

Land For Sale

ACREAGE:

58.79 Acres, m/l

LOCATION:

Fayette County, IA

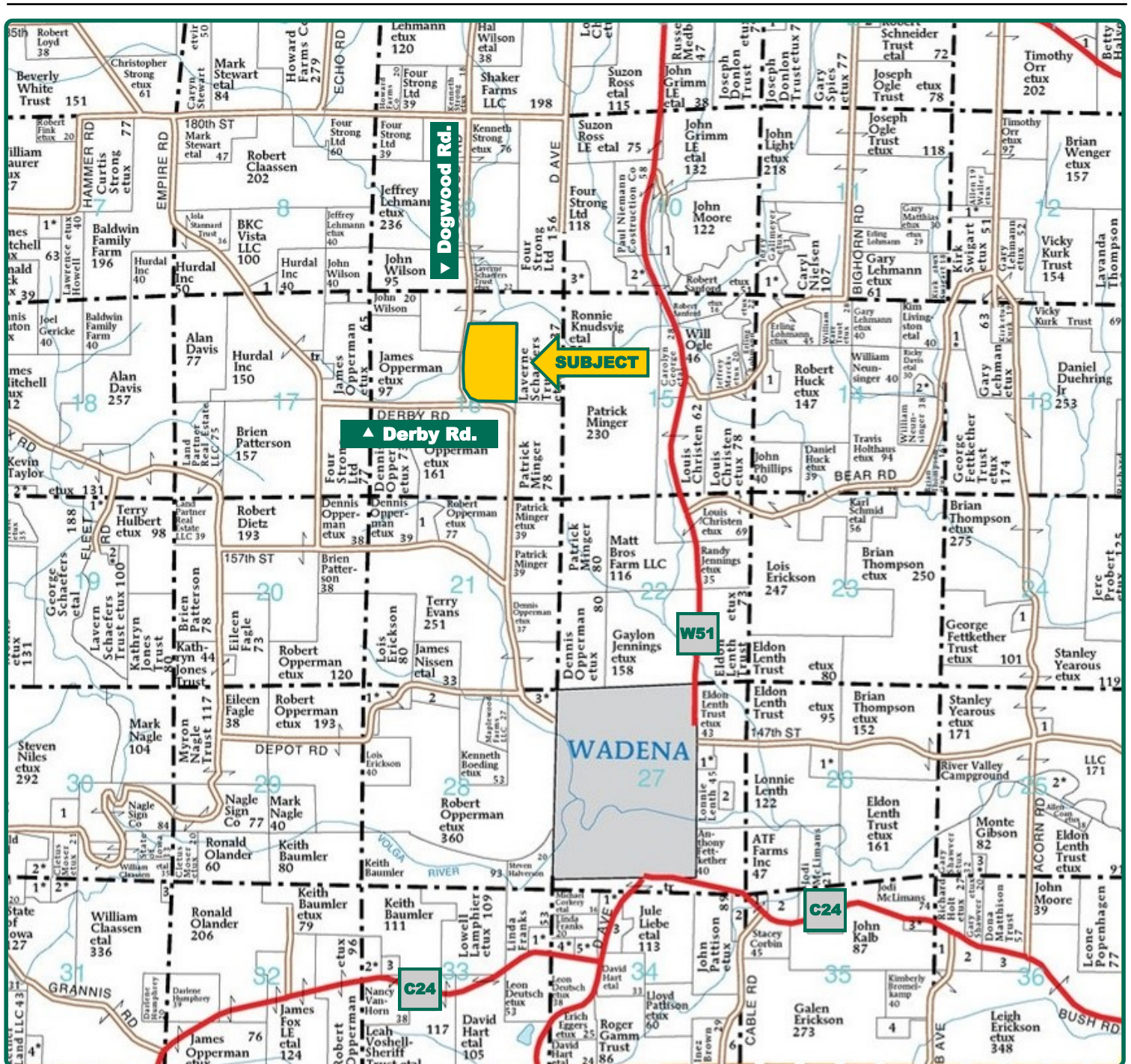


Property Key Features

- **Good Income-Producing Fayette County Farm**
- **Excellent Growth Opportunity for Local Farmers and Investors**
- **Owned by Shaker Farms, LLC**

Clint Kaller, AFM
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FSA/Eff. Crop Acres:	59.14
Cert. Grass Acres:	10.25
Corn Base Acres:	30.1
Oat Base Acres:	5.6
Soil Productivity:	49.43 CSR2

Property Information

58.79 Acres, m/l

Location

Approximately 1 1/2 miles northwest of Wadena.

Legal Description

SW 1/4, NE 1/4 AND S 1/2, NW 1/4, NE 1/4 Section 16, Township 93 North, Range 7 West of the 5th P.M., Fayette County, IA. Illyria Township.

