

# Land For Sale

**ACREAGE:**

**125.93 Acres, m/l**

**LOCATION:**

**Buchanan County, IA**

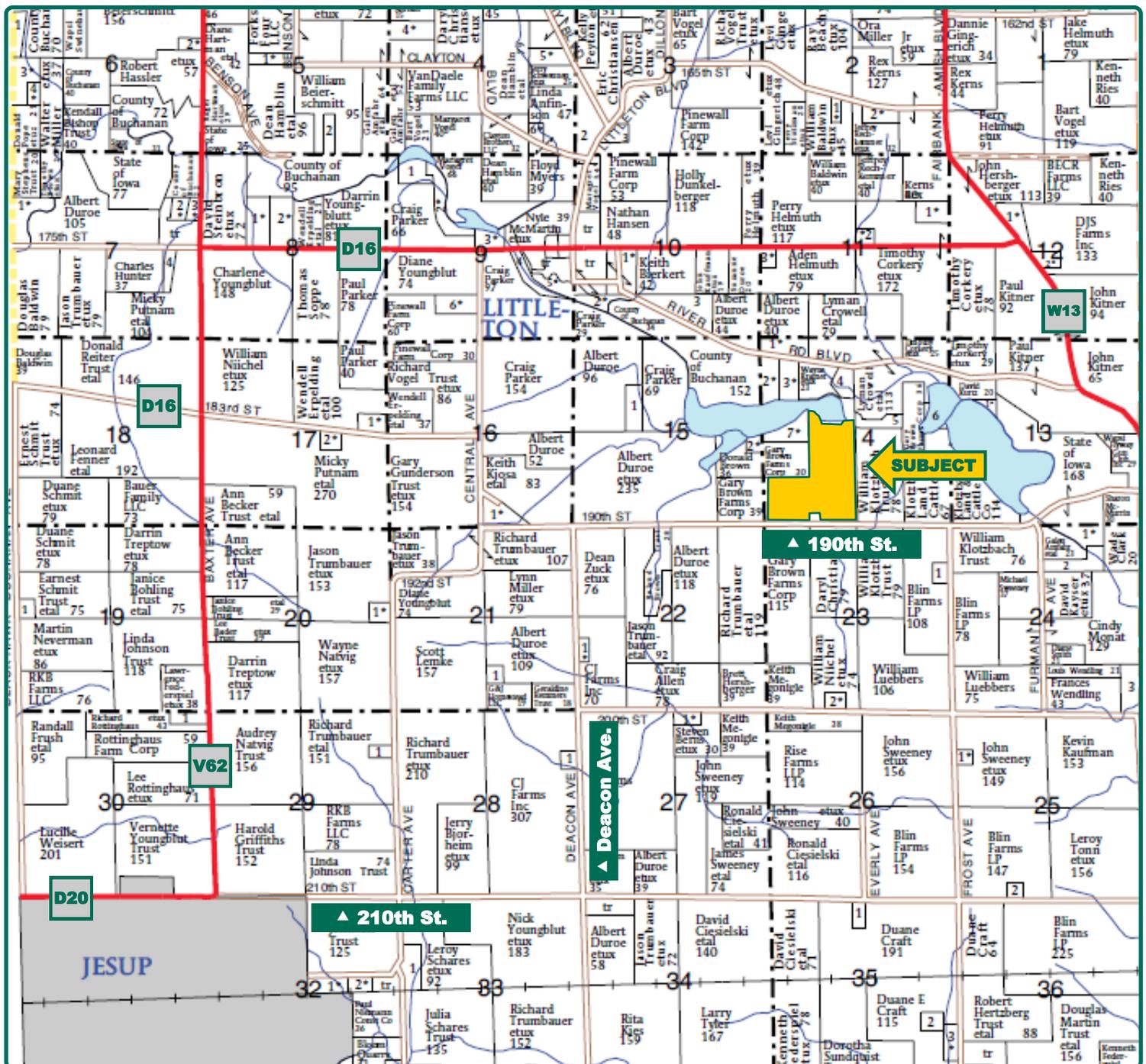


## **Property Key Features**

- 87.31 FSA/Eff. Crop Acres with a CSR2 of 78.68
- Extensive Pattern Tile
- CRP Contract Income

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<b>FSA/Eff. Crop Acres:</b>	<b>87.31</b>
<b>CRP Acres:</b>	<b>29.15</b>
<b>Corn Base Acres:</b>	<b>77.30</b>
<b>Bean Base Acres:</b>	<b>10.01</b>
<b>Soil Productivity:</b>	<b>78.68 CSR2</b>

## Property Information

**125.93 Acres, m/l**

### Location

Located approximately 2 miles northeast of Jesup on the North side of 190th St.

### Legal Description

SE NW Lying S of Center of River (W/ Forest Reserve), NE SW, EX W4A SW SW, and Part of SE SW Section 14, Township 89 North, Range 10 West of the 5th P.M., Buchanan County, IA.

### Price & Terms

- \$1,060,000
- \$8,417.37/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$3,386  
Net Taxable Acres: 117.75  
Exempt Forest Reserve Acres: 8.18  
Tax per Net Taxable Acre: \$28.75

### Lease Status

Subject to existing lease.

