

Land For Sale

ACREAGE:

159.35 Acres, m/l

LOCATION:

Muscatine County, IA



Property Key Features

- Located 6 Miles South of Durant, Iowa
- 105.35 FSA/Eff. Crop Acres with a 70.80 CSR2
- Nice Muscatine County Farm

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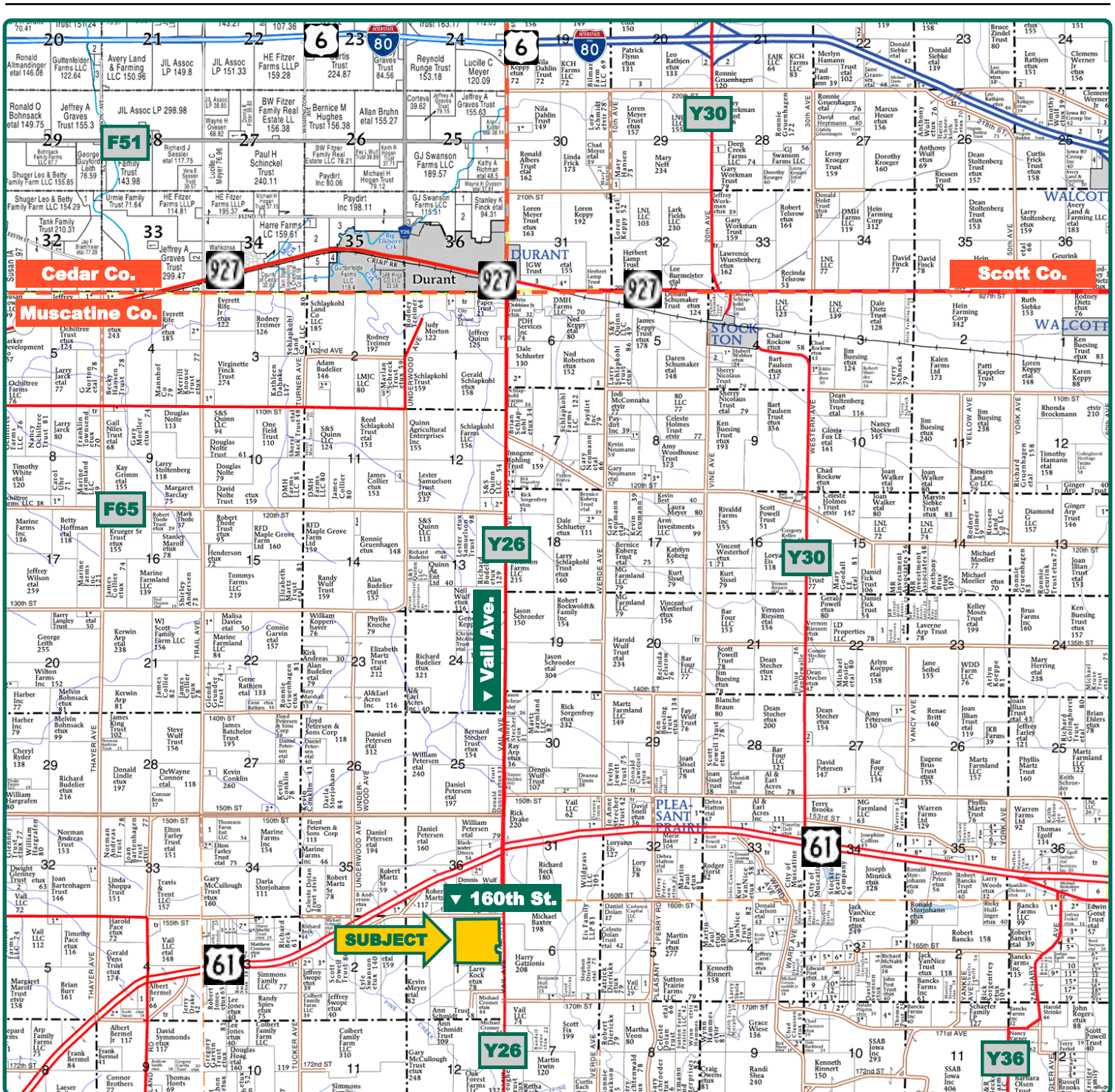
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REID: 010-2630-01



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FSA/Eff. Crop Acres:	105.35
CRP Acres:	1.83
Cert. Grass Acres:	16.20
Cert. Mixed Forage Acres:	4.05
Corn Base Acres:	77.11
Bean Base Acres:	25.33
Soil Productivity:	70.80 CSR2

Property Information

159.35 Acres, m/l

Location

From Durant—Intersection of Hwy 927 and Vail Ave.: 6 miles south on Vail Ave. The property is on the west side of the road.

