

# Land For Sale

**ACREAGE:**

**149.00 Acres, m/l**

**LOCATION:**

**Greene County, IA**



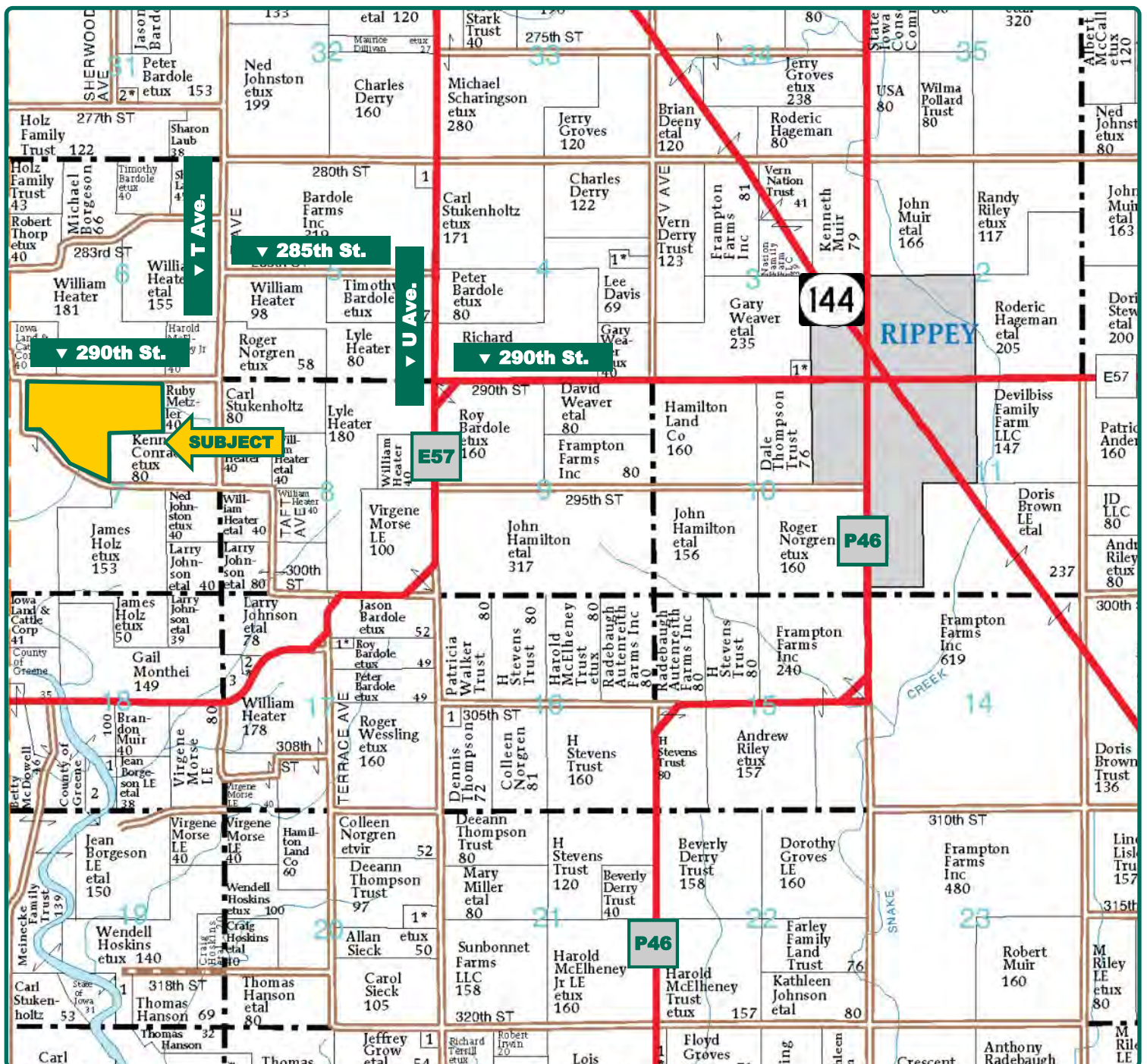
## Property *Key Features*

- Located 3 Miles West of Rippey
- 71.75 FSA/Eff. Crop Acres with an 81.1 CSR2
- Great, Mixed-Use Farm in Southeast Greene County

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**FSA/Eff. Crop Acres: 71.75**

**Corn Base Acres: 40.39\***

**Bean Base Acres: 21.81\***

**Soil Productivity: 81.10 CSR2**

*\*FSA/Eff. Base Acres are estimated.*

## Property Information

**149.00 Acres, m/l**

### Location

From Rippey: head west on 290th St. for 2 miles, then north on U Ave. for ½ mile, then west on 285th St. for 1 mile, then south on T Ave. for ½ mile, then west on 290th St. Farm is on the south side of the road.

