

Land For Sale

ACREAGE:

17.11 Acres, m/l

LOCATION:

Iowa County, IA

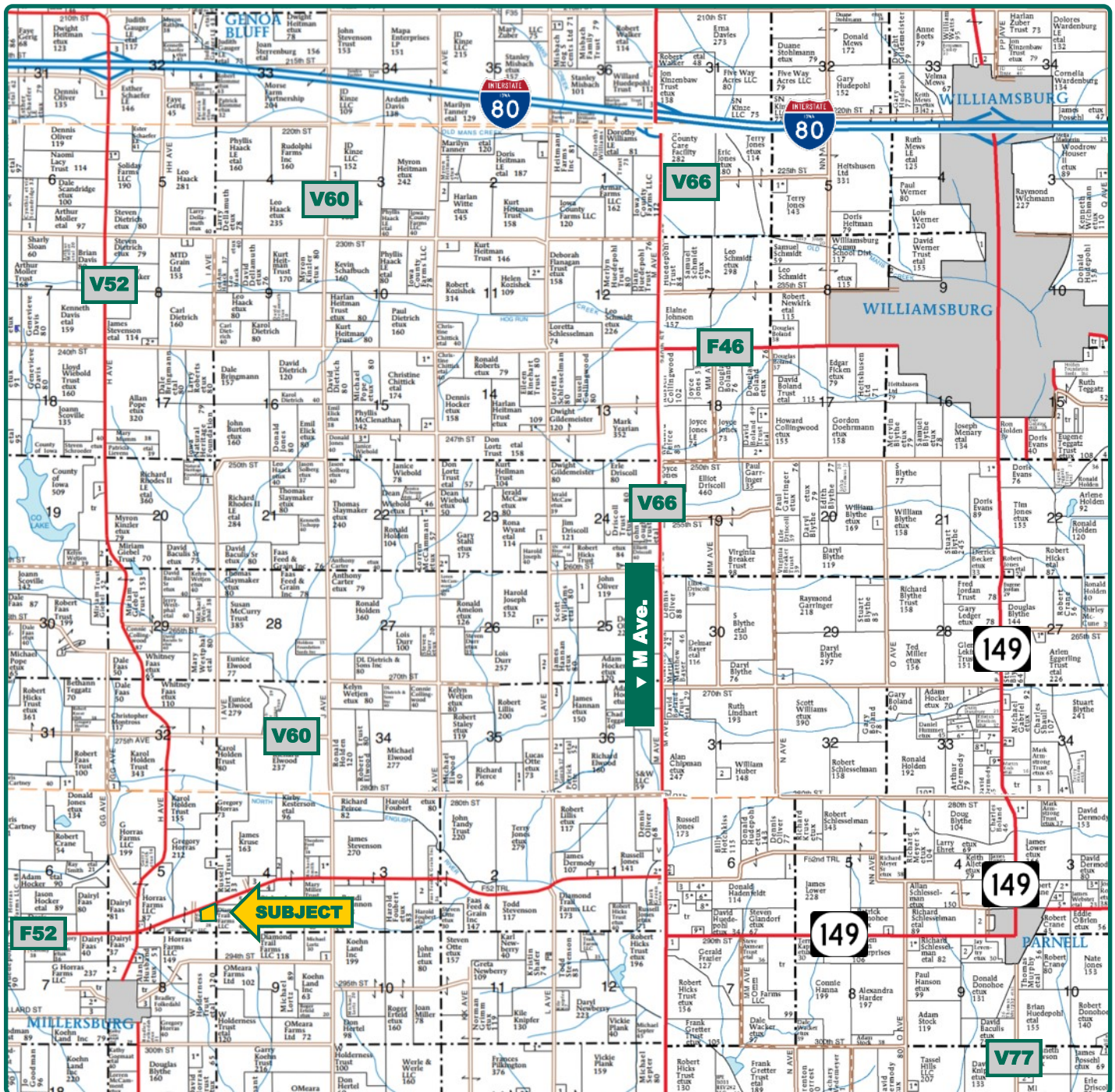


Property *Key Features*

- Located Southwest of Williamsburg
- Attractive Building Site with Scenic Views and Two Ponds
- Within Commuting Distance of Iowa City