Legal Description

Parcel A, excepting Parcel B, located in the NE¼ of Section 1, Township 77 North, Range 1 West of the 5th P.M., in Muscatine County, Iowa. Updated abstract to govern.

Price & Terms

- \$1,346,507.50
- \$8,450/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: \$3,764.00
Gross Surveyed Acres: 159.35
Net Surveyed Taxable Acres: 154.65
Tax per Net Taxable Acre: \$24.34
Tax Parcel ID #s: 0901200005 & 0901200007

FSA Data

Farm 5357 Tract 4782 & Farm 5358 Tract 4783
FSA/Eff. Crop Acres: 105.35
CRP Acres: 1.83
Cert. Grass Acres: 16.20
Cert. Mixed Forage Acres: 4.05
Corn Base Acres: 77.11
Corn PLC Yield: 103 Bu.
Bean Base Acres: 25.33
Bean PLC Yield: 30 Bu.

CRP Contract

There are 1.83 acres enrolled in a CP-38E-25 contract that pays \$282.86/acre - or \$518.00 annually - and expires September 30, 2032.

Soil Types/Productivity

Primary soils are Fayette, Downs and Rozetta. CSR2 on the FSA/Eff. crop acres is 70.80. See soil map for detail.

Pasture

The 48.46 acres of non-cropland are currently being used for pasture.

Land Description

Topography is gently rolling to rolling.

Drainage

Natural.

Buildings/Improvements

None.

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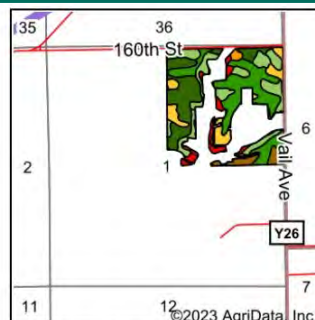
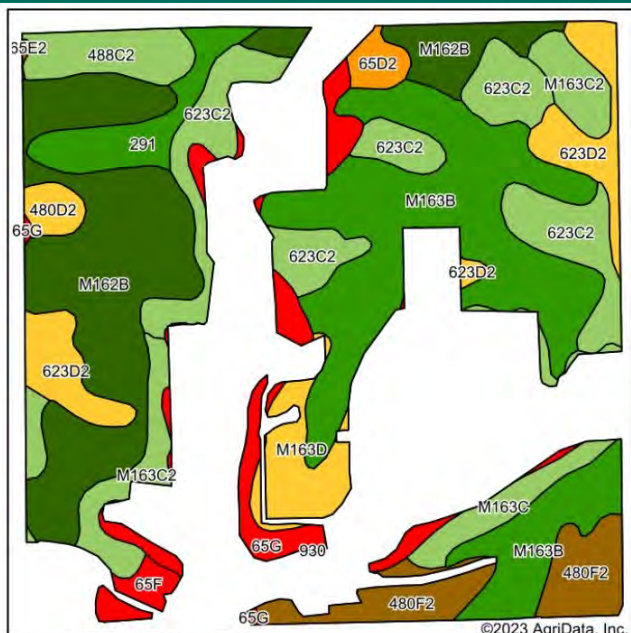
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State: **Iowa**
County: **Muscatine**
Location: **1-77N-1W**
Township: **Sweetland**
Acres: **105.35**
Date: **7/24/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA139, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	26.16	24.8%		Ile	84
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	22.84	21.7%		Ile	90
623C2	Rozetta silt loam, 5 to 9 percent slopes, moderately eroded	14.03	13.3%		IIle	76
623D2	Rozetta silt loam, 9 to 14 percent slopes, moderately eroded	6.44	6.1%		IIle	50
480F2	Orwood silt loam, 14 to 25 percent slopes, moderately eroded	6.17	5.9%		VIle	28
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	5.98	5.7%		IIle	76
65G	Lindley loam, 25 to 50 percent slopes	5.75	5.5%		VIIle	5
291	Atterberry silt loam, 1 to 3 percent slopes	4.02	3.8%		Iw	85
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	3.74	3.6%		IIle	50
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	3.47	3.3%		IIle	77
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	2.88	2.7%		IIle	79
65F	Lindley loam, 18 to 25 percent slopes	1.34	1.3%		VIIle	13
65D2	Lindley loam, 5 to 14 percent slopes, moderately eroded	1.23	1.2%		IVle	47
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	1.22	1.2%		IIle	52
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.08	0.1%		VIle	29
Weighted Average					2.92	70.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Well Information

