

Land For Sale

ACREAGE:

73.50 Acres, m/l

LOCATION:

Floyd County, IA

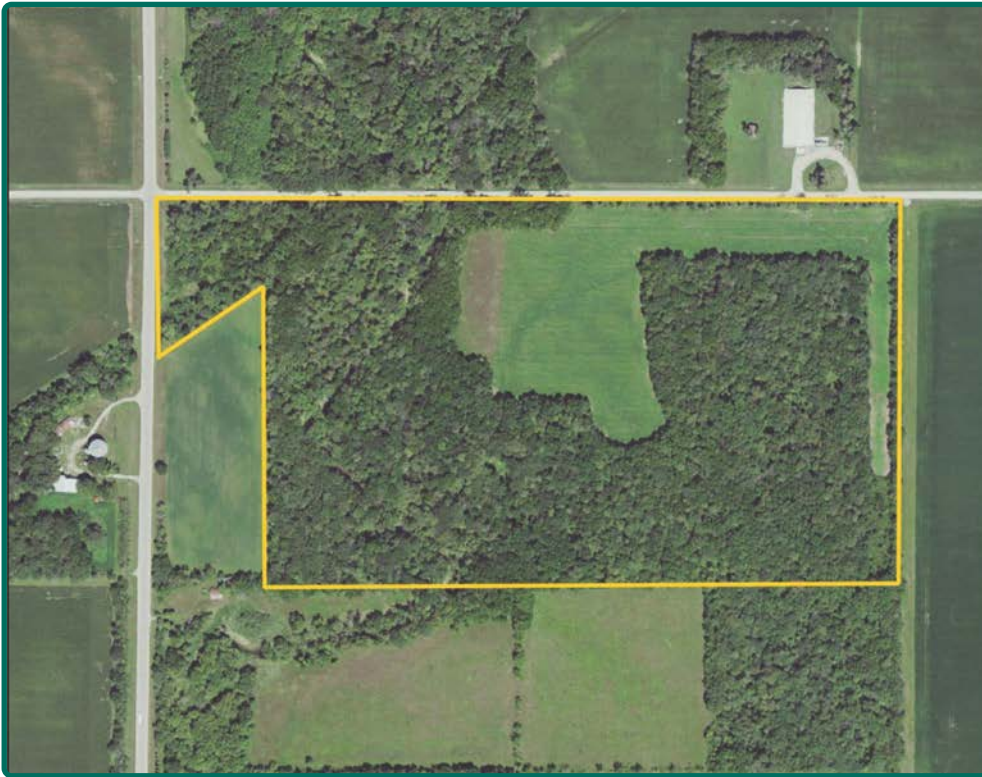


Property *Key Features*

- Beautiful Recreational Property with Mature Hardwood Trees
- Located Along State Highway 14
- Abundance of Wildlife Including Deer, Turkeys, and Pheasants

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FSA/Eff. Crop Acres:	1.70
CRP Acres:	15.30
Corn Base Acres:	1.70
Soil Productivity:	48.10 CSR2

Property Information

73.50 Acres, m/l

Location

3½ miles northeast of Marble Rock, Iowa on the east side of Highway 14.

Legal Description

Lots 1-2 Auditors Plat 4 N½ NW¼, excluding Parcel Section 1, Township 94 North, Range 17 West of the 5th P.M.

Price & Terms

PRICE REDUCED!

- ~~\$425,000~~ \$399,000
- ~~\$5,782.31/acre~~ \$5,428.57/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022 - 2023: \$432.00
Gross Acres: 73.50
Net Taxable Acres: 22.10
Tax per Net Taxable Acre: \$19.55
Exempt ROW Acres: 2.40
Exempt Forest Reserve Acres: 49.00
Tax Parcel ID #s: 140110000800

Lease Status

No current lease in place.

FSA Data

Farm Number 4379, Tract 9857
FSA/Eff. Crop Acres: 1.70
CRP Acres: 15.30
Corn Base Acres: 1.70
Corn PLC Yield: 114 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are three CRP contracts on this farm:

- 13.00 acres enrolled in a CP-38E-25 contract that expires 09/30/2035
 - 1.50 acres enrolled in a CP-38E-25 contract that expires 09/30/2035
 - 0.80 acres enrolled in a CP8E-4D contract that expires 09/30/2035
- These contracts pay a total of \$2,341.00 annually.

Soil Types/Productivity

Primary soil is Wapsie loam. CSR2 on the FSA/Eff. crop acres is 48.10. See soil map for details.

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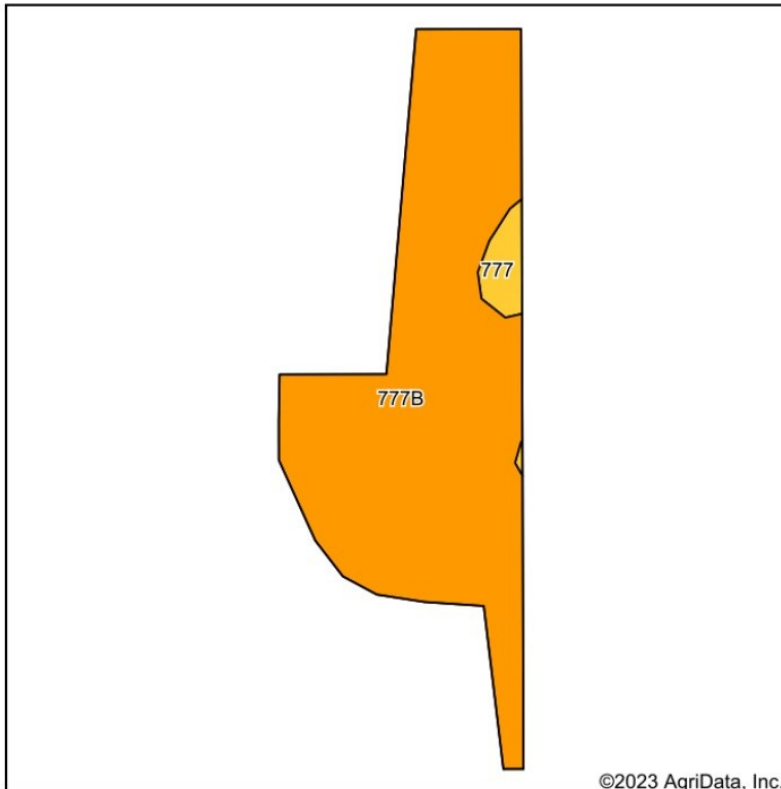
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Floyd**
Location: **1-94N-17W**
Township: **Union**
Acres: **1.7**
Date: **1/31/2023**



Area Symbol: IA067, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
777B	Wapsie loam, 2 to 5 percent slopes	1.63	95.9%		Ile	48
777	Wapsie loam, 0 to 2 percent slopes	0.07	4.1%		Ils	51
Weighted Average					2.00	48.1

Mineral Rights

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

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

Abandoned shed in unusable condition.

Comments

Great recreational property located along a hard-surface road.

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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Looking Southwest



Looking West



Looking Northeast



Looking Northwest



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