Price & Terms

- \$275,000
- \$4,677.66/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable (2018) - (2019): \$996.00
Net Taxable Acres: 58.79
Tax per Net Taxable Acre: \$16.94

FSA Data

Farm Number 7134, Tract 2652
FSA/Eff. Crop Acres: 59.14
Cert. Grass Acres: 10.25
Corn Base Acres: 30.1
Corn PLC Yield: 143 Bu.
Oat Base Acres: 5.6
Oat PLC Yield: 62 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Exette silt loam and Fayette silt loam. CSR2 on the FSA/Eff. crop acres is 49.43. See soil map for detail.

Land Description

Moderately Rolling

Buildings/Improvements

52' x 52' Cattle Barn built in 1958.

Drainage

Natural. Plus some tile. No tile maps available.

Water & Well Information

Creek in the northwest corner of the property runs year-round.

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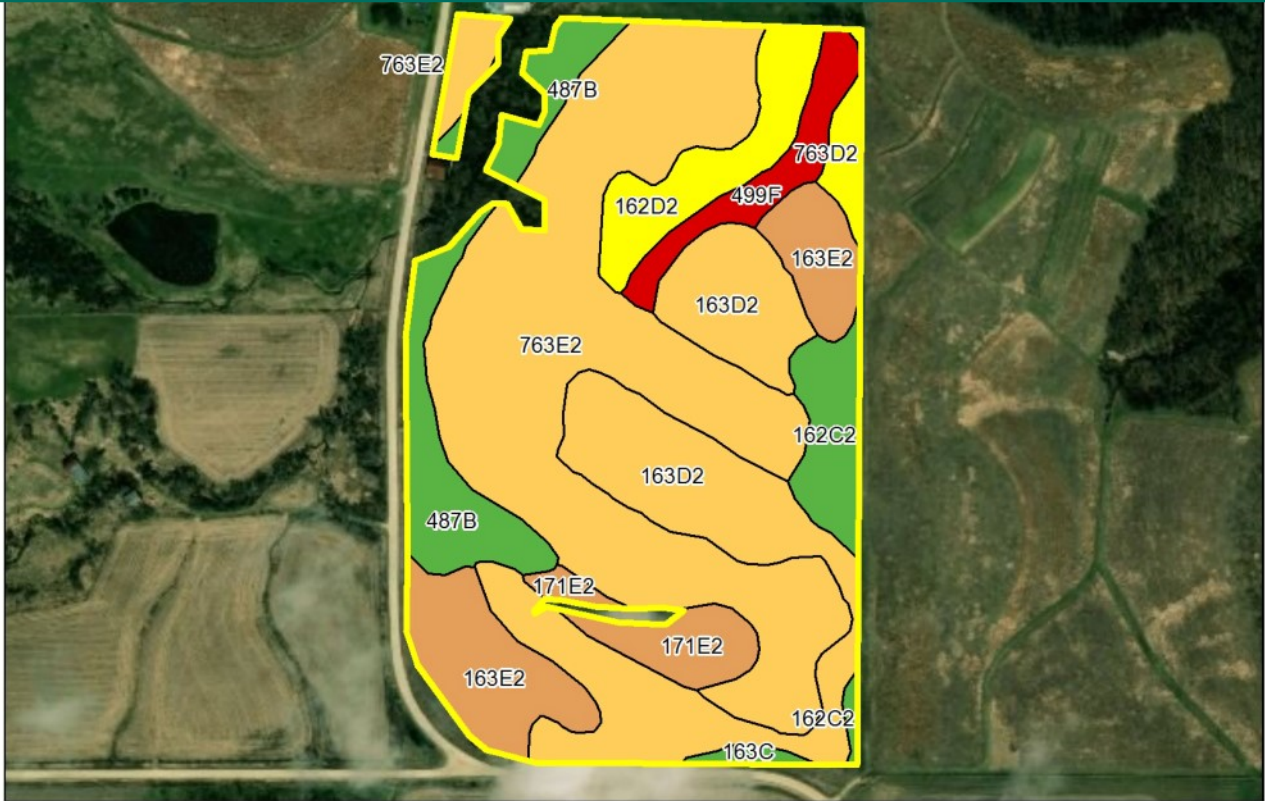
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	23.55	39.82	4	46	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	13.53	22.88	3	50	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	5.68	9.61	4	38	
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes	4.91	8.30	3	80	
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	3.38	5.72	3	54	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	2.51	4.24	3	80	
499F	Nordness silt loam, 14 to 25 percent slopes	2.20	3.72	7	5	
171E2	Bassett loam, 14 to 18 percent slopes, eroded	2.20	3.72	4	39	
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	0.86	1.46	3	58	
163C	Fayette silt loam, 5 to 9 percent slopes	0.31	0.53	3	79	

Measured Tillable Acres: 59.14

Average CSR2: 49.43

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. All property boundaries are approximate.

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