



41.7 Acres m/l, Washington County, IA

Income-Producing Hunting Property with Excellent Habitat!

Property Information

Location

10 miles South of Washington, Iowa on Orange Ave.

Street Address

Orange Ave, Wayland, IA

Legal Description

The N ½ of the NW ¼ lying North of the creek, except that part lying North of the former Chicago, Burlington and Quincy Railroad right of way; in Section 32, Township 74N, Range 7W of the 5th Principal Meridian; in Washington County, Iowa.

Price & Terms

Price Reduced!

- ~~\$248,115~~ \$220,000 \$198,000
- ~~\$5,950~~ \$5,276 \$4,748/Acre
- 10% down upon acceptance of offer; balance due in cash at closing

Seller

Douglas C. & Sara L. Kelley

Real Estate Tax

Taxes Payable 2016 - 2017: \$918.00
Net Taxable Acres: 41.7
Tax per Net Taxable Acre: \$22.78

FSA Data

Farm Number: 5428
Crop Acres: 32.29 (all in CRP)

Land Description

Level

Soil Types/Productivity

Primary soils are Colo and Nodaway
See soil map for detail.

- **CSR2:** 79.3 per 2017 Agridata, Inc., based on FSA acres
- **CSR:** 84.7 per 2017 Agridata, Inc., based on FSA acres.

- **CSR2:** 67.81 per County Assessor, based on net taxable acres.

CRP Contracts

There are 27.1 acres of CRP enrolled at \$155 per acre for a total annual payment of \$4,201. This contract expires September 30, 2018.

There are 5.3 acres of CRP enrolled at \$309.60 per acre for a total annual payment of \$1,641. This contract expires September 30, 2023.

Buildings/Improvements

24'x 36' Steel machine shed. A portion has been walled off for a living space. This area has a wood stove and concrete floor. The balance of the space is used for storage. Building is wired for electrical service through a generator hook up. Full electrical service is located on the East

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Negotiable

None

Beautiful and secluded recreational property with CRP income. Located 10 minutes south of Washington. Diverse habitat includes wetlands, timber and creek frontage. There is an abundance of deer and turkey in the area. This property has several tree stands and a

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

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Aerial Photo

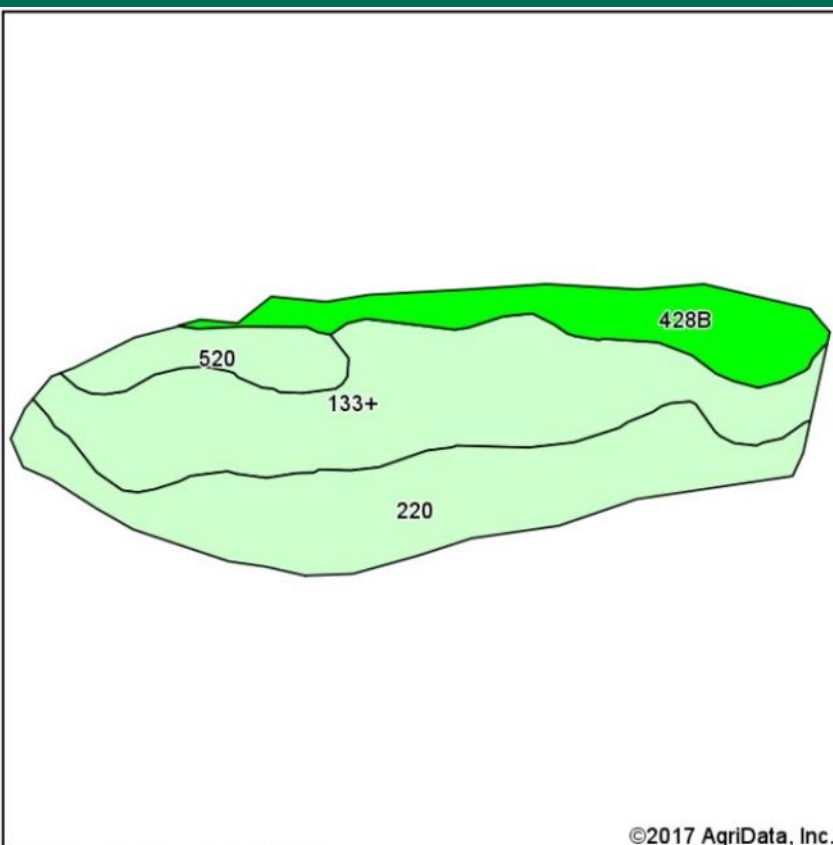


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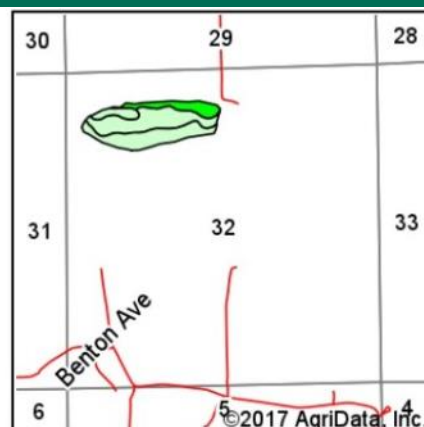
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Soil Map



Soils data provided by USDA and NRCS.

