

Land For Sale

ACREAGE:

200.00 Acres, m/l

LOCATION:

Scott County, IA

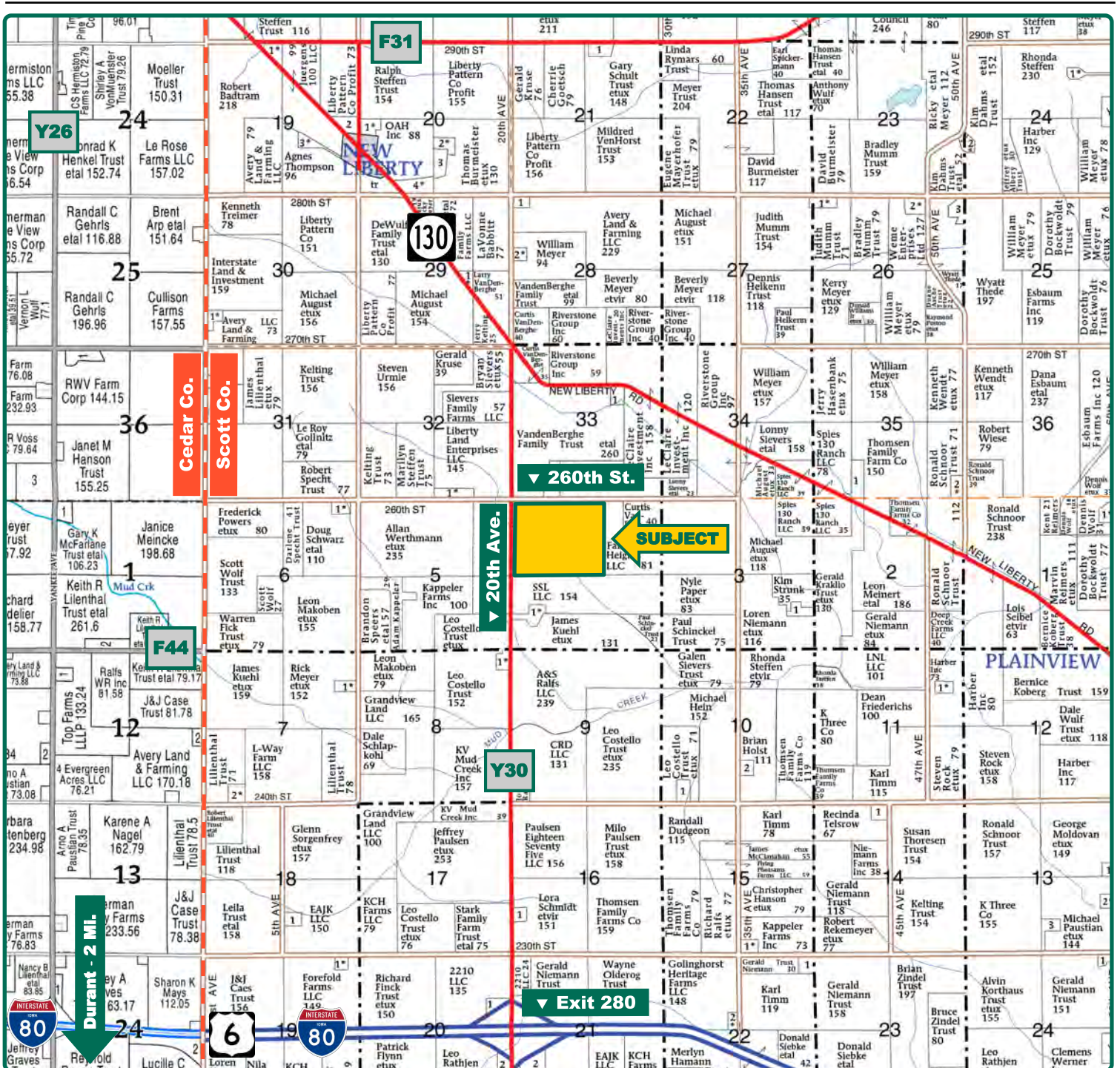


Property Key Features

- Located 7 Miles Northeast of Durant
- 185.71 FSA/Eff. Crop Acres with a 79.90 CSR2
- Productive Farm Located in a Strong Area

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FSA/Eff. Crop Acres: 185.71
Cert. Mixed Forage Acres: 9.19
Cert. Grass Acres: 7.89
Corn Base Acres: 131.55
Bean Base Acres: 43.75
Soil Productivity: 79.90 CSR2

Total Living SF: 2,272
Bedrooms: 4
Bathrooms: 1
Year Built: 1900
ADDRESS:
 2165 260th St.
 Stockton, IA 52769

Property Information

200.00 Acres, m/l

Location

From Interstate 80—Exit 280: 3½ miles north on 20th Ave. and ¼ mile east on 260th St. The property is on the south side of the road.

