

Land For Sale

ACREAGE:

318.00 Acres, m/l

LOCATION:

Iowa County, IA

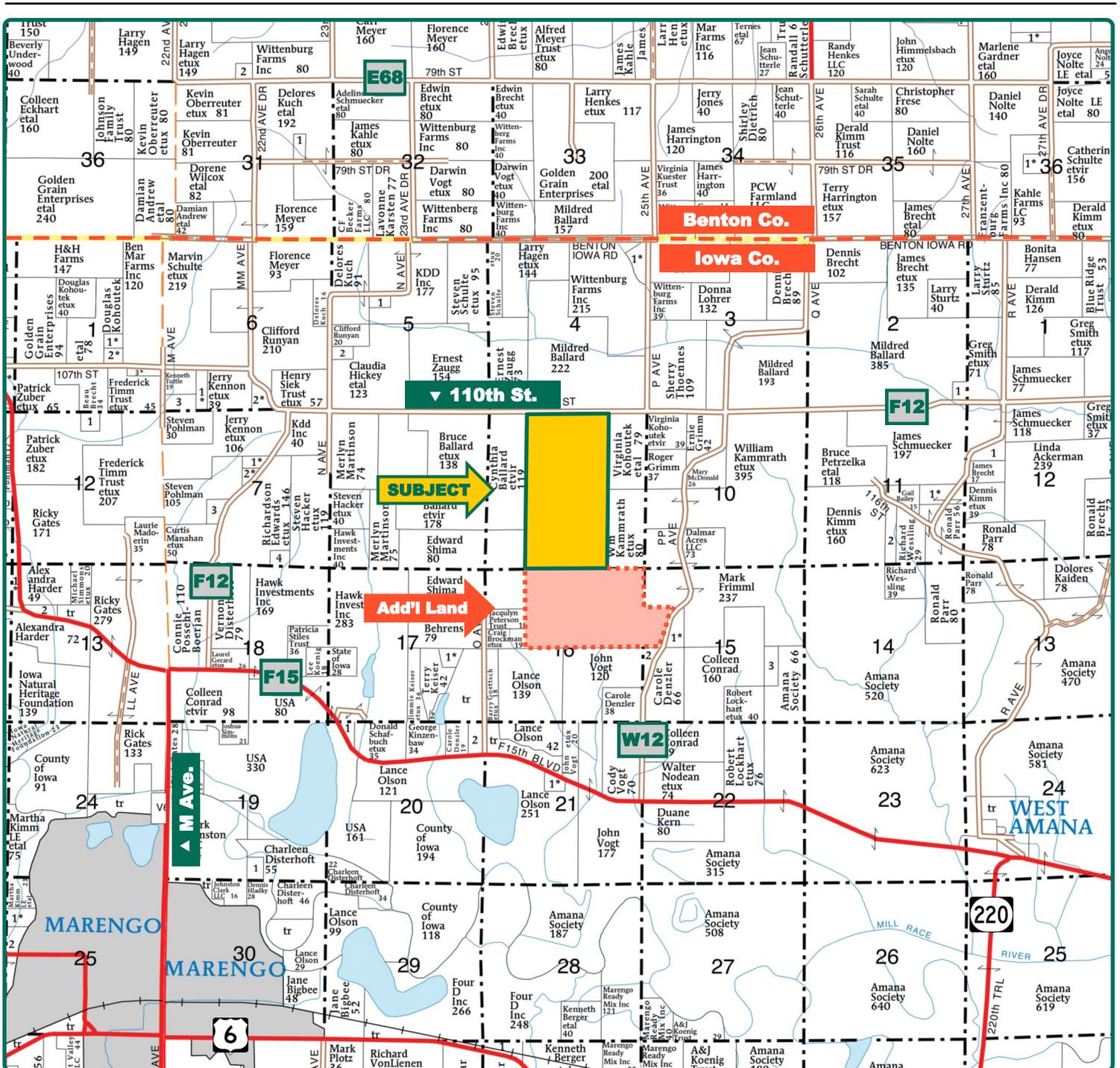


Property Key Features

- Located Northeast of Marengo, Iowa
- Mixture of CRP, Mature Timber and Pasture
- Excellent Recreational Farm with Good Income

