



40 Acres, m/l, Iowa County, IA

Golden Grain Enterprises, Inc.

71.1 CSR2 - This farm is located Southwest of Williamsburg

Property Information

Location

From Interstate 80, Kinze Exit (Exit 216): Five miles south on County Road V66. Head west into Coyote Run Subdivision. There is an easement in place to access the farm.

Legal Description

The SW ¼ of the NE ¼ of Section 36, Township 79 North, Range 11 West of the 5th P.M., Iowa County, Iowa

Price & Terms

Reduced

- ~~\$278,000~~ - \$258,000
- ~~\$6,950/acre~~ - \$6,450/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Seller

Golden Grain Enterprises, Inc.

Real Estate Tax

Taxes Payable 2017 - 2018: \$994.00
Net Taxable Acres: 40 Acres
Tax per Net Taxable Acre: \$24.85

FSA Data

Farm Number 6129, Tract 4817
Crop Acres: 32.1 Acres
Corn Base: 18.10 Acres
Corn PLC Yield: 104 Bu.
Bean Base: 2.5 Acres
Bean PLC Yield: 41 Bu.

Soil Types/Productivity

Primary soils are Clinton and Lindley.
See soil map for detail.
• **CSR2:** 71.1 per 2016 AgriData, Inc., based on FSA crop acres.

- **CSR:** 70.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 65.22 per County Assessor, based on net taxable acres.

Land Description

Considered gently rolling to rolling.

Access Easement

Access to this farm is provided by an easement from County Road V66.