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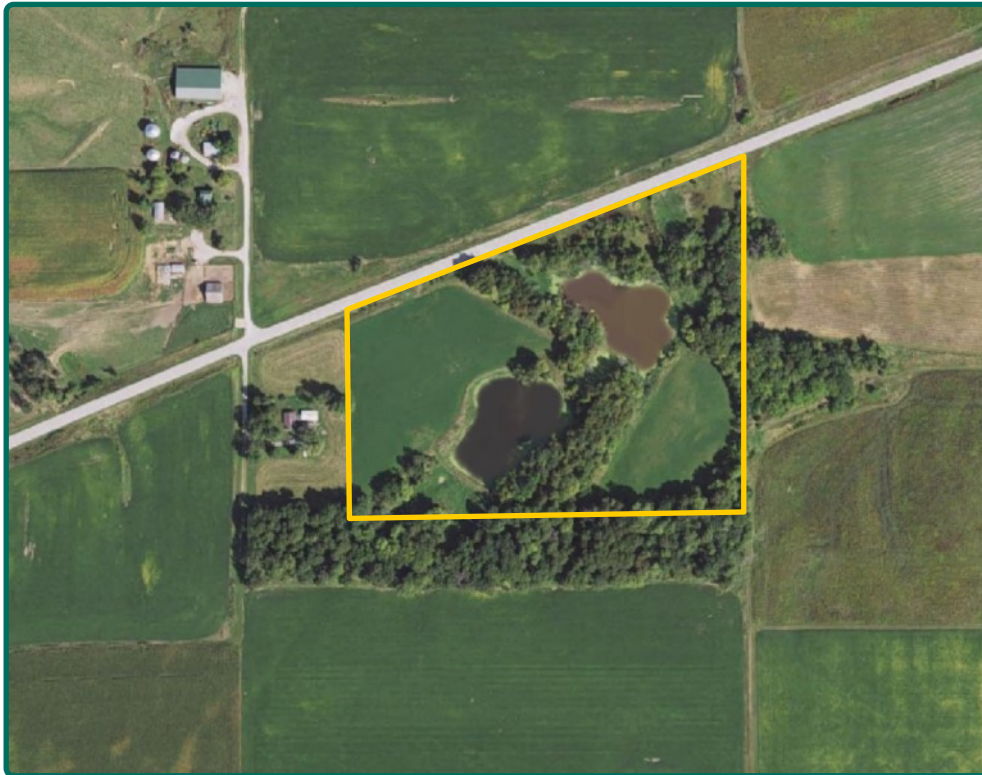
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FSA/Eff. Crop Acres:	6.85
Corn Base Acres:	2.00
Bean Base Acres:	1.30
Soil Productivity:	54.30 CSR2

Property Information

17.11 Acres, m/l

Location

From Williamsburg: Go 3 miles west on County Rd. F46, then 4¾ miles south on M Ave. (Co. Rd. V66), then 4 miles west on Co. Rd. F52. The property is located on the south side of the road.

Legal Description

Auditor's Parcel 2016-54 of Section 5, Township 78 North, Range 11 West of the 5th p.m., English Township, Iowa Co., IA.

Price & Terms

- \$132,900
- \$7,767.39/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 20-21: \$288.00
Gross Acres: 17.11
Net Taxable Acres: 16.78
Tax per Net Taxable Acre: \$17.16

Lease Status

Leased through the 2021 Crop Year.