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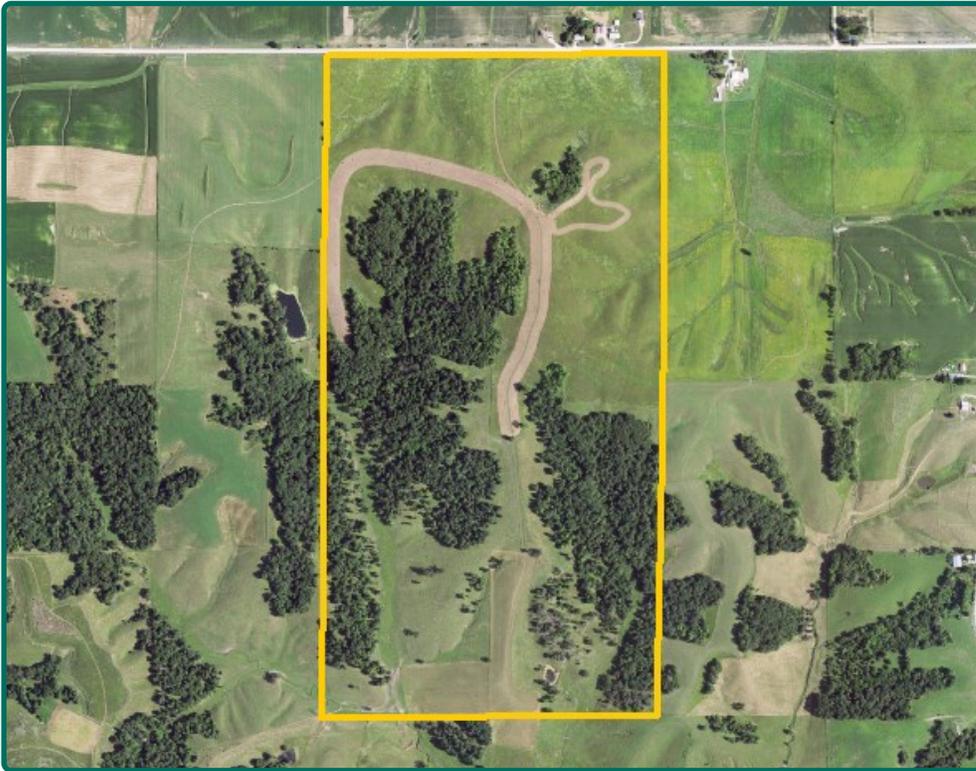
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FSA/Eff. Crop Acres:	13.55*
CRP Acres:	121.74
Corn Base Acres:	13.55*
Soil Productivity:	50.00 CSR2

**Acres are estimated.*

Property Information

318.00 Acres, m/l

Location

From Marengo: 1 mile north on M Avenue, ¼ mile east on County Road F15, 1¼ miles north on County Road F12 and continue 1½ miles east County Road F12/110th Street. The farm is located on the south side of the road.

Legal Description

The E½ of the W½ and the W½ of the E½ of Section 9, Township 81 North, Range 10 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$1,431,000.00
- \$4,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to the 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,740.00
Net Taxable Acres: 318.00
Tax per Net Taxable Acre: \$11.76

FSA Data

Part of Farm Number 5814, Tract 4714
FSA/Eff. Crop Acres: 13.55*
CRP Acres: 121.74
Corn Base Acres: 13.55*
Corn PLC Yield: 104 Bu.

**Acres are estimated pending reconstitution of farm by the Iowa County FSA office.*

CRP Contracts

There are 121.74 acres enrolled in a CP-1 contract that pays \$17,570.73 annually and expires September 30, 2030. The

Seller has until June 1, 2021 to cancel the CRP contract at no cost. If the Buyer so requests, the Seller will cancel the CRP contract. Contact the listing agent for more details.

Soil Types/Productivity

Primary soils are Fayette, Ackmore-Colo and Lindley. CSR2 on the estimated FSA/ Eff. crop and CRP acres is 50.00. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Natural.

Water & Well Information

None.