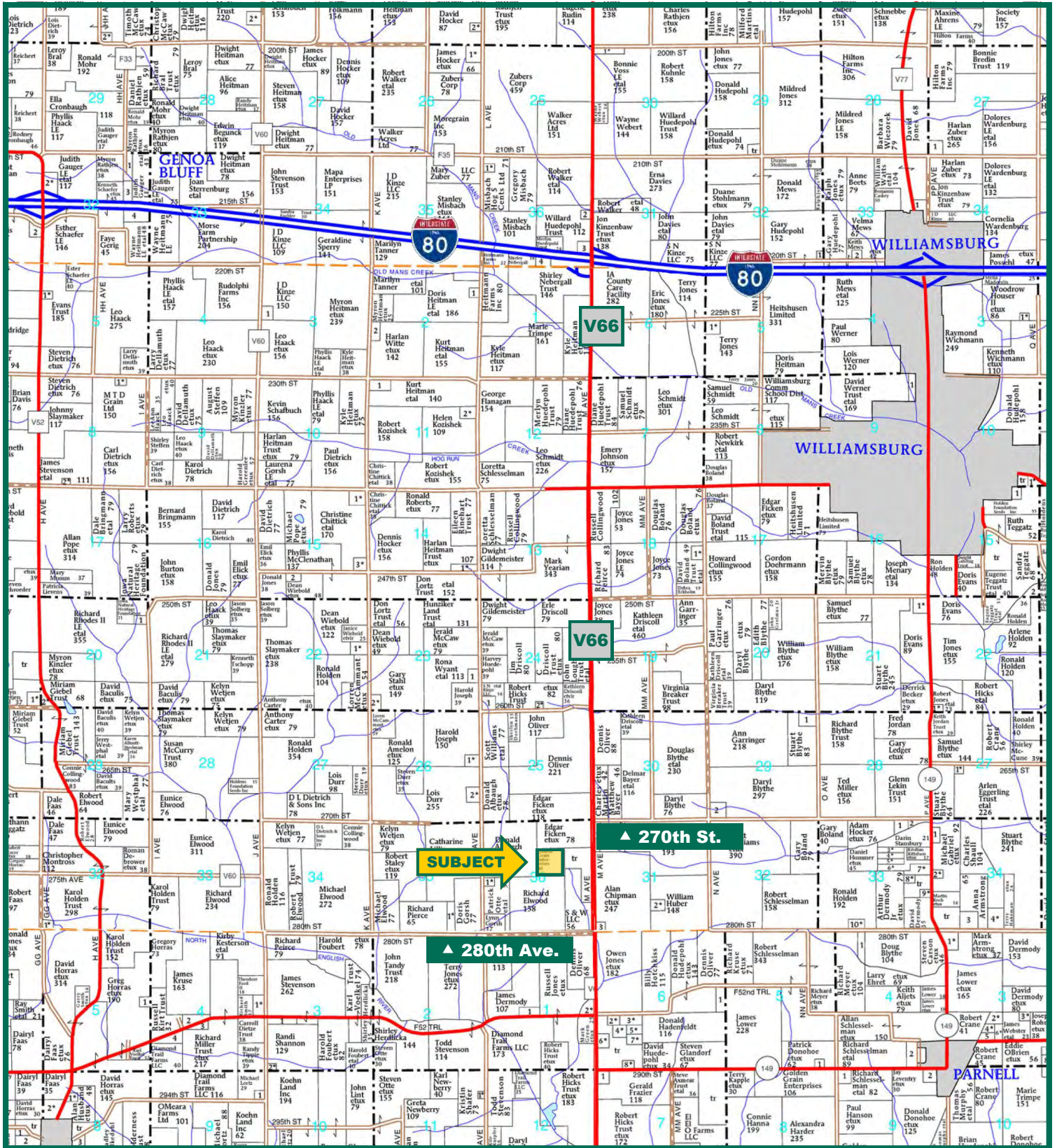
Comments

This is a highly productive Iowa County farm with good soils!

Troy R. Louwagie, ALC
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Plat Map: Pilot Township:



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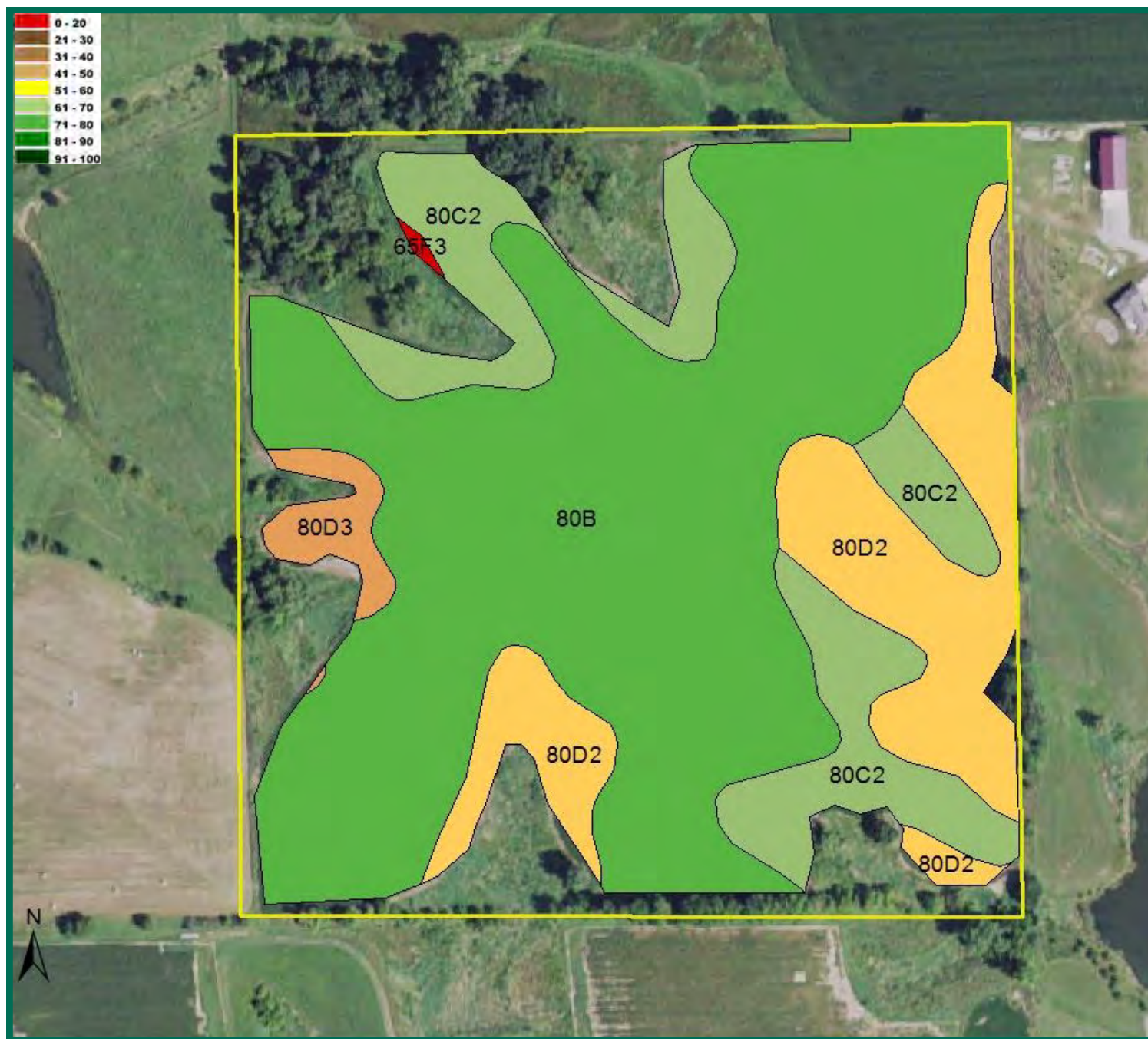
Aerial Photo