Legal Description

The NW¼ and the W½ of the W½ of the NE¼ of Section 4, Township 79 North, Range 1 East of the 5th P.M., Scott County, Iowa.

Price & Terms

- \$3,350,000.00
- \$16,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2022 - 2023: \$7,340.00
 Gross Acres: 200.00
 Net Taxable Acres: 195.00
 Tax Parcel ID #: 910401001, 910403001, 910405002, 910417001, 910419001 & 910421002

School District

Bennett Community School District

House

Improvements include a two-story home that was built around 1900 consisting of 2,272 finished square feet. It has one bathroom on the main level. There is one bedroom on the main level and three bedrooms on the second level. The home includes a forced-air furnace and central air. The basement is unfinished and has a limestone foundation. The house has been very well cared for.

FSA Data

Farm Number 4103, Tract 178
 FSA/Eff. Crop Acres: 185.71
 Cert. Mixed Forage Acres: 9.19
 Cert. Grass Acres: 7.89
 Corn Base Acres: 131.55
 Corn PLC Yield: 185 Bu.
 Bean Base Acres: 43.75
 Bean PLC Yield: 65 Bu.

Soil Types/Productivity

Primary soils are Tama, Colo and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 79.90. See soil map for detail.

Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|------|-------|
| 2022 | — | 65 |
| 2021 | 221 | — |
| 2020 | — | 68 |
| 2019 | 232 | — |
| 2018 | — | 79 |

Yield information is reported by crop insurance records.

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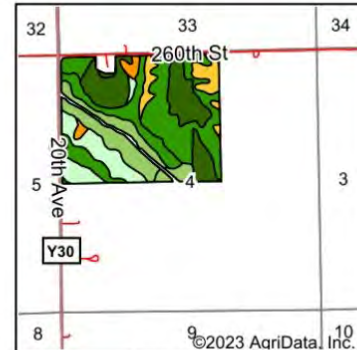
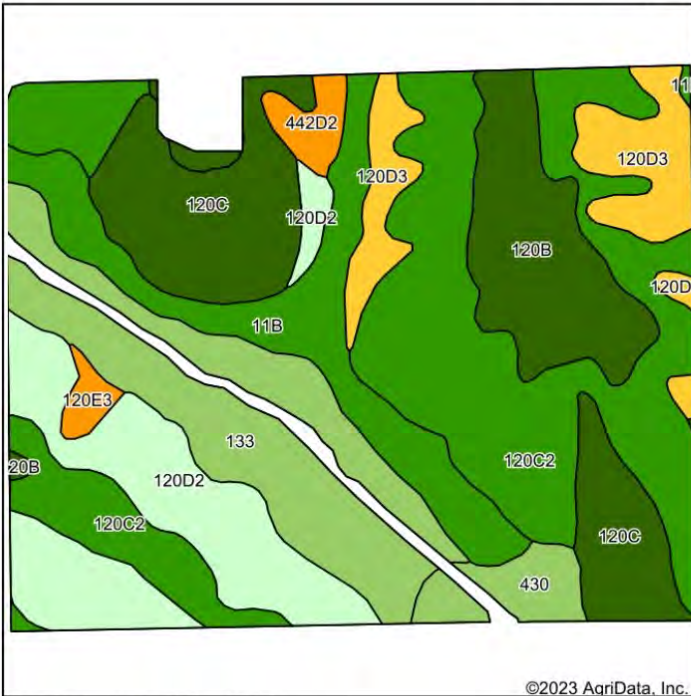
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State: **Iowa**
County: **Scott**
Location: **4-79N-1E**
Township: **Cleona**
Acres: **185.71**
Date: **6/19/2023**



Area Symbol: IA163, Soil Area Version: 31

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|
| 120C2 | Tama silty clay loam, 5 to 9 percent slopes, eroded | 53.86 | 29.0% | | IIIe | 87 |
| 133 | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 26.44 | 14.2% | | IIw | 78 |
| 120D2 | Tama silty clay loam, 9 to 14 percent slopes, eroded | 24.10 | 13.0% | | IIIe | 62 |
| 120C | Tama silty clay loam, 5 to 9 percent slopes | 23.80 | 12.8% | | IIIe | 90 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 18.90 | 10.2% | | IIw | 86 |
| 120B | Tama silty clay loam, 2 to 5 percent slopes | 17.27 | 9.3% | | IIe | 95 |
| 120D3 | Tama silty clay loam, 9 to 14 percent slopes, severely eroded | 12.59 | 6.8% | | IVe | 55 |
| 430 | Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded | 4.71 | 2.5% | | IIw | 70 |
| 442D2 | Tama, sandy substratum-Dickinson complex, 9 to 14 percent slopes, moderately eroded | 2.57 | 1.4% | | IIIe | 40 |
| 120E3 | Tama silty clay loam, 14 to 18 percent slopes, severely eroded | 1.47 | 0.8% | | VIe | 43 |
| Weighted Average | | | | | 2.73 | 79.9 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

Gently rolling topography.

