

Land For Sale

ACREAGE:

65.00 Acres, m/l

LOCATION:

Grundy County, IA



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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Clay Township, Grundy County, IA



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 N½ of the N½ of the SW¼ and that part of the N½ of the N½ of the SE¼ of Section 36, Township 86 North, Range 17 West of the 5th 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 high-quality farmland and CRP.

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