

Land For Sale

ACREAGE:

187.82 Acres, m/l

LOCATION:

Bremer County, IA



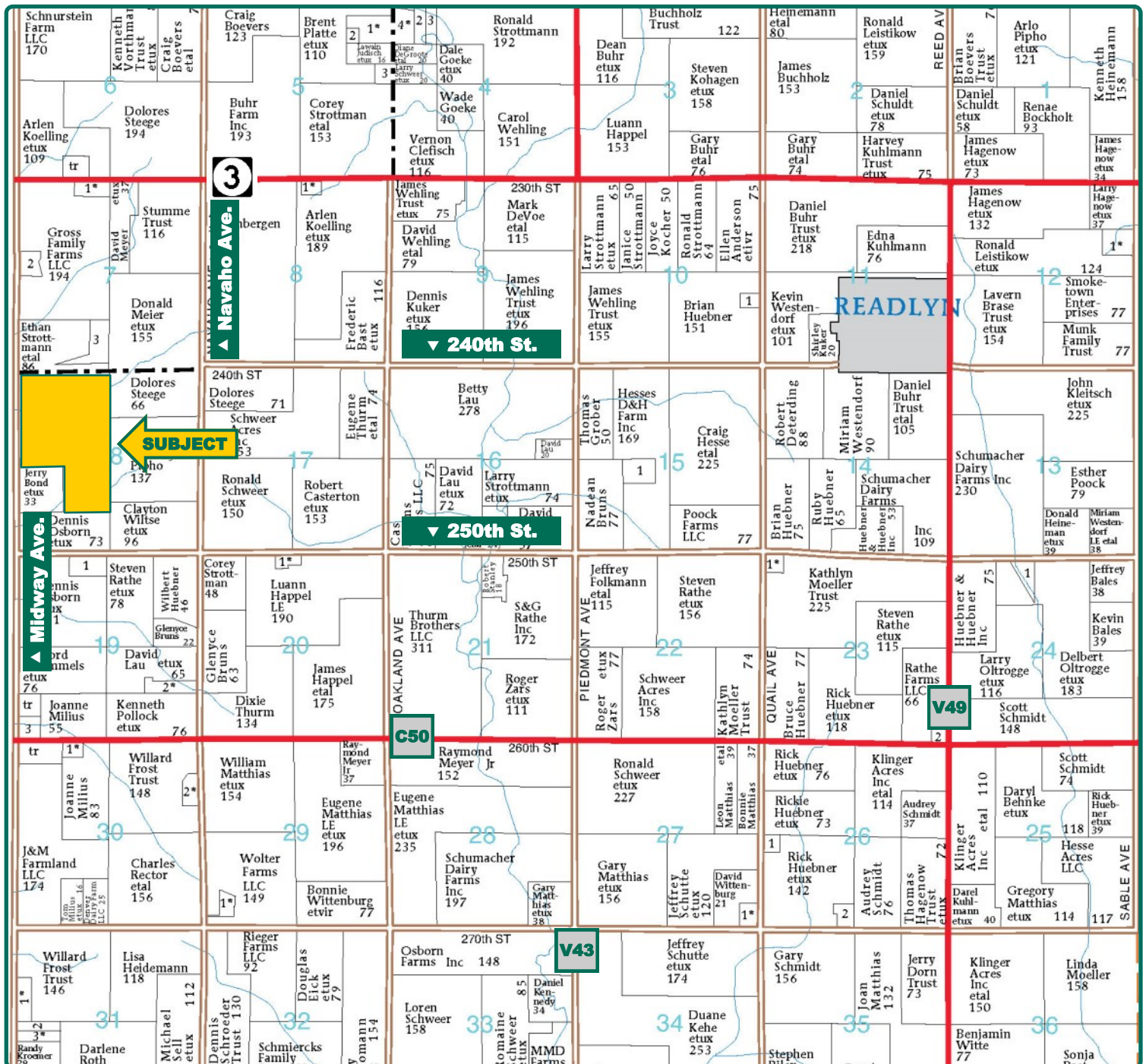
Property *Key Features*

- Productive Bremer County Farm
- Located 4 Miles West of Readlyn
- 83.17 CSR2 on 183.11 FSA/Eff. Crop Acres