Drainage

Natural with some tile.

Buildings/Improvements

Outbuildings include a detached garage, two machine sheds, livestock barn, four grain bins, cattle barn and garden shed. The outbuildings have been extremely well-maintained for their age. Tenants reserve use of the four grain bins until June 1, 2024.

Perimeter Fences

The perimeter fences are in above average condition, making this a good location for a cow/calf operation.

Water & Well Information

The well is located east of the house. The status of the well is unknown.

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Septic System

The septic tank is located west of the house.

Reserved Items

The Tenants reserve all machines/equipment, gates and free standing panels, except yard and field perimeter gates, fuel barrel, fence posts and guard rails stored

on the farm, tools and oil products in Butler building, all grain and bales on property, and small bulk feed bin.

Comments

Productive farm located in a strong neighborhood. A great opportunity for a cow/calf producer.

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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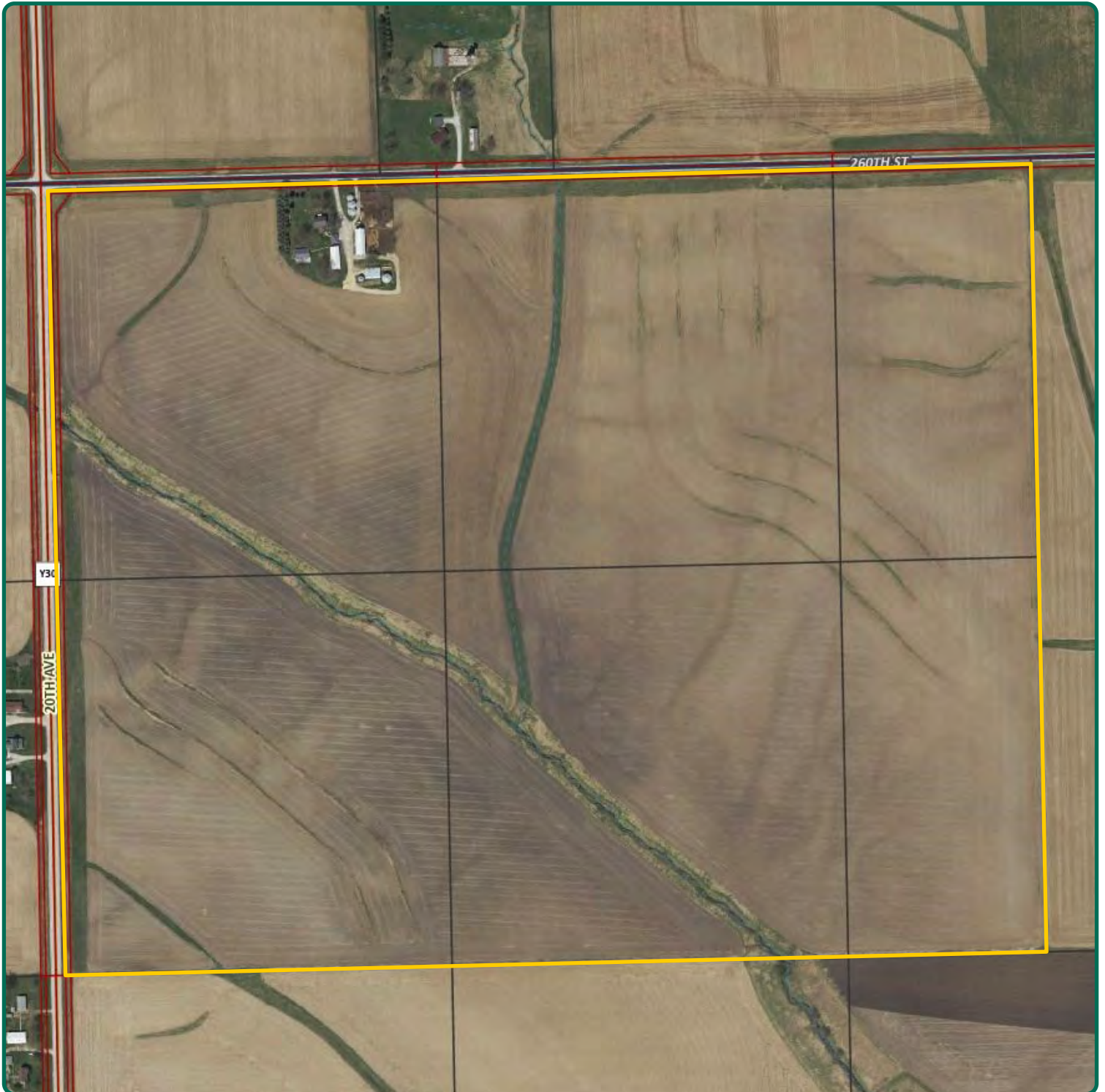
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