### Legal Description

NW Fr1/4, lying east of road, NW Fr1/4 NE1/4, Section 7, Township 82 North, Range 29 West of the 5th P.M. (Washington Township)

### Possession

As agreed upon, subject to existing lease.

## Price & Terms

### Price Reduced

- ~~\$869,000~~—\$825,550
- ~~\$5,832.21/acre~~—\$5,540.60/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Real Estate Tax

Taxes Payable 2019 - 2020: \$3,080.55\*

Net Taxable Acres: 137.74\*

Tax per Net Taxable Acre: \$22.36

*\*Taxes estimated pending survey of property. Greene County Assessor will determine final tax figures.*

### Soil Types/Productivity

Primary soils are Lester, Le Sueur and Webster. CSR2 on the FSA/Eff. crop acres is 81.10. See soil map for detail.

## Land Description

Level to moderately sloping

### FSA Data

Part of Farm Number 3421, Tract 2615

FSA/Eff. Crop Acres: 71.75

Corn Base Acres: 40.39\*

Corn PLC Yield: 129 Bu.

Bean Base Acres: 21.81\*

Bean PLC Yield: 34 Bu.

*\*FSA/Eff. Base Acres are estimated pending reconstitution of farm by the Green County FSA office.*

### Drainage

Natural, plus some limited, private tile. No maps available.

### Comments

Mixed-use farm with tillable land, pasture land and a great lake.

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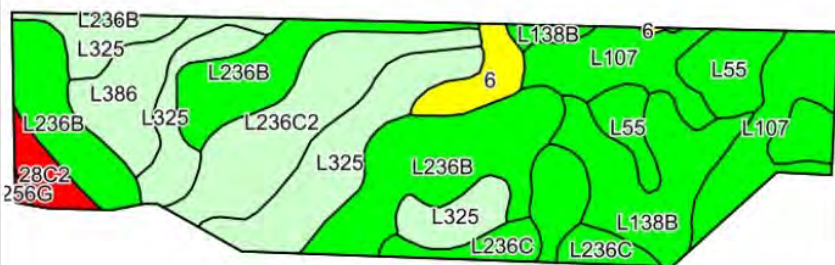
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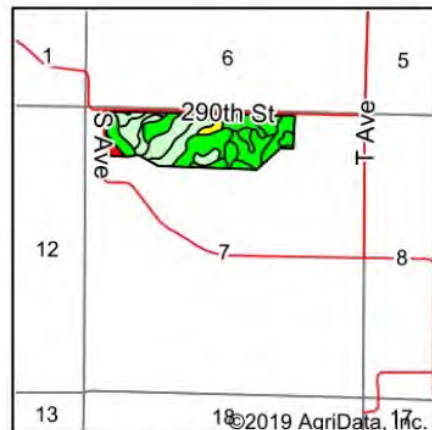
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Soils data provided by USDA and NRCS.



State: Iowa  
County: Greene  
Location: 7-82N-29W  
Township: Washington  
Acres: 71.75  
Date: 9/26/2019



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	17.10	23.8%		Ile	85	
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	13.14	18.3%		Ie	78	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.97	15.3%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	8.50	11.8%		Ile	88	
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	7.57	10.6%		IIIe	77	
L386	Cordova clay loam, Bemis moraine, 0 to 2 percent slopes	4.10	5.7%		IIw	77	
L55	Nicollet loam, 1 to 3 percent slopes	4.08	5.7%		Ie	91	
L236C	Lester loam, Bemis moraine, 6 to 10 percent slopes	2.60	3.6%		IIIe	81	
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.08	2.9%		IIIw	59	58
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	1.50	2.1%		IVe	14	22
L256G	Lester-Belview complex, Bemis moraine, 22 to 40 percent slopes	0.11	0.2%		VIIe	9	
Weighted Average						81.1	*-

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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Northwest Looking Southeast



South Looking North Across Pond



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