### FSA Data

Farm Number 582, Tract 1686  
FSA/Eff. Crop Acres: 87.31  
CRP Acres: 29.15  
Corn Base Acres: 77.30  
Corn PLC Yield: 129 Bu.  
Bean Base Acres: 10.01  
Bean PLC Yield: 37 Bu.

### CRP Contracts

- There are 0.7 acres enrolled in a CP-8A contract that pays \$176 annually and expires September 30, 2022.
- There are an additional 28.45 acres enrolled in a CP-42 contract that pays \$7,402 annually and expires September 30, 2026.

### Soil Types/Productivity

Primary soils are Oran loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 78.68. See soil map for detail.

### Fertilizer Reimbursement

Buyer to credit Seller at closing for Fall 2020 Inputs. Contact agent for details.

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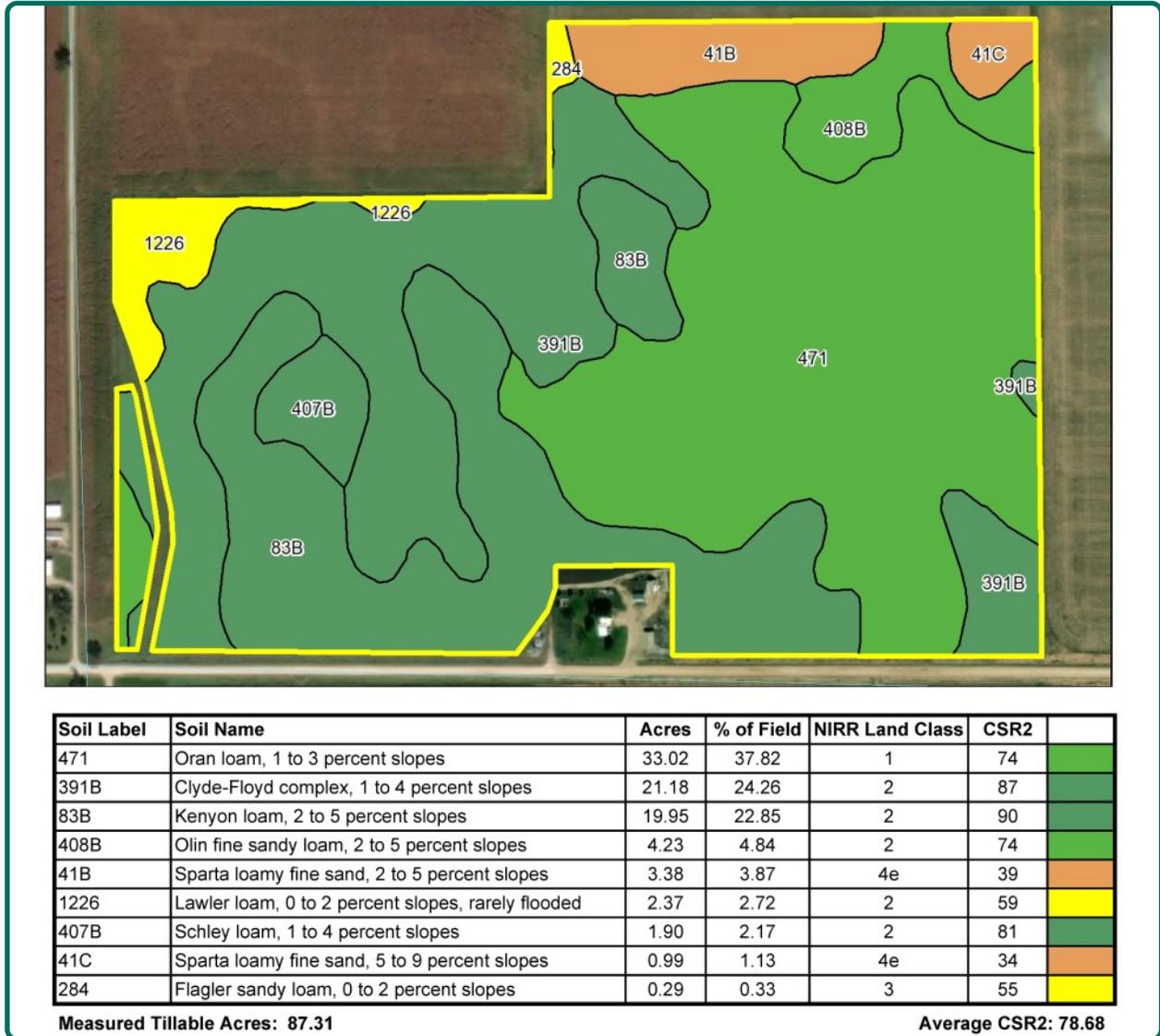
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### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Gently rolling.

### Drainage

Extensive pattern tile.

### Buildings/Improvements

One steel grain storage bin.

### Water & Well Information

No known well.

### Comments

Includes 8.18 acres, m/I, Forest Reserve that borders Wapsipinicon River providing recreational opportunities.

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Looking Northeast



Looking East - Northeast



Looking East



Looking South



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