FSA Data

Farm Number 6392, Tract 1411
FSA/Eff. Crop Acres: 6.85
Corn Base Acres: 2.00
Corn PLC Yield: 123.00 Bu.
Bean Base Acres: 1.30
Bean PLC Yield: 28.00Bu.

Soil Types/Productivity

Primary soil is Clinton. CSR2 on the FSA/ Eff. crop acres is 54.30. See soil map for detail.

Mineral Rights

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

Land Description

Nearly level to moderately sloping.

Drainage

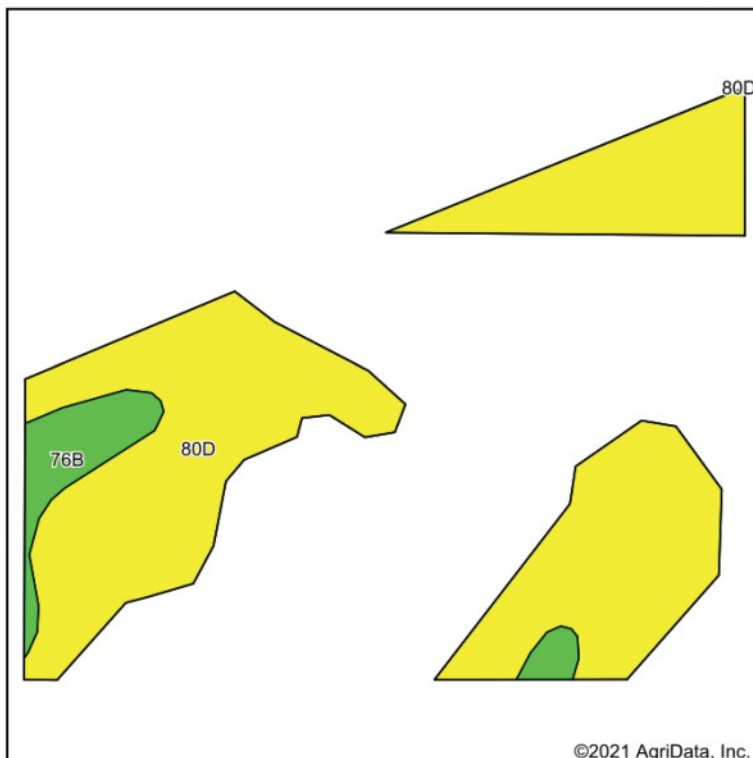
Natural.

Buildings/Improvements

None.

Water & Well Information

Rural water through Poweshiek Water Association.



Soils data provided by USDA and NRCS.

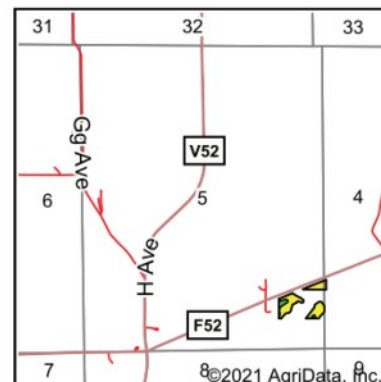
Area Symbol: IA095, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
80D	Clinton silt loam, 9 to 14 percent slopes	6.21	90.7%		IIIe	51	55
76B	Ladoga silt loam, 2 to 5 percent slopes	0.64	9.3%		Ile	86	85
Weighted Average						54.3	57.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Iowa**
Location: **5-78N-11W**
Township: **English**
Acres: **6.85**
Date: **4/26/2021**



Maps Provided By:



Ponds

There are two large ponds surrounded by mature timber. One pond is 1¾ ac. and the other is 1½ ac. in size.

Deed Restrictions

Negotiable. Contact listing agent for details.

Comments

This is a beautiful acreage site with incredible views. Several locations to build your dream home. Property is located on a hard-surface road with access to rural water. It is within commuting distance from Williamsburg and Iowa City. You will have all the benefits of country living without needing to sacrifice convenience. Acreage sites like this are rare!

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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West Pond



Looking South



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Description



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