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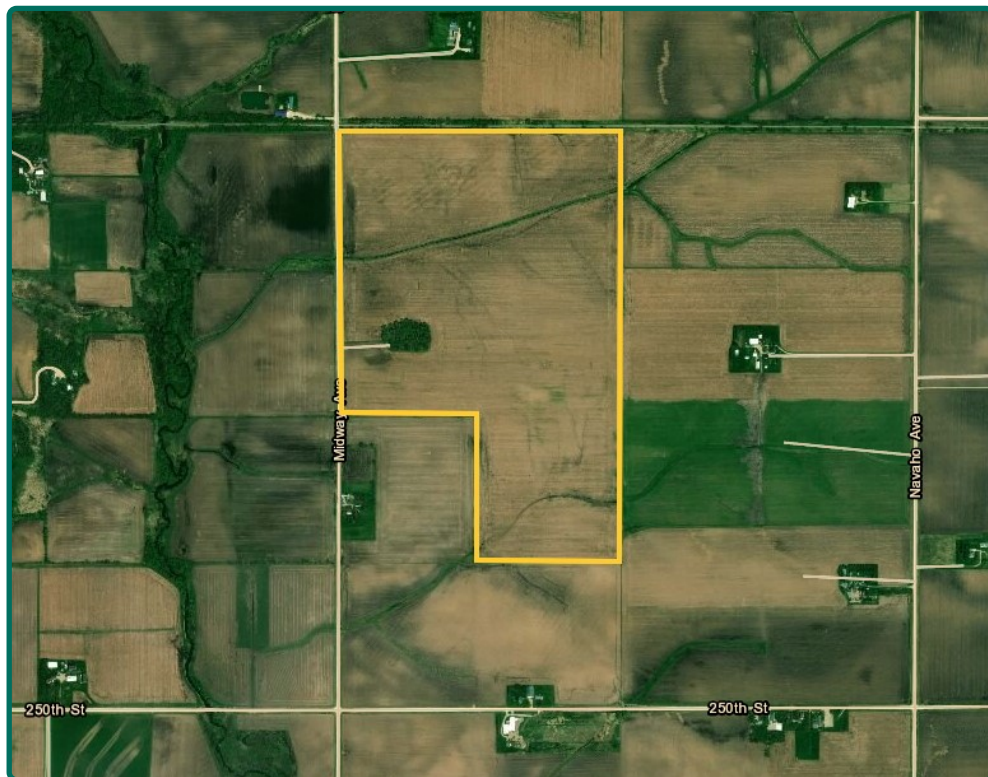
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FSA/Eff. Crop Acres: 183.11
Corn Base Acres: 182.00
Soil Productivity: 83.17 CSR2

Property Information

187.82 Acres, m/l

Location

Approximately 4 miles west of Readlyn. Midway Ave. is the property's west boundary. 1 mile north of C50 and 1 mile south of Highway 3.

Legal Description

NW 1/4 and NE 1/4 of the SW 1/4 Section 18, Township 91 North, Range 12 West of the 5th P.M., Bremer County, IA. Maxfield Township.

Price & Terms

- \$1,652,816
- \$8,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2018 - 2019: \$5,540
Net Taxable Acres: 187.82
Tax per Net Taxable Acre: \$29.50

FSA Data

Farm Number 2925, Tract 10299
FSA/Eff. Crop Acres: 183.11
Corn Base Acres: 182
Corn PLC Yield: 143 Bu.

CRP Contracts

None.

Lease

Open lease for 2020.

Soil Types/Productivity

Primary soils are Clyde silty clay loam and Floyd loam. CSR2 on the FSA/Eff. crop acres is 83.17. See soil map for detail.

Land Description

Level to gently sloping.

Buildings/Improvements

None.

Drainage

Natural. Some tile. Tile map available upon request.