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Est. FSA/Eff. Crop & CRP Acres		135.29	Avg. CSR2		50.00
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163C2	Fayette silt loam, till plain, 5 to 9	76	22.7%	IIIe	30.67
M163E3	Fayette silty clay loam, till plain, 14 to	29	18.7%	VIe	25.35
M163D2	Fayette silt loam, till plain, 9 to 14	47	16.7%	IIIe	22.62
5B	Ackmore-Colo complex, 2 to 5	77	10.3%	IIw	13.92
M163E2	Fayette silt loam, till plain, 14 to 18	36	9.0%	IVe	12.22
M163F3	Fayette silty clay loam, till plain, 18 to	12	8.4%	VIIe	11.37
M163B	Fayette silt loam, till plain, 2 to 5	84	7.1%	Ile	9.54
M163G	Fayette silt loam, till plain, 25 to 40	5	2.5%	VIIe	3.4
M163D3	Fayette silty clay loam, till plain, 9 to	41	1.9%	IVe	2.5
M163F	Fayette silt loam, till plain, 18 to 25	21	1.8%	VIe	2.4
65F2	Lindley loam, 18 to 25 percent	10	0.8%	VIIe	1.1
M163E	Fayette silt loam, till plain, 14 to 18	39	0.2%	IVe	0.3

Pond

There is a small pond in the southeast corner of the farm.

Comments

This is one of the nicest recreational farms around. This mixture of CRP and mature timber provides an excellent habitat for pheasant, deer and turkey.

Additional Land for Sale

Seller has one additional tract of land for sale located directly south of this property. See Additional Land Aerial Photo.

