

# Land For Sale

**ACREAGE:**

**155.48 Acres, m/l**

**LOCATION:**

**Bremer County, IA**



## Property *Key Features*

- Located on a Hard-Surface Road
- CSR2 of 84.71 on 151.82 Tillable Acres
- Nearly 100% Tillable

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<b>FSA/Eff. Crop Acres:</b>	<b>151.82</b>
<b>Corn Base Acres:</b>	<b>96.50</b>
<b>Bean Base Acres:</b>	<b>55.30</b>
<b>Soil Productivity:</b>	<b>84.71 CSR2</b>

## Property Information

### 155.48 Acres, m/l

#### Location

Approximately 4.5 miles east of Frederika, IA or approximately 5 miles south of Fredericksburg, IA

#### Legal Description

NW 1/4 Section 12, Township 93 North, Range 12 West of the 5th P.M.

#### Price & Terms

- \$1,536,600.00
- \$9,882.94/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2019 - 2020: \$4,304.00  
Net Taxable Acres: 155.48  
Tax per Net Taxable Acre: \$27.68

#### FSA Data

Farm Number 982, Tract 1524  
FSA/Eff. Crop Acres: 151.82  
Corn Base Acres: 96.50  
Corn PLC Yield: 145 Bu.  
Bean Base Acres: 55.30  
Bean PLC Yield: 44 Bu.

#### Soil Types/Productivity

Primary soils are Readlyn silt loam and Tripoli clay loam. CSR2 on the FSA/Eff. crop acres is 84.71. See soil map for detail.

#### Land Description

Level to gently rolling.

#### Buildings/Improvements

None.

#### Water & Well Information

None known.

#### Comments

Well-maintained farm located on a hard-surface road with a CSR2 rating of 84.71 on 151.82 tillable acres.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
399	Readlyn silt loam, 1 to 3 percent slopes	96.60	63.63	1	91	
398	Tripoli clay loam, 0 to 2 percent slopes	18.12	11.93	2	82	
198B	Floyd loam, 1 to 4 percent slopes	10.67	7.03	2	89	
471	Oran loam, 1 to 3 percent slopes	6.96	4.58	1	74	
221	Klossner muck, 1 to 4 percent slopes	6.64	4.37	3	48	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	5.48	3.61	3	50	
84	Clyde silty clay loam, 0 to 3 percent slopes	4.91	3.23	2	88	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.45	1.61	4	39	

Measured Tillable Acres: 151.82

Average CSR2: 84.71

*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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Looking west



Looking northwest



Looking west



Looking southeast