Water & Well Information

None known.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
84	Clyde silty clay loam, 0 to 3 percent slopes	62.83	34.31		88	
198B	Floyd loam, 1 to 4 percent slopes	59.20	32.33		89	
83B	Kenyon loam, 2 to 5 percent slopes	31.38	17.14		90	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	20.12	10.99		50	
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	3.63	1.98		78	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.95	1.61		39	
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.59	0.87		71	
178B	Waukee loam, 2 to 5 percent slopes, rarely flooded	1.41	0.77		64	

Measured Tillable Acres: 183.11

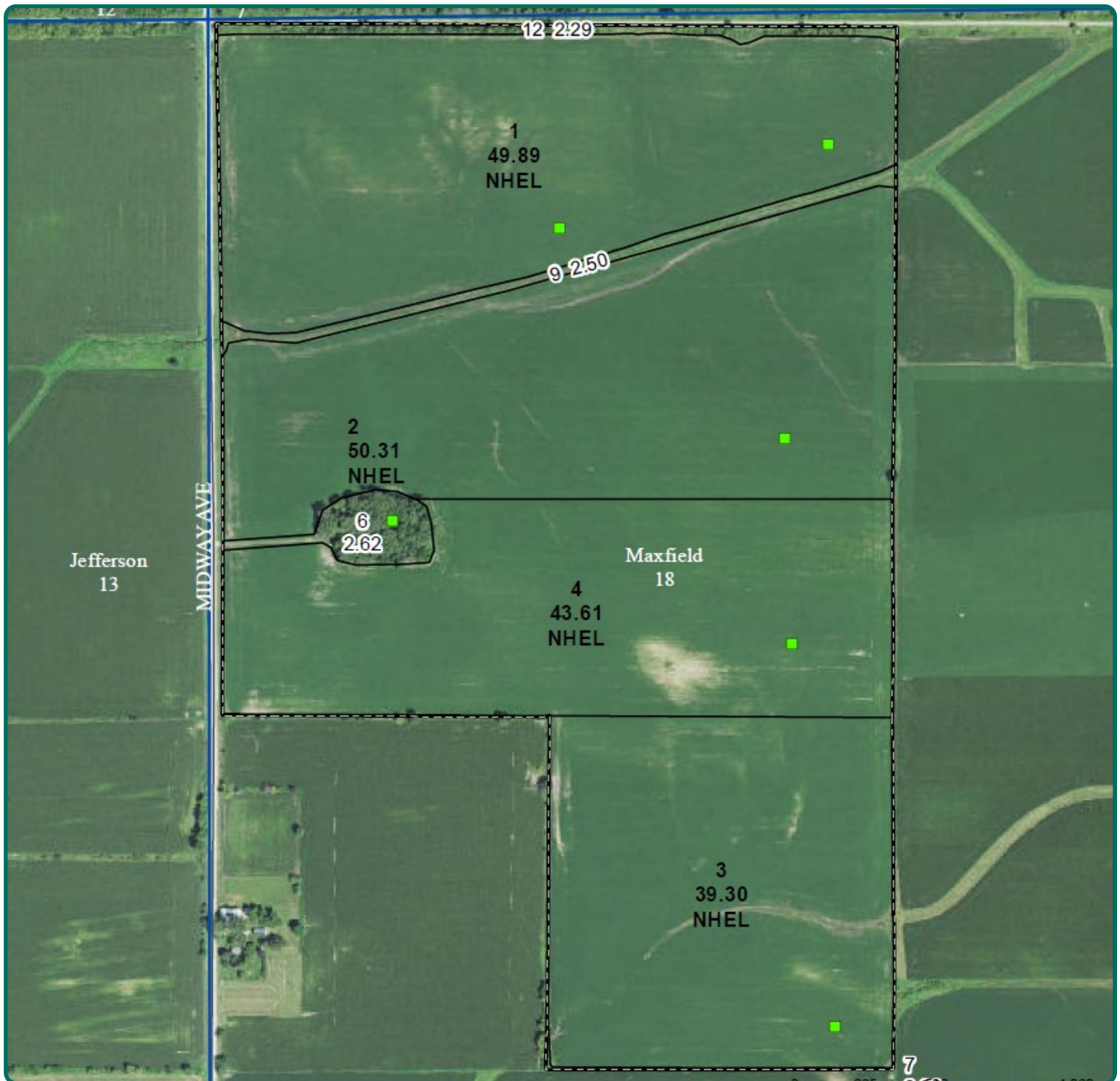
Average CSR2: 83.17

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.

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