

Land For Sale

ACREAGE:

76.55 Acres, m/l

LOCATION:

Buchanan County, IA



Property *Key Features*

- Located 4 Miles South of Monti, Iowa
- 72.44 FSA/Eff. Crop Acres with an 86.80 CSR2
- High-Productive Buchanan County Farm

Troy Louwagie, ALC

Licensed in IA & IL

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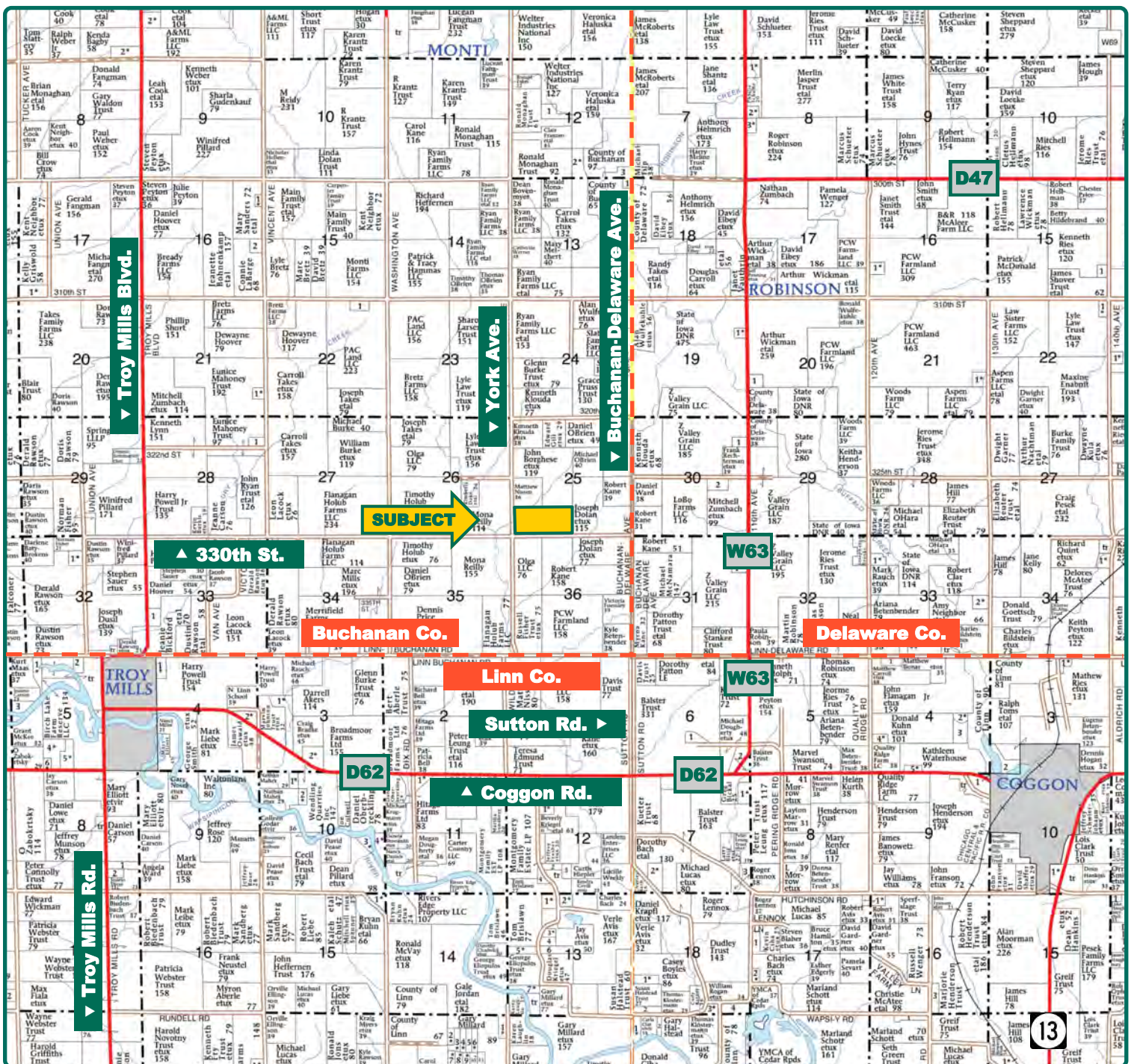
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FSA/Eff. Crop Acres:	72.44
Cert. Grass Acres:	0.42
Corn Base Acres:	66.70
Bean Base Acres:	5.70
Soil Productivity:	86.80 CSR2

Property Information

76.55 Acres, m/l

Location

From Troy Mills: 1 mile north on Troy Mills Blvd. and 3 miles east on 330th St. The farm is located on the north side of the road.

From Coggon: 3 miles west on Coggon Rd., 2 miles north on Sutton Rd./Buchanan-Delaware Ave. and ½ mile west on 330th St. The farm is located on the north side of the road.

