

# Land For Sale

**ACREAGE:**

**65 Acres, m/l**

**LOCATION:**

**Clinton County, IA**



## **Property** *Key Features*

- Nice Clinton County Farm with a 58.7 CSR2
- Located 1 mile north of Lost Nation
- Wayne and Kathy Busch Farm

**Troy R. Louwagie, ALC**  
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<b>Total Acres:</b>	<b>65.00</b>
<b>Crop Acres:</b>	<b>63.88*</b>
<b>Corn Base Acres:</b>	<b>38.00*</b>
<b>Bean Base Acres:</b>	<b>4.00*</b>
<b>Soil Productivity:</b>	<b>58.7 CSR2</b>

## Property Information

### 65 Acres, m/l

#### Location

**From Lost Nation:** 1 mile north on 140<sup>th</sup> Avenue. Farm is located on the east side of the road.

#### Legal Description

That part of the S½ of the SW¼ of Section 14, and that part of the NE¼ of the NW¼ of Section 23 located in Township 83 North, Range 1 East, Clinton County, Iowa. The exact legal description will be determined by a survey.

#### Price & Terms

- \$399,750
- \$6,150/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable.

#### Real Estate Tax - Estimated

Taxes Payable 2018 - 2019\*: \$1,920.00

Net Taxable Acres\*: 64

Tax per Net Taxable Acre\*: \$30.00

*\*Taxes estimated due to pending survey of property.*

#### FSA Data - Estimated

Part of Farm Number 7677, Tract 13142

Crop Acres\*: 63.88

Corn Base Acres\*: 38

Corn PLC Yield: 154 Bu.

Bean Base Acres\*: 4

Bean PLC Yield: 64 Bu.

*\*Acres and bases are estimated pending survey of property. The local FSA office will determine final acres and bases.*

#### Soil Types/Productivity

Primary soils are Fayette, Downs, and Arenzville-Chaseburg. CSR2 on the FSA crop acres is 58.7 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Gently rolling to rolling.

#### Comments

This is a nice Clinton County farm that has been well-maintained and is highly productive. Final acres will be determined by a survey.

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Measured Tillable Acres		Avg. CSR		Avg. CSR2		
63.88		61.8		58.7		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
163D2	Fayette silt loam, 9 to 14 percent	58	50	32.9%	Ille	21.00
162C2	Downs silt loam, 5 to 9 percent	73	80	27.7%	Ille	17.69
129B	Arenzville-Chaseburg complex, 1 to 5	0	73	16.8%	Ilw	10.72
163E3	Fayette silty clay loam, 14 to 18	45	30	13.7%	Vle	8.73
163D3	Fayette silty clay loam, 9 to 14	55	42	8.3%	IVe	5.27
163E2	Fayette silt loam, 14 to 18 percent	48	38	0.7%	IVe	0.46

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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