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. 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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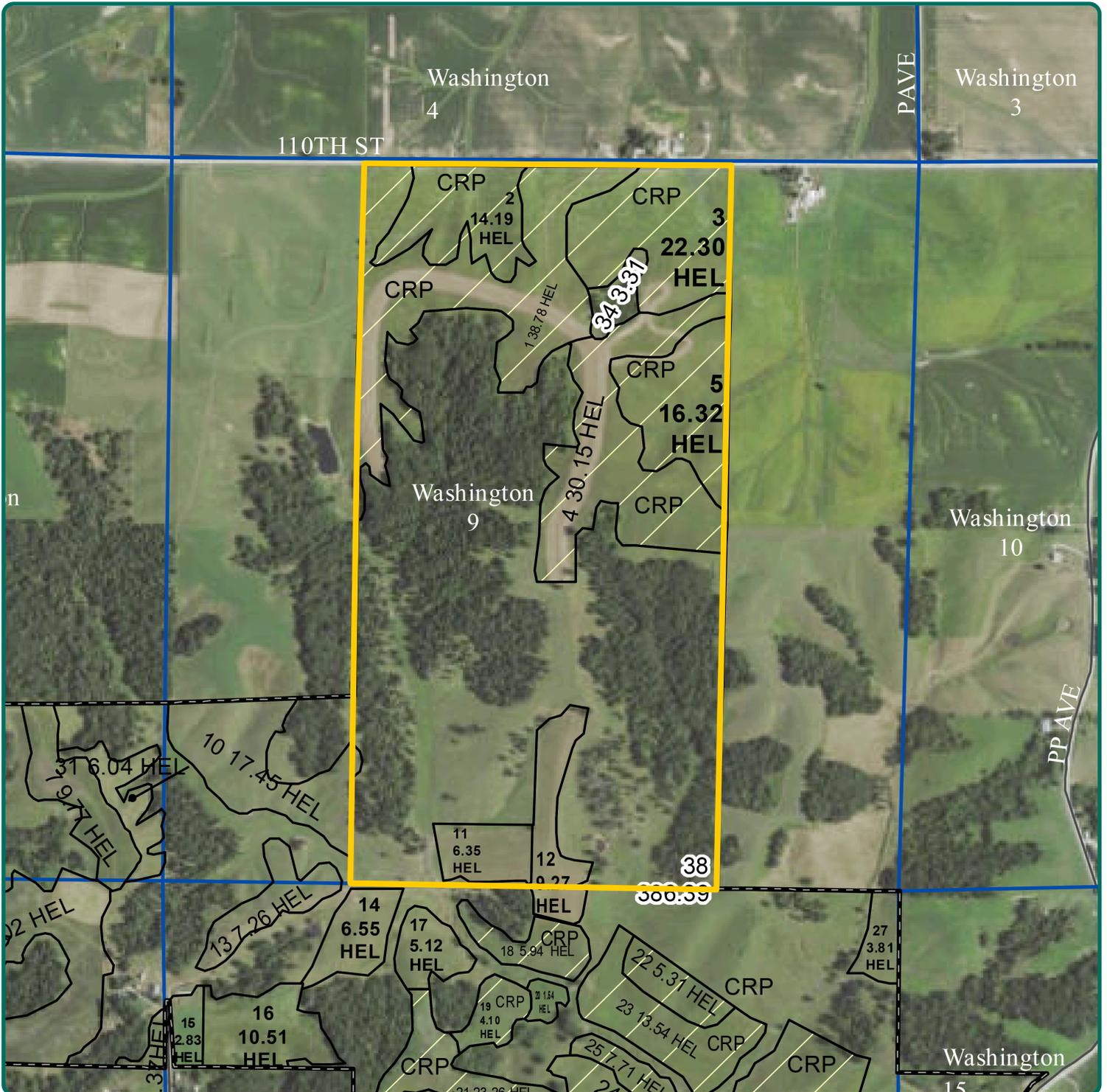
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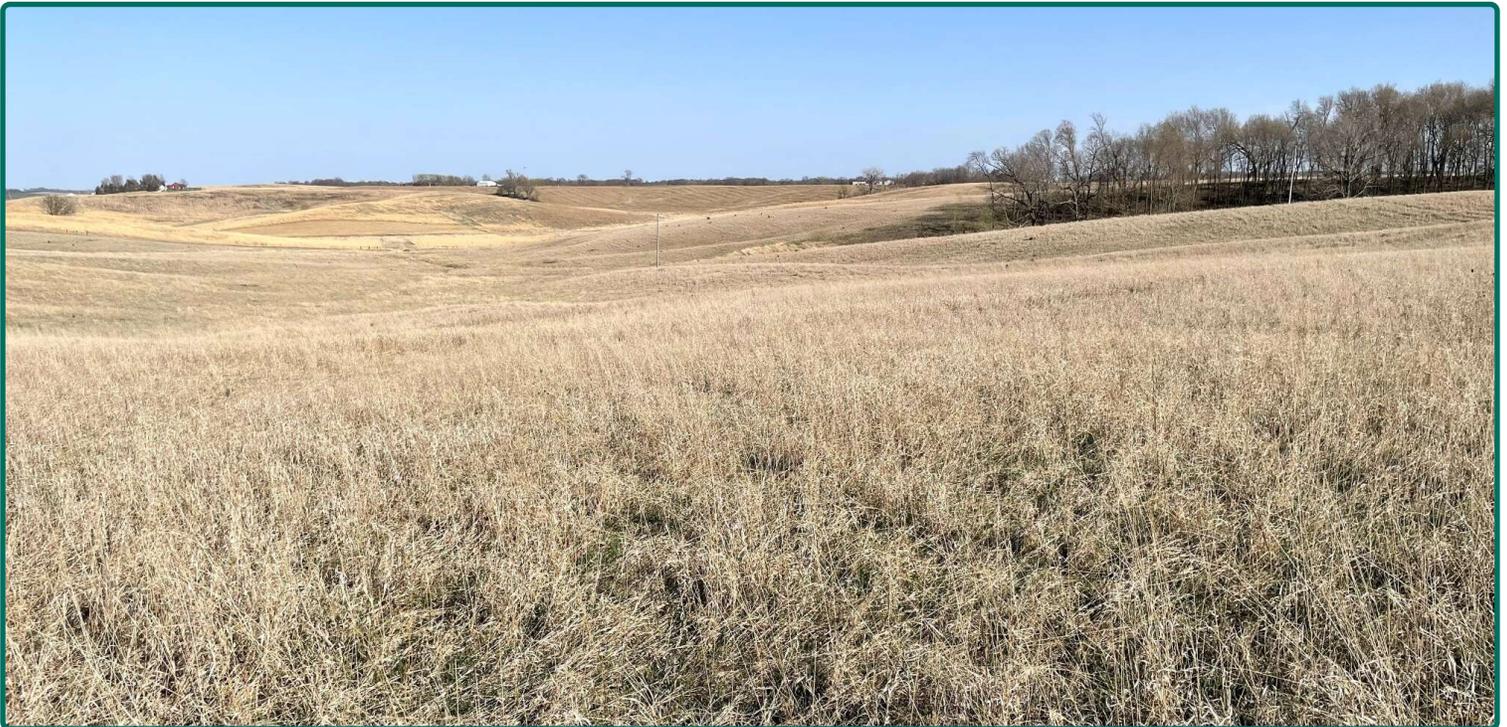