Legal Description

The S½ of the SW¼ of Section 25, Township 87 North, Range 7 West of the 5th P.M., Buchanan County, Iowa.

Price & Terms

- \$1,071,700.00
- \$14,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,630.00
Net Taxable Acres: 76.55
Tax per Net Taxable Acre: \$34.36

FSA Data

Farm Number 5008, Tract 261
FSA/Eff. Crop Acres: 72.44
Cert. Grass Acres: 0.42
Corn Base Acres: 66.70
Corn PLC Yield: 130 Bu.
Bean Base Acres: 5.70
Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Dickinson. CSR2 on the FSA/Eff. crop acres is 86.80. See soil map for detail.

Land Description

Gently rolling.

Drainage

This farm was pattern tiled in 2011. See tile map for detail.

Water & Well Information

None.

Comments

This is a nice Buchanan County farm with highly-productive soils that is well drained.

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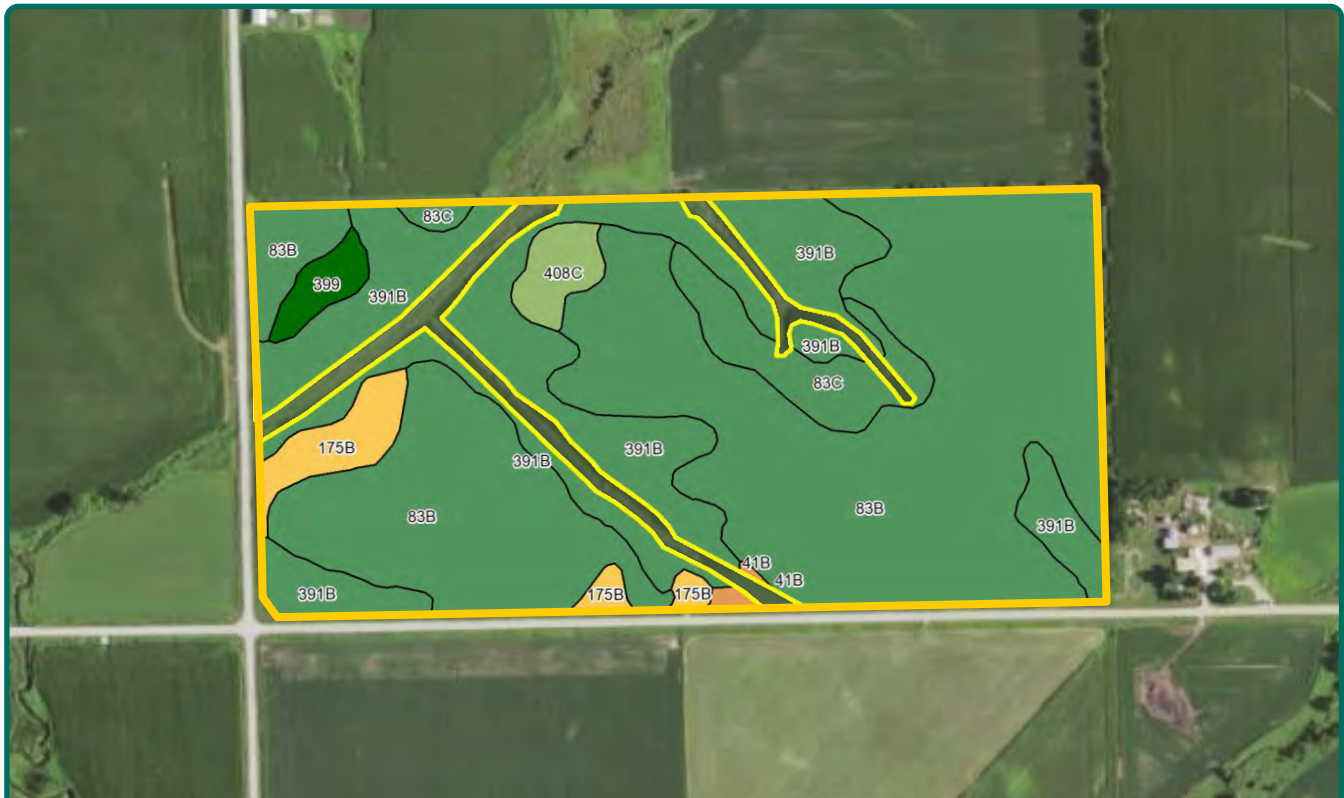
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	43.95	60.67	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	19.19	26.48	2	87	
83C	Kenyon loam, 5 to 9 percent slopes	3.83	5.29	3	85	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.64	3.65	3	50	
408C	Olin fine sandy loam, 5 to 9 percent slopes	1.46	2.02	3	65	
399	Readlyn silt loam, 1 to 3 percent slopes	1.09	1.51	1	91	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	0.27	0.37	4e	39	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.00	0.00	3	84	

Measured Tillable Acres: 72.44

Average CSR2: 86.80

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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