There is a well with a 6-inch casing located at the north end of the pasture.

Comments

This nice Muscatine County farm would make an excellent add-on unit.

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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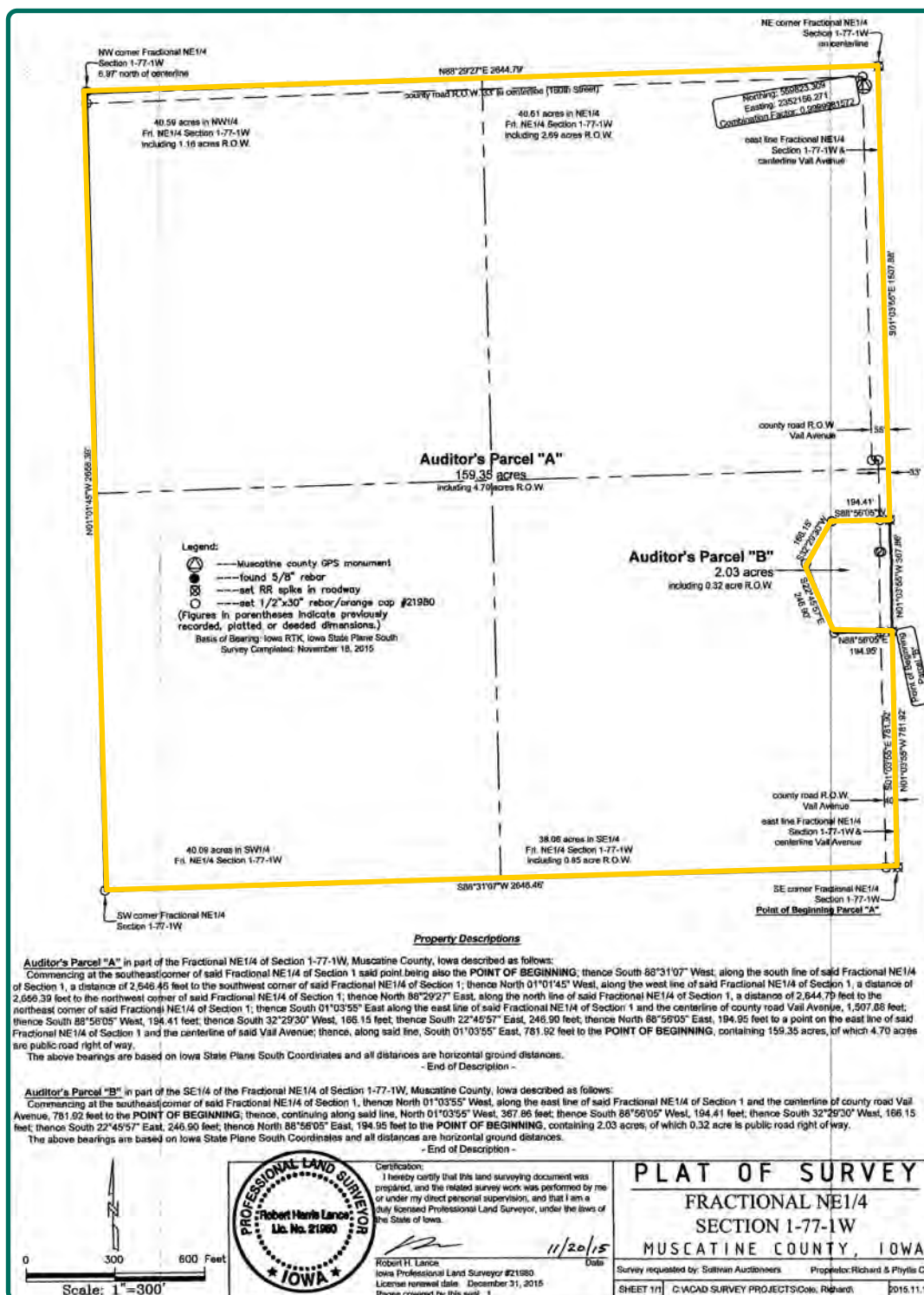
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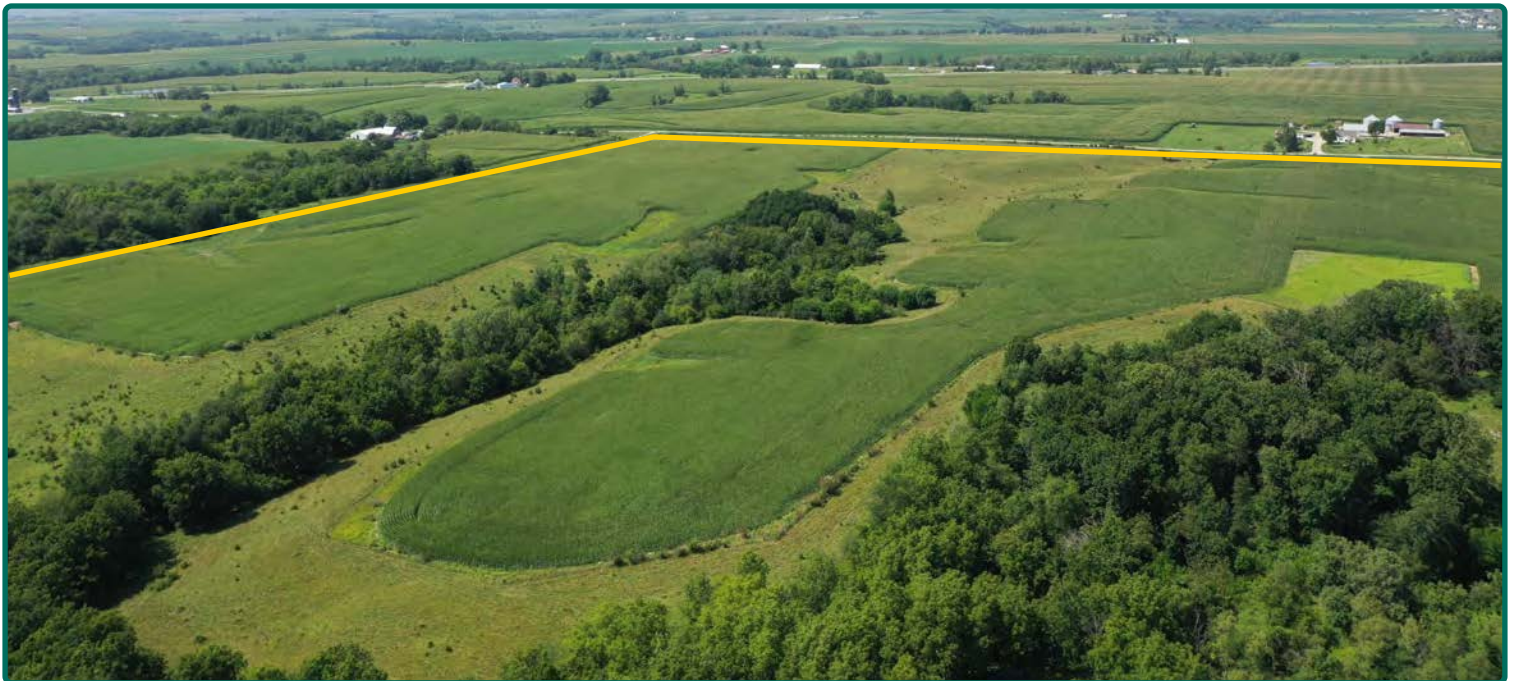
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