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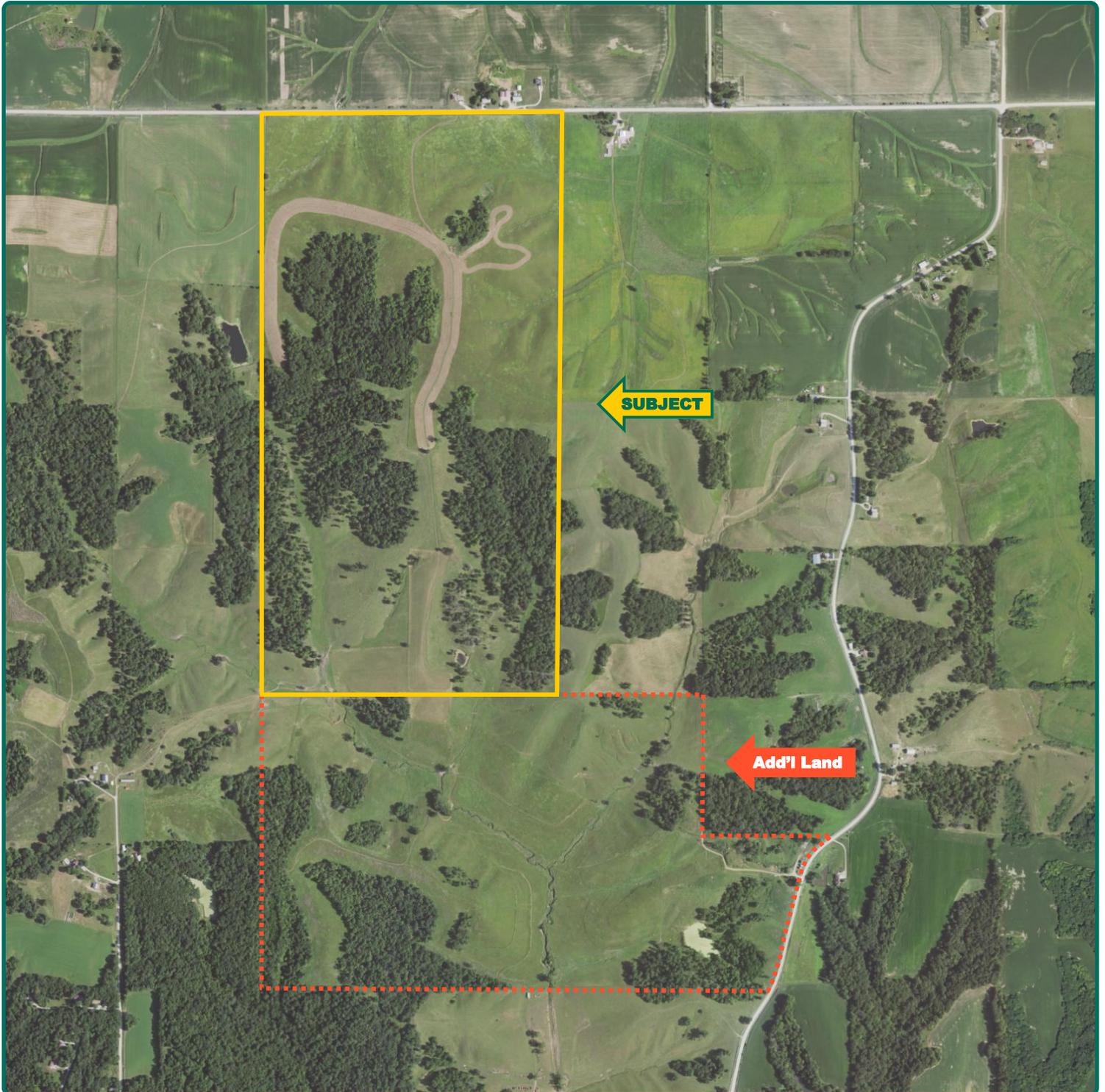
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Additional Land Aerial Photo



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