

46.5 Acres, m/l, Louisa County, IA



Beautiful Property 30 Minutes South of Iowa City!

Property Information

Location

From Iowa City: South 20 miles on Hwy 218. East 2.5 miles on 220th Street. North 1.5 miles on Yucca Ave. East 1 mile on 205th Street. South of County Line Road. The property is on the East side of the road.

Legal Description

The N ½ of the SW ¼; in Section 30, Township 76 North, Range 5 West of the 5th Principal Meridian; in Louisa County, Iowa. Exact legal description to come from abstract.

Price & Terms

- \$241,800
- \$5,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2017 - 2018: \$922.00
Net Taxable Acres: 45.91
Tax per Net Taxable Acre: \$20.08

FSA Data

Farm Number 6006, Tract 9994
Crop Acres: 30.78*
Corn Base: 14.4
Corn PLC Yield: 115 Bu.
**Includes 8.7 acres that are enrolled in CRP.*

CRP Contracts

There are 8.7 acres of CRP enrolled at \$129.88 per acre for a total annual payment of \$1,130.00. This contract expires September 30, 2018.

Soil Types/Productivity

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

- CSR2: 52.8 per Hertz GIS software based on est. FSA crop acres.

Land Description

Level to Steep

Drainage

Natural

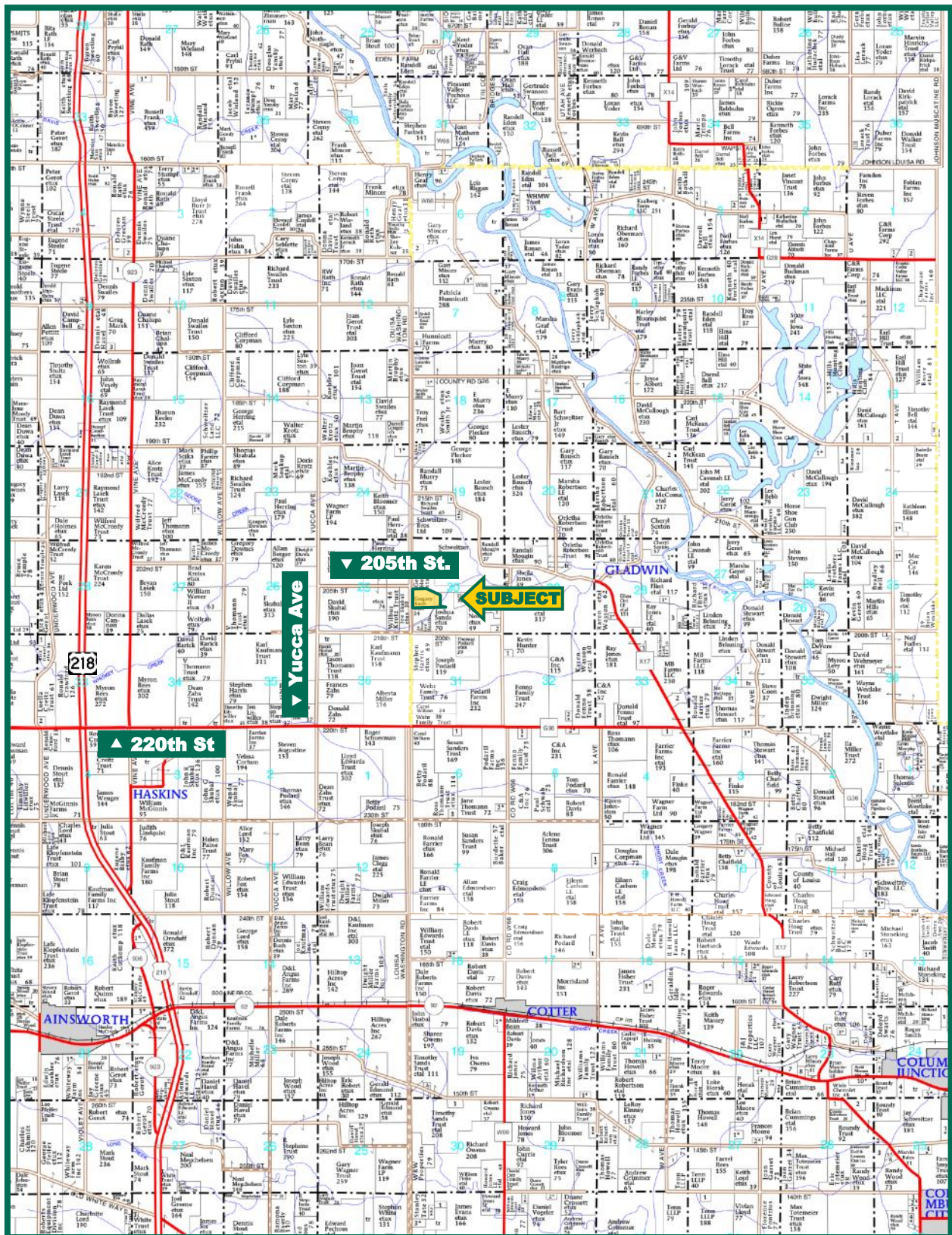
Water & Well Information

There is a natural spring which provides water to the creek running through the pasture. The water source has been continuous but is not guaranteed.

Comments

This mixed-use property features tillable acres, fenced pasture, CRP and timber. Potential building site has amazing views.