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State: Iowa
County: Washington
Location: 32-74N-7W
Township: Marion
Acres: 32.29
Date: 8/9/2017



Area Symbol: IA183, Soil Area Version: 22

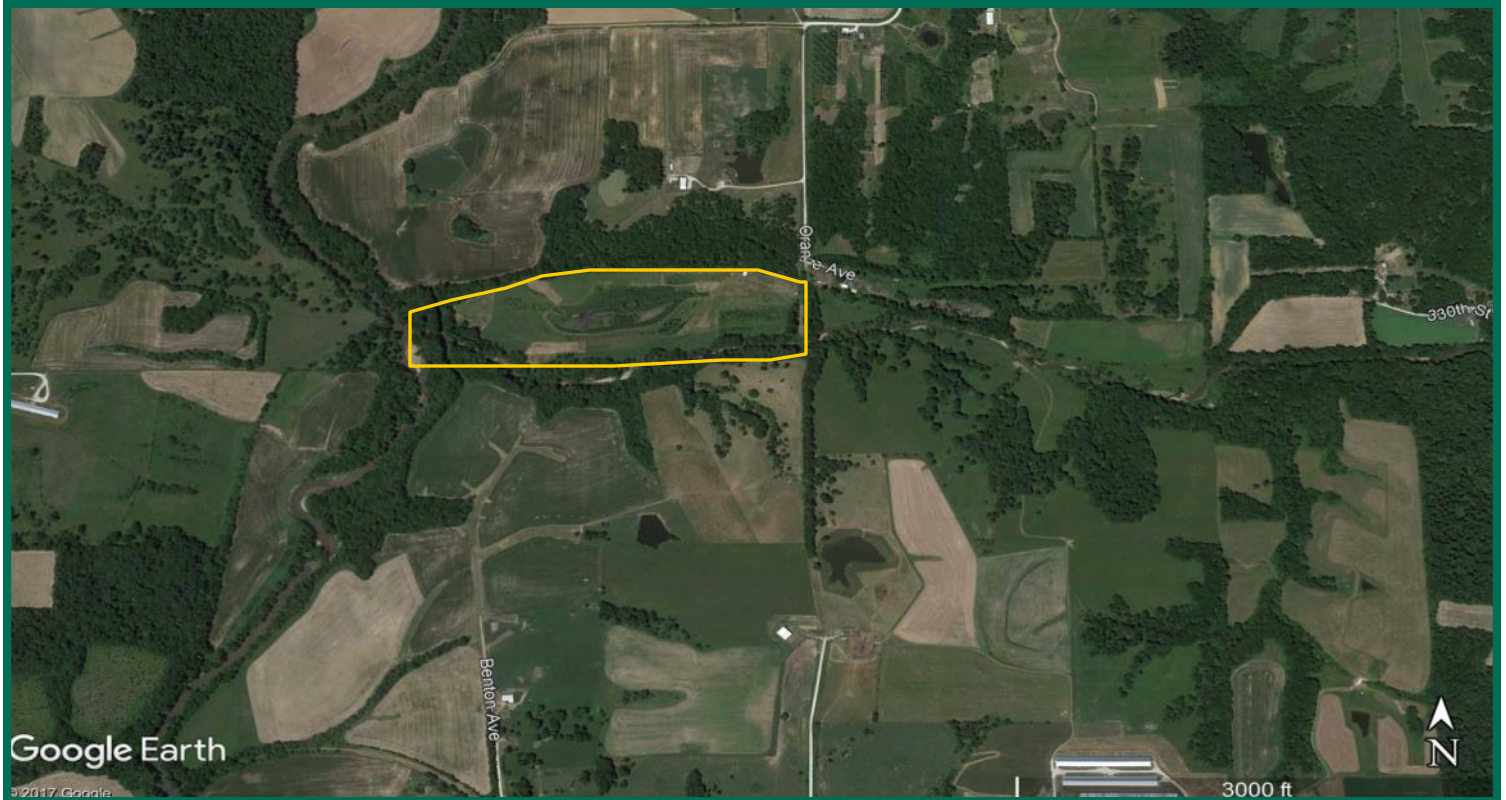
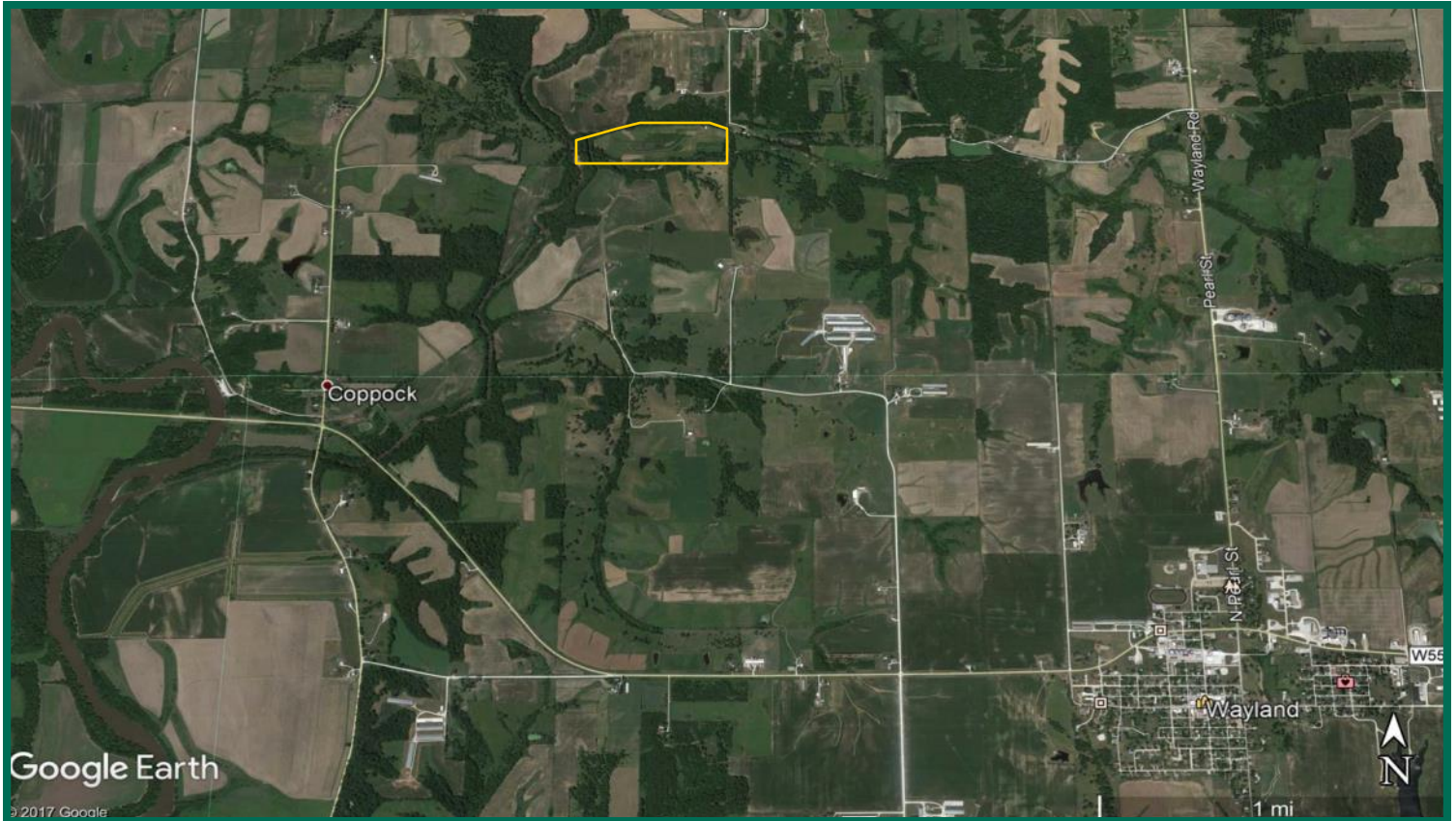
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	13.65	42.3%		Ilw	78	85
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	11.09	34.3%		Ilw	77	87
428B	Ely silty clay loam, 2 to 5 percent slopes	5.11	15.8%		Ile	88	88
520	Coppock silt loam, 0 to 2 percent slopes	2.44	7.6%		Ilw	79	65
Weighted Average						79.3	84.7

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Google Earth Photos



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