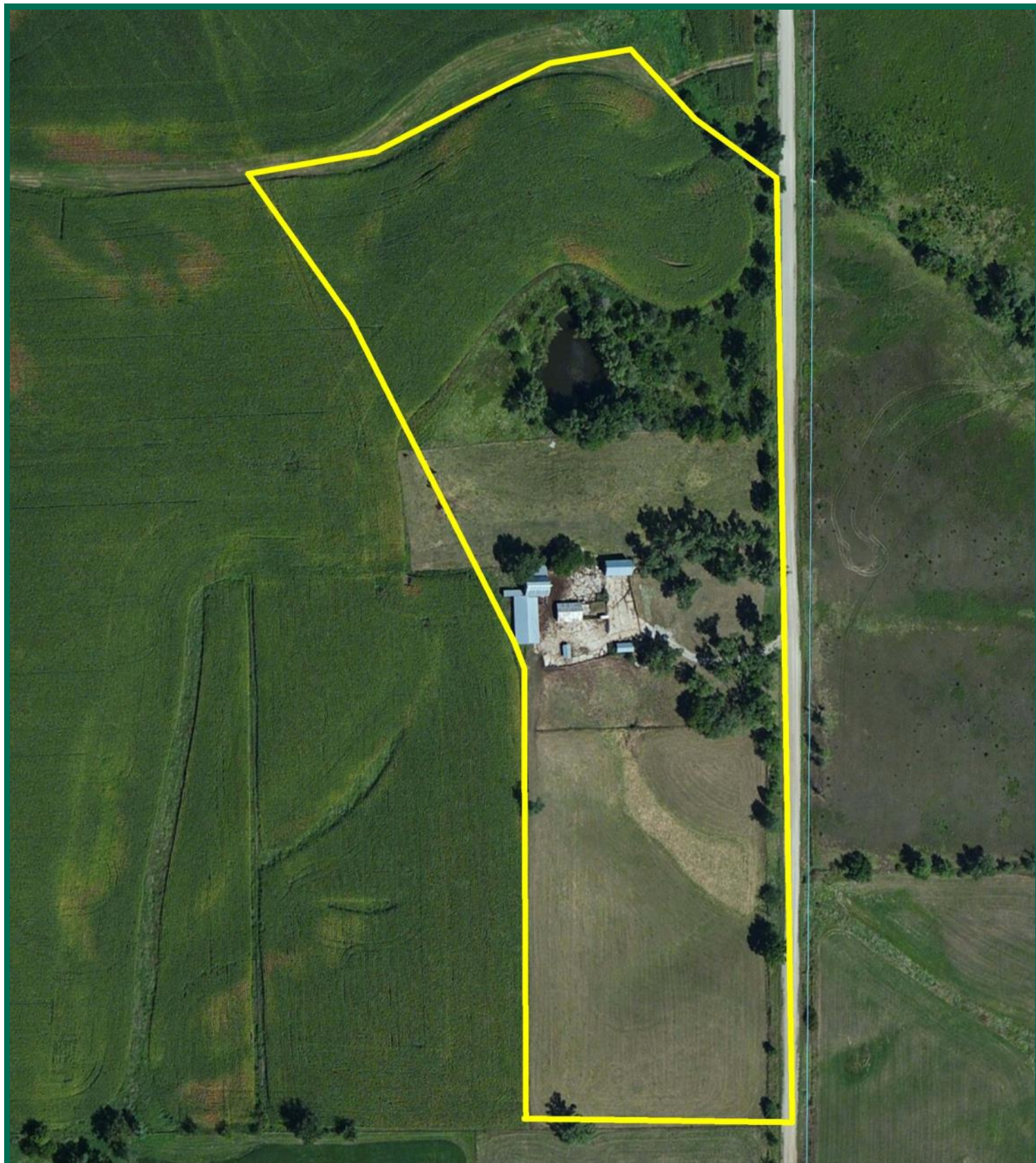
Water & Well Information

There is a well located under the windmill.
The well is not working. Depth and
condition are unknown.

A quiet rural acreage site with beautiful views. Great location to build a home with electricity and rural water service on site. Barns and pasture provide great opportunities for livestock.