Plat Map

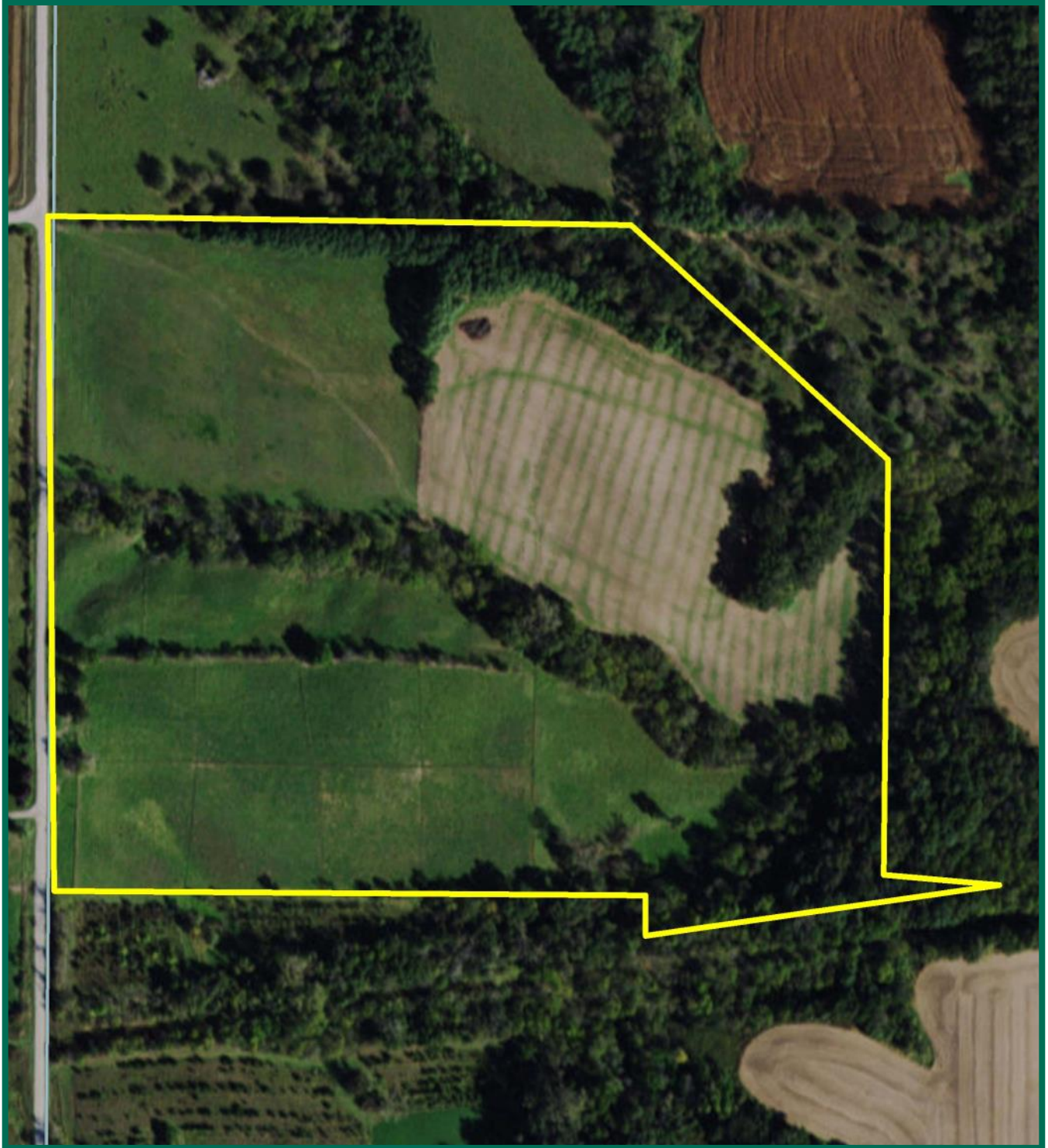


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Aerial Photo



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.

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Soil Map



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	9.21	29.90	3	69	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	7.96	25.85	3	46	
80D	Clinton silt loam, 9 to 14 percent slopes	6.41	20.82	3	51	
424E	Lindley-Keswick loams, 14 to 18 percent slopes	2.35	7.64	6	23	
220	Nodaway silt loam, 0 to 2 percent slopes	2.28	7.42	2	77	
1730B	Nodaway-Klum complex, channeled, 0 to 5 percent slopes	2.00	6.51	3	25	
65E	Lindley loam, 14 to 18 percent slopes	0.56	1.80	6	31	
80B	Clinton silt loam, 2 to 5 percent slopes	0.02	0.06	2	80	

