

Land For Sale

ACREAGE:

149.80 Acres, m/l

LOCATION:

Howard County, IA



Property *Key Features*

- 142.00 Cropland Acres with CSR2 Rating of 81.61
- Recreational Property with Excellent Wildlife Habitat and Strong CRP Income
- Located on a Hard-Surface Road Near Hayden Prairie State Preserve

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CRP Acres: 142.00
Soil Productivity: 81.61 CSR2

Property Information

149.80 Acres, m/l

Location

Approximately 3 miles southwest of Chester, IA

Legal Description

SW 1/4 Section 28, Township 100 North, Range 13 West of the 5th P.M. excluding acreage in the SW corner

Price & Terms

- \$1,250,000
- \$8,344.46/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,718.00
Net Taxable Acres: 149.80
Tax per Net Taxable Acre: \$24.82

FSA Data

Farm Number 3882, Tract 99
CRP Acres: 142.00

Land Description

Level to gently rolling.

Drainage

Extensive drainage tile. See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

CRP Contracts

There are 107.70 acres enrolled in a CP42 contract that pays \$302.00/acre and expires on 9/30/27.

There are 21.50 acres enrolled in a CP27 & CP28 contract that pays \$226.69/acre and expires 9/30/2025.

There are 12.80 acres enrolled in a CP21 contract that pays \$347.64/acre and expires 9/30/2027.

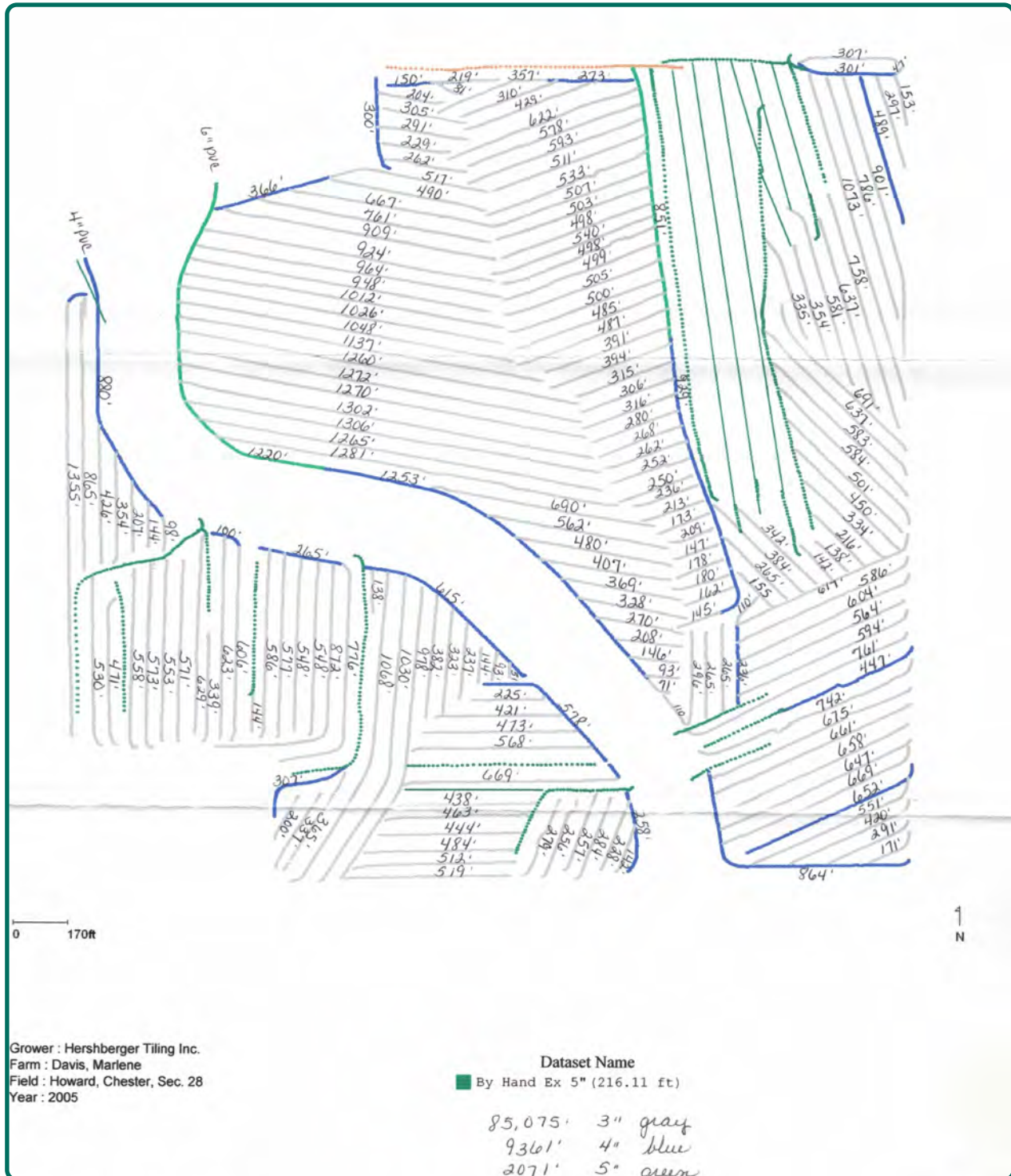
Soil Types/Productivity

Primary soils are Ostrander, Clyde silty clay loam and Floyd loam. CSR2 on the CRP acres is 81.61. See soil map for detail.

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Looking northeast



Looking northwest



Looking southeast



Looking southwest



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CRP



CRP



CRP



CRP