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Aerial Photo



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Soil Map



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	1.13	12.05	7	10	
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	0.74	7.90	3	69	
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	0.58	6.22	3	46	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	2.19	23.36	4	39	
80E3	Clinton silty clay loam, 14 to 18 percent slopes, severely eroded	3.78	40.42	4	29	
911B	Colo-Ely complex, 2 to 5 percent slopes	0.94	10.05	2	82	

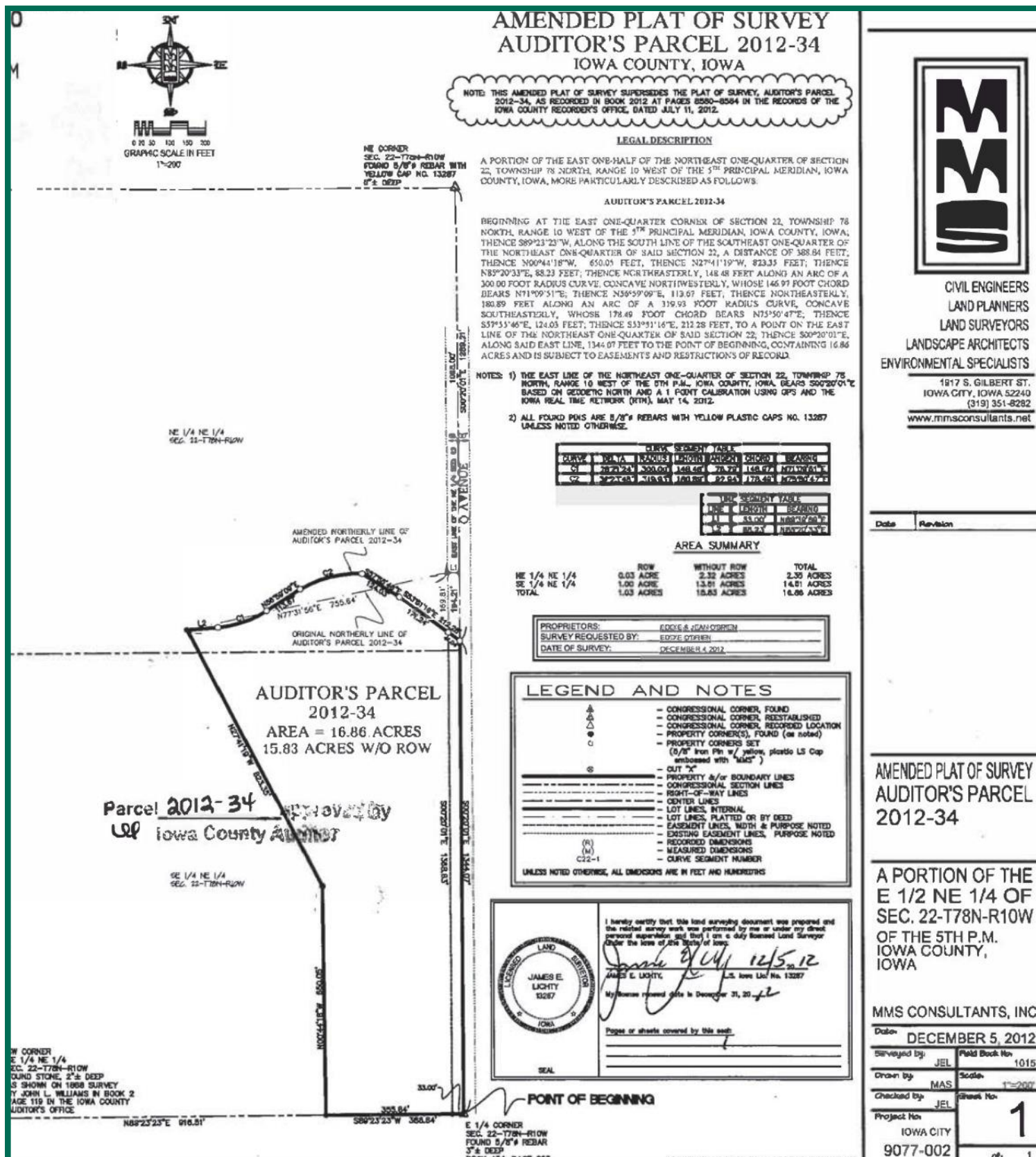
Measured Tillable Acres: 9.36

Average CSR2: 38.59

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CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
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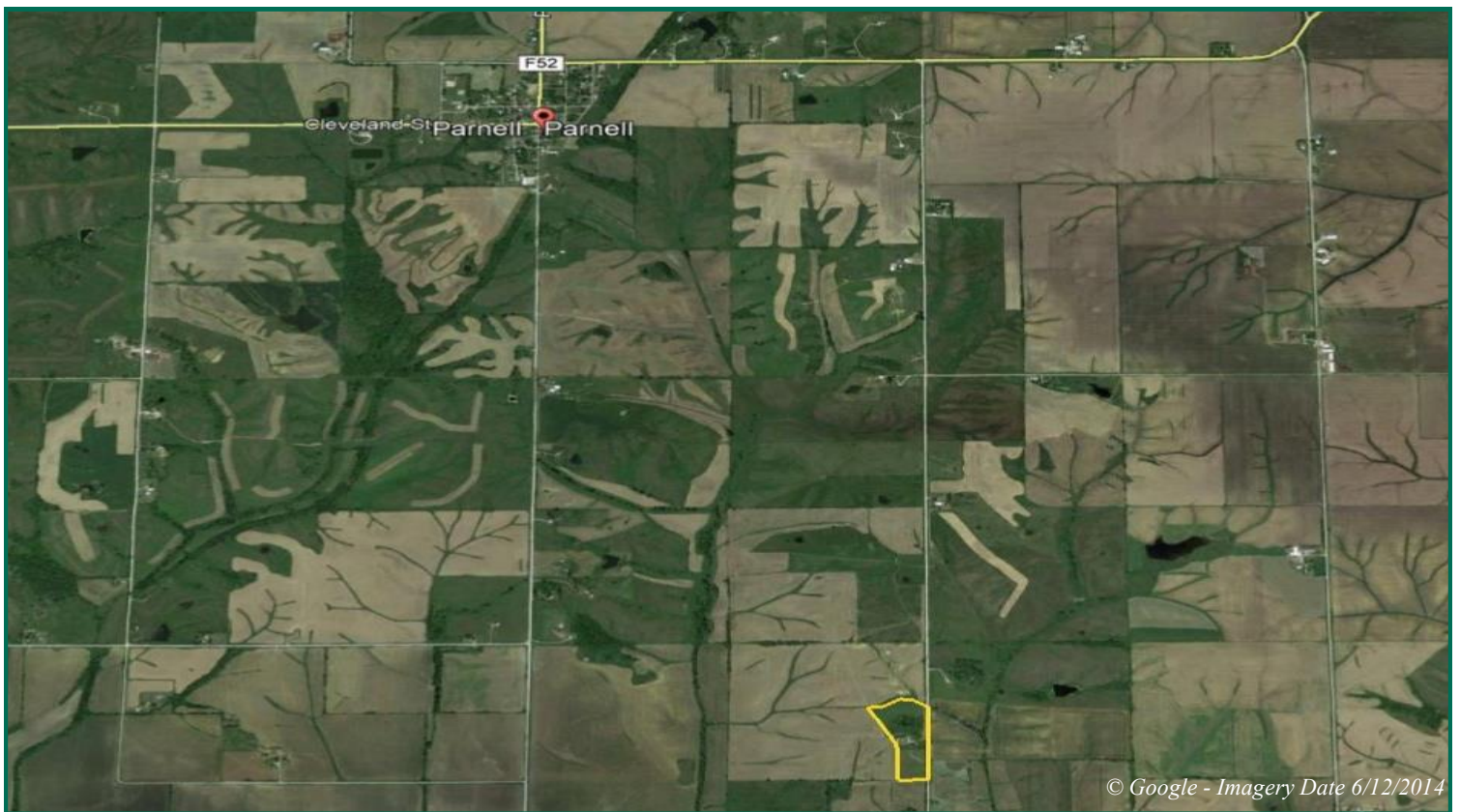
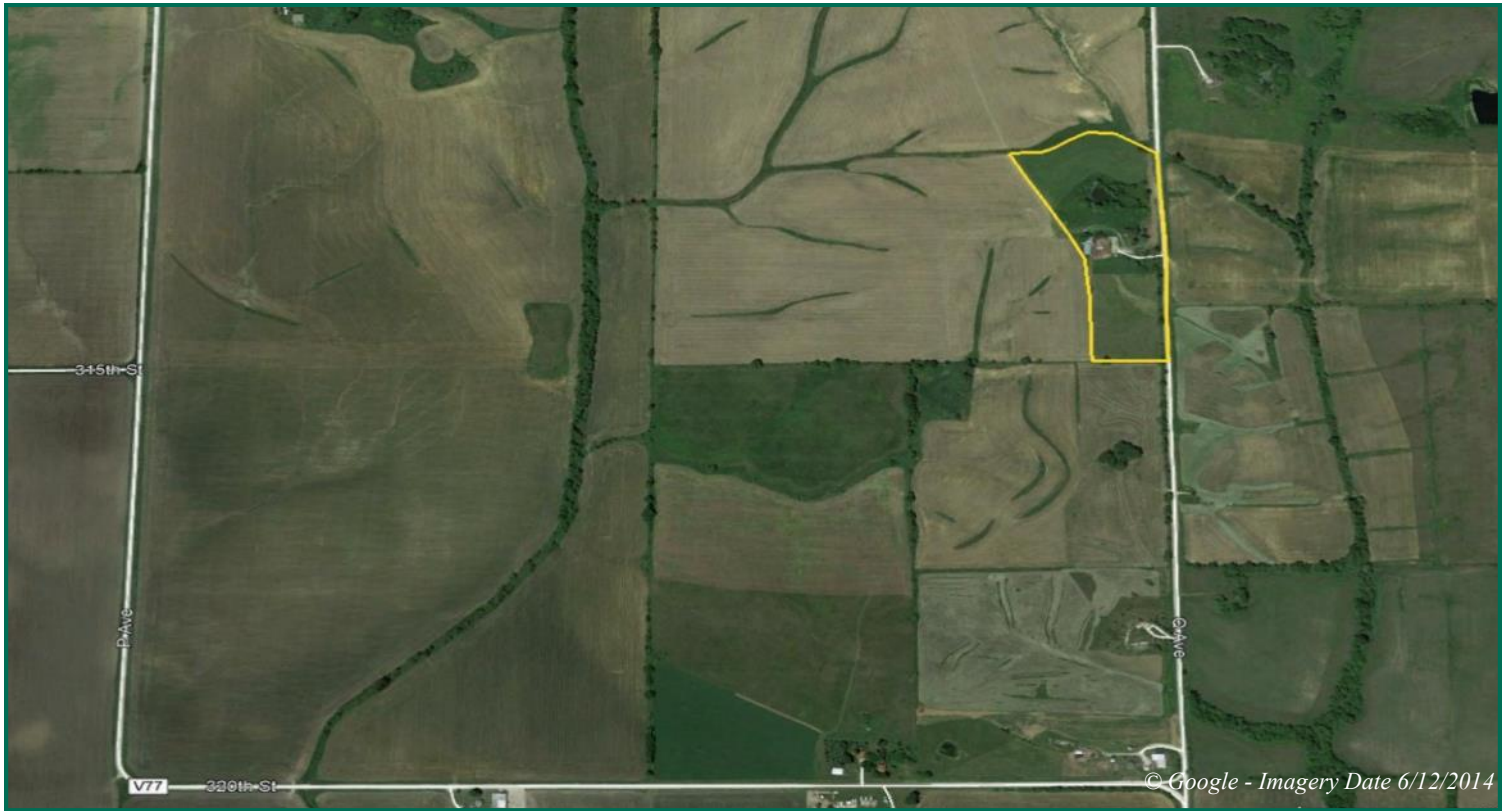
Date	Revision

AMENDED PLAT OF SURVEY
AUDITOR'S PARCEL
2012-34

A PORTION OF THE
E 1/2 NE 1/4 OF
SEC. 22-T78N-R10W
OF THE 5TH P.M.
IOWA COUNTY,
IOWA

MMS CONSULTANTS, INC	
Date	DECEMBER 5, 2012
Surveyed by	JEL
Field Book No.	1015
Drawn by	MAS
Scale	1"=200'
Checked by	JEL
Project No.	IOWA CITY
	9077-002

Google Earth Photos



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Photos: 16.86 Acres m/l, Iowa County, IA



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