

## **Land For Sale**

ACREAGE:

65.00 Acres, m/l

Grundy County, IA

**LOCATION:** 



#### **Property** Key Features

- High-Quality Grundy County Farm Located East of Conrad
- 80.30 CSR2
- Combination of Farmland and Good Income-Producing CRP

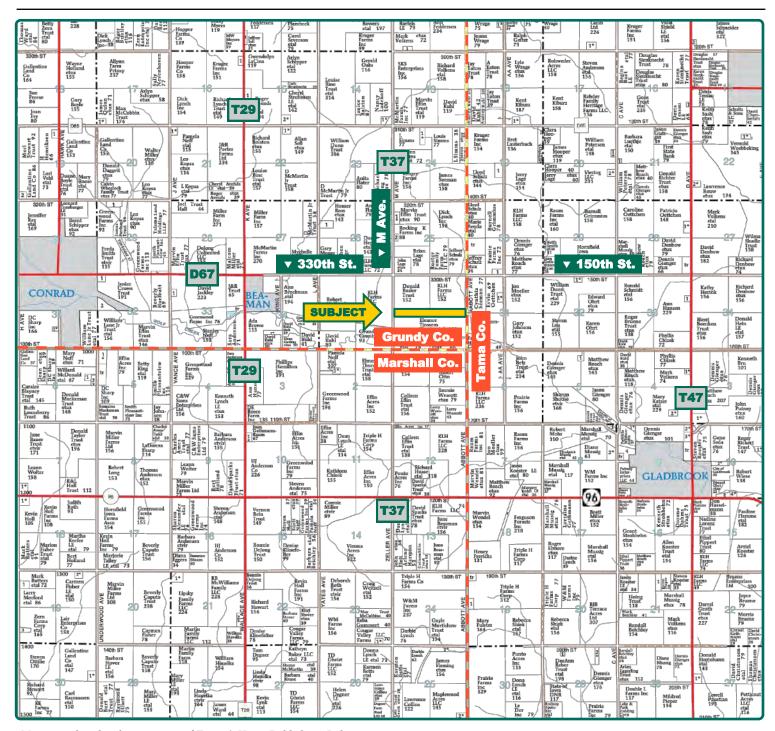
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### Plat Map

Clay Township, Grundy County, IA



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### **Aerial Photo**

65.00 Acres



FSA/Eff. Crop Acres: 46.98

CRP Acres: 13.31

Corn Base Acres: 46.98

Soil Productivity: 80.30 CSR2

### **Property Information** 65.00 Acres, m/l

#### Location

From Conrad: 4 miles east on County Road D67/330th Street and ½ mile south on County Road T37/M Avenue. The farm is located on the east side of the road.

From Gladbrook: 3 miles north on County Road T47, 4 miles west on 150th Street/330th Street and ½ mile south on County Road T37/M Avenue. The farm is located on the east side of the road.

#### **Legal Description**

That part of the  $N\frac{1}{2}$  of the  $N\frac{1}{2}$  of the  $SW\frac{1}{4}$  and that part of the  $N\frac{1}{2}$  of the  $N\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Section 36, Township 86 North, Range 17 West of the  $5^{th}$  P.M., Grundy County, Iowa.

#### **Price & Terms**

- \$477,750
- \$7,350/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### **Possession**

Negotiable.

#### **Real Estate Tax**

Taxes Payable 2019 - 2020: \$1,552.00 Net Taxable Acres: 64.68 Tax per Net Taxable Acre: \$24.00

#### **FSA Data**

Farm Number 6653, Tract 9674 FSA/Eff. Crop Acres: 46.98 CRP Acres: 13.31 Corn Base Acres: 46.98 Corn PLC Yield: 129 Bu.

#### **CRP Contracts**

There are 13.31 acres enrolled in a CP-8A and CP-42 contract that pays \$4,121.00 annually and expires September 30, 2027.

#### **Soil Types/Productivity**

Primary soils are Kenyon, Dinsdale and Sawmill-Garwin. CSR2 on the FSA/Eff. crop acres is 80.30. See soil map for detail.

#### **Land Description**

Gently rolling.

#### **Comments**

This is a good income-producing Grundy County farm with a mixture of highquality farmland and CRP.



## Soil Map

46.98 FSA/Eff. Crop Acres



| Measured T | Fillable Acres 46.98                     |      | Avg. CSR2 | 80.30   |       |
|------------|--|------|-----------|---------|-------|
|            |  |      | Percent   | Non_Irr |       |
| Soil Label | Soil Name                                | CSR2 | of Field  | Class   | Acres |
| 83D2       | Kenyon loam, 9 to 14 percent slopes,     | 61   | 29.4%     | IIIe    | 13.61 |
| T120       | Tama silty clay loam, terrace, 0 to 2    | 100  | 10.2%     | 1       | 4.70  |
| 377C       | Dinsdale silty clay loam, 5 to 9 percent | 90   | 9.4%      | IIIe    | 4.37  |
| 120C2      | Tama silty clay loam, 5 to 9 percent     | 87   | 8.0%      | IIIe    | 3.72  |
| T119       | Muscatine silty clay loam, terrace, 0 to | 100  | 6.9%      | lw      | 3.19  |
| 933B       | Sawmill-Garwin complex, 1 to 4           | 85   | 6.8%      | llw     | 3.14  |
| 133        | Colo silty clay loam, 0 to 2 percent     | 78   | 6.6%      | llw     | 3.07  |
| 377C2      | Dinsdale silty clay loam, 5 to 9 percent | 85   | 10.8%     | IIIe    | 5.0   |
| 119B       | Muscatine silty clay loam, 2 to 5        | 95   | 4.7%      | lle     | 2.2   |
| 43         | Bremer silty clay loam, 0 to 2 percent   | 79   | 4.7%      | llw     | 2.2   |
| 377D2      | Dinsdale silty clay loam, 9 to 14        | 62   | 2.0%      | IIIe    | 0.9   |
| 178B       | Waukee loam, 2 to 5 percent slopes       | 64   | 0.4%      | lls     | 0.2   |
| 83C2       | Kenyon loam, 5 to 9 percent slopes,      | 84   | 0.0%      | IIIe    | 0.0   |

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. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.



## **FSA Map**

65.00 Acres





# **Property Photos**







## **Property Photos**







# **Property Photos**