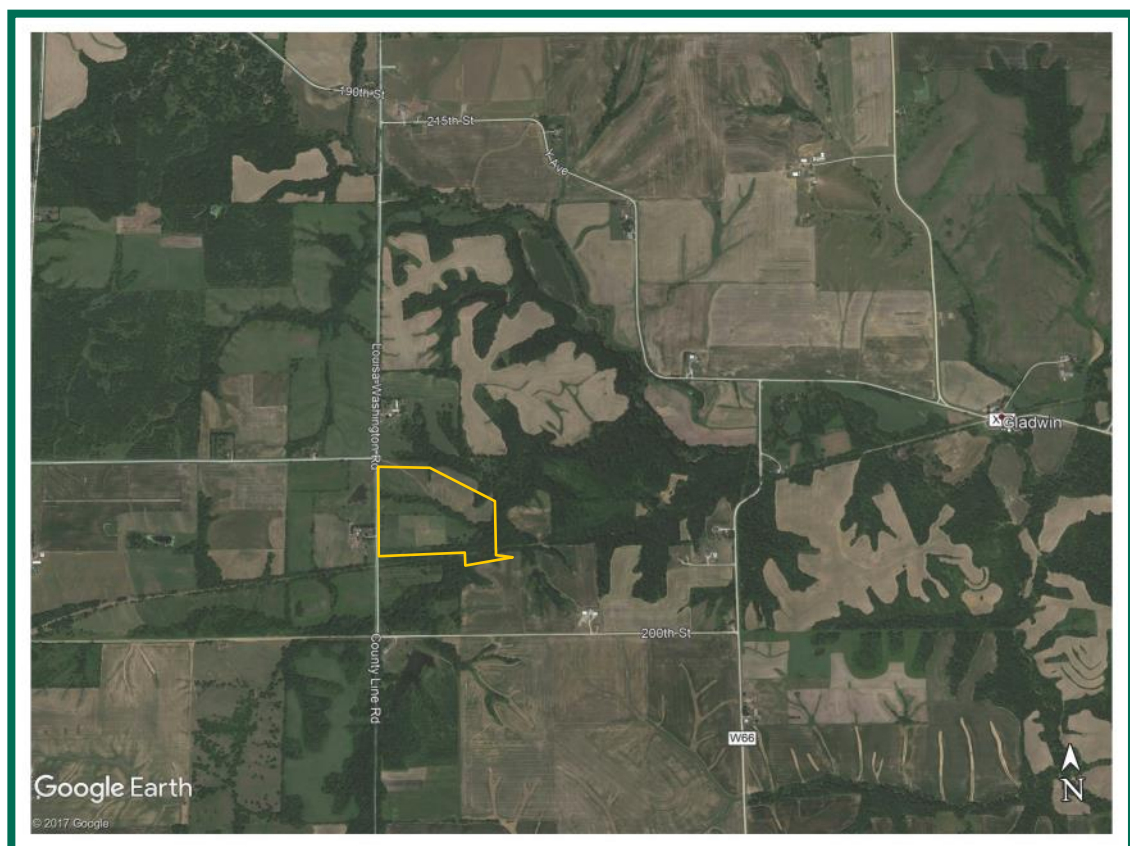
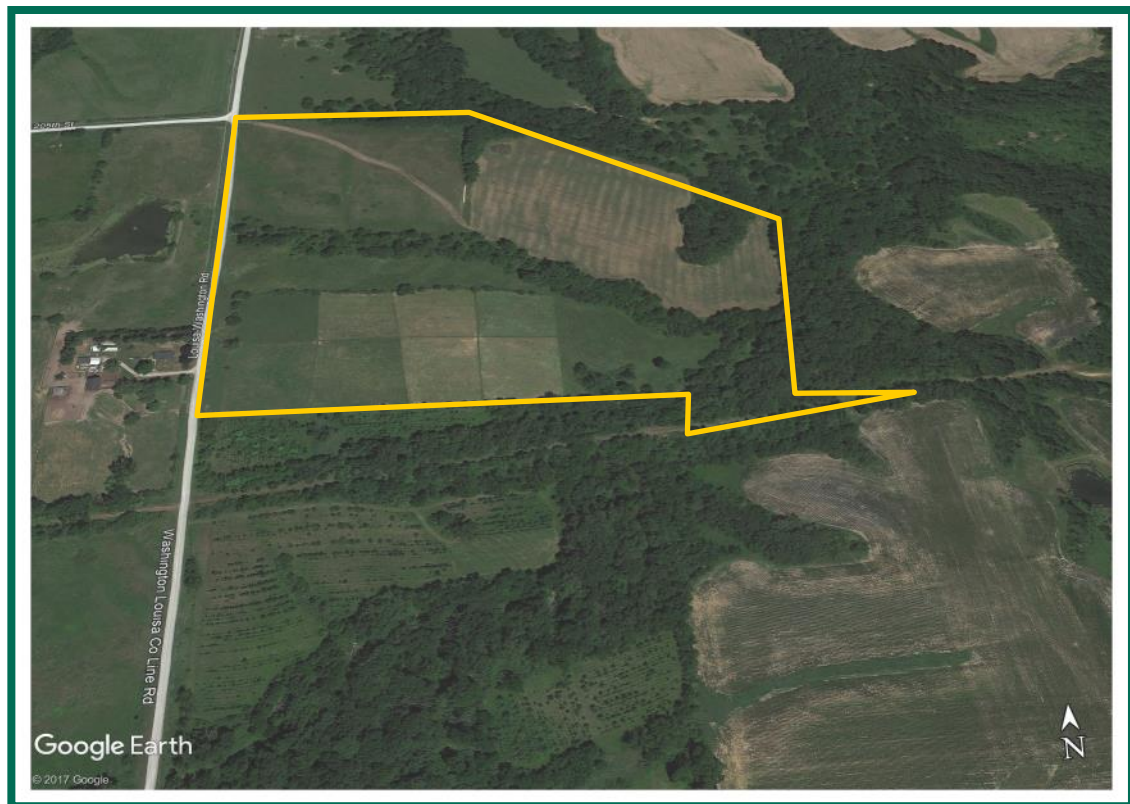
Measured Tillable Acres: 30.79

Average CSR2: 52.84

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Google Earth Photos



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