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Soil Map



Measured Tillable Acres		32.1	Avg. CSR:		70.4	Avg. CSR2:		71.1
Soil Label		Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class		
65F3	Lindley clay loam, 18 to 25 percent		5	6	0.1%	VIIe		
80B	Clinton silt loam, 2 to 5 percent		80	80	62.9%	IIe		
80C2	Clinton silty clay loam, 5 to 9 percent		60	69	17.1%	IIIe		
80D2	Clinton silty clay loam, 9 to 14		50	46	17.5%	IIIe		

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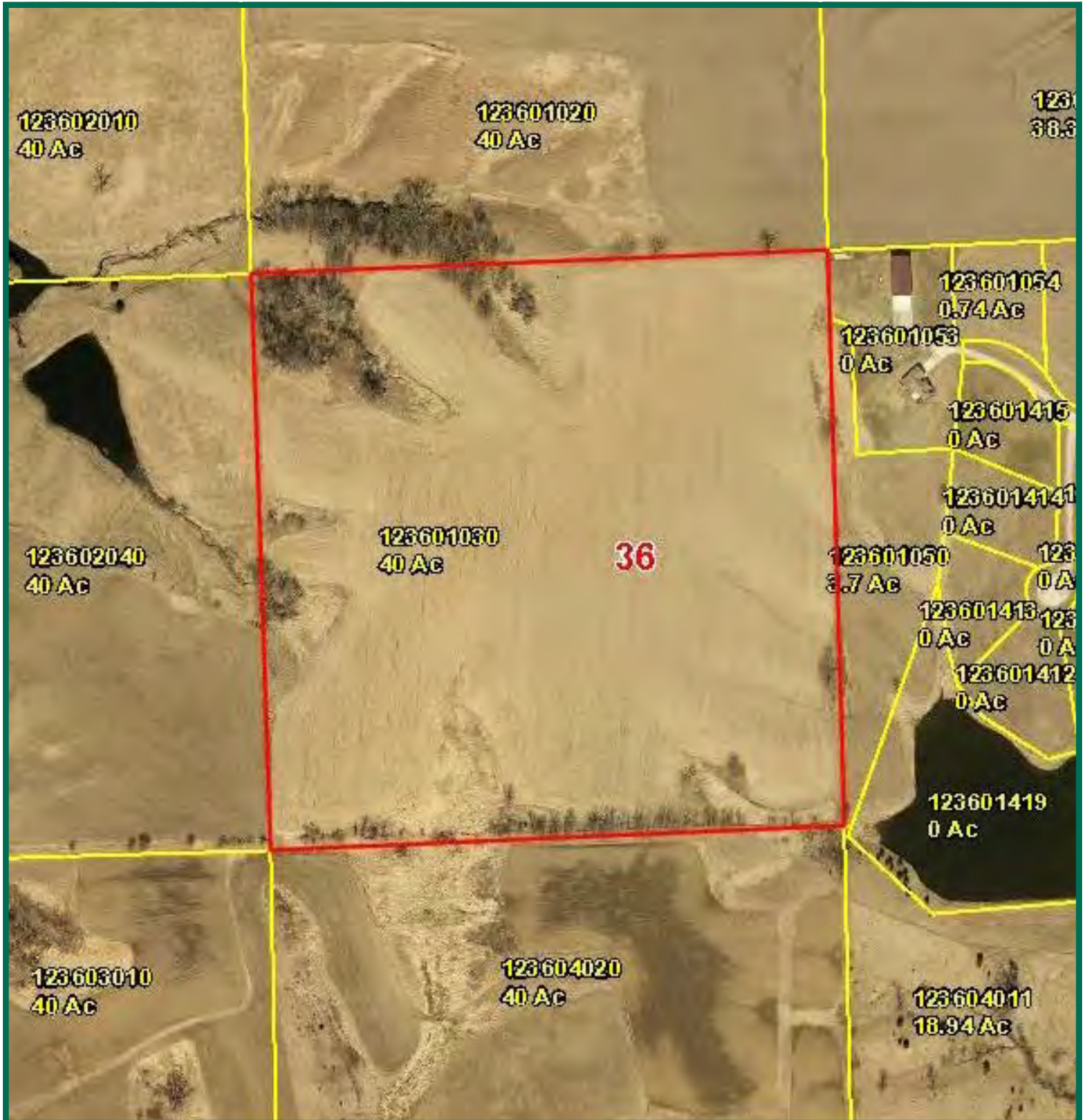
Access Easement



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Assessor's Aerial



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