

Land For Sale

ACREAGE:

100.00 Acres, m/l

LOCATION:

Clinton County, IA

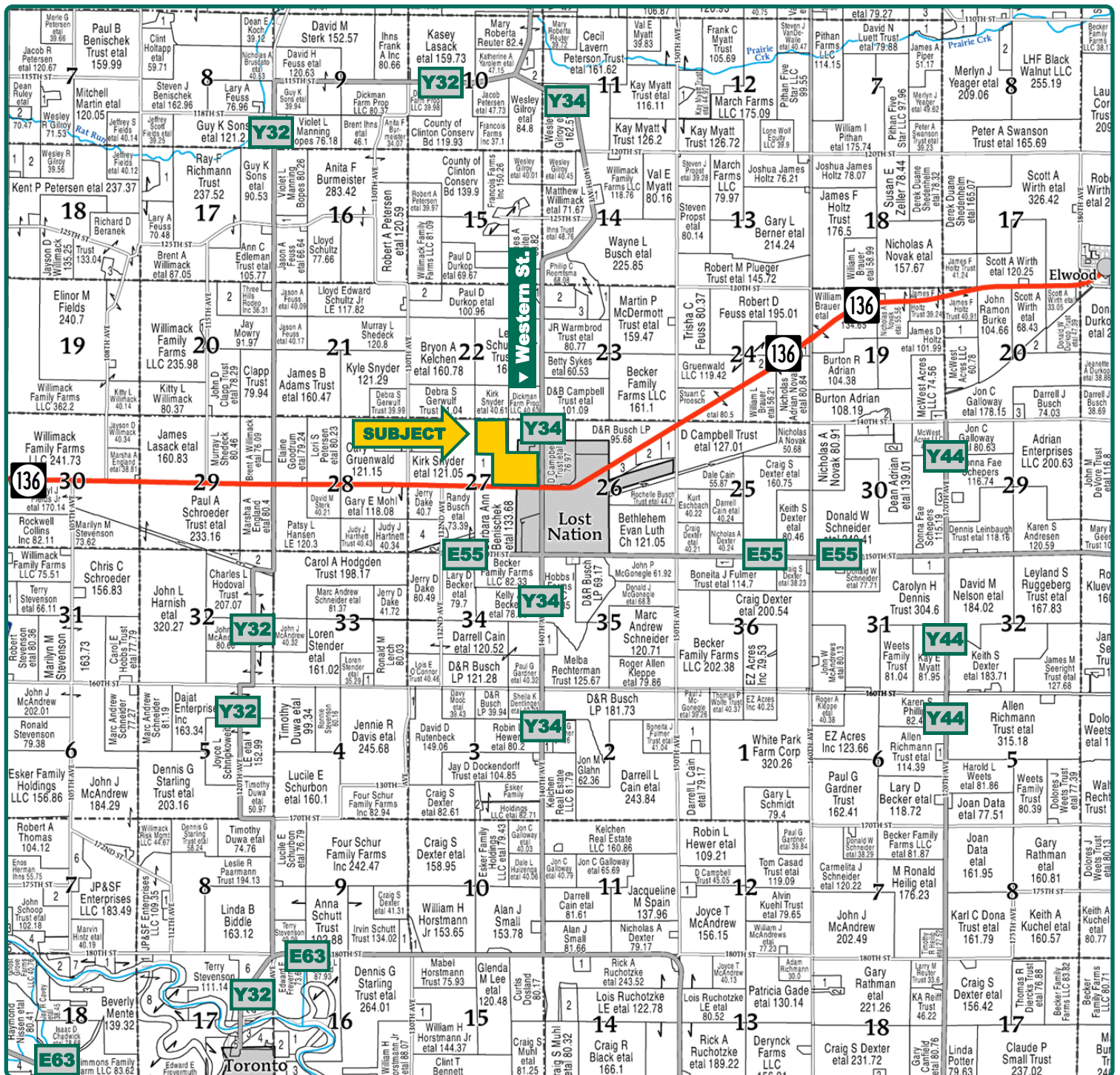


Property *Key Features*

- Located on the Northwest Side of Lost Nation, Iowa, Partially in City Limits
- 94.69 FSA/Eff. Crop Acres with an 84.70 CSR2
- Excellent-Quality Farmland and an Attractive Potential Building Site

Troy Louwagie, ALC
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Mount Vernon, IA 52314
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FSA/Eff. Crop Acres:	94.69
Corn Base Acres:	74.10
Bean Base Acres:	16.50
Soil Productivity:	84.70 CSR2

Property Information

100.00 Acres, m/l

Location

From Lost Nation: Property located partially within the city limits of Lost Nation, on the northwest side of the intersection of IA-136 and Western St.

Legal Description

The SE¼ of the NE¼; the E½ of the SW¼ of the NE¼; and the NW¼ of the NE¼; all in Section 27, Township 83 North, Range 1 East of the 5th P.M., Clinton County, Iowa.

Price & Terms

- \$1,595,000.00
- \$15,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,674.00
Gross Acres: 100.00
Road ROW Acres: 3.00
Net Taxable Acres: 97.00
Tax Parcel ID #s: 4804860000, 4804870000 & 5002840000

FSA Data

Farm 1760, Tract 352
FSA/Eff. Crop Acres: 94.69
Corn Base Acres: 74.10
Corn PLC Yield: 169 Bu.
Bean Base Acres: 16.50
Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Colo and Tama. CSR2 on the FSA/Eff. crop acres is 84.70. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

There are three older grain bins and an older windmill.

Water & Well Information

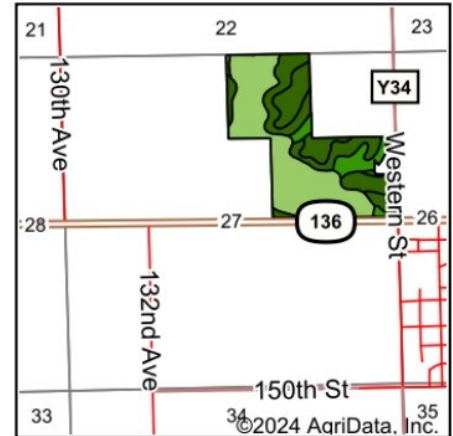
There is an old well located beneath the windmill.

Comments

This is a productive Clinton County farm on the northwest side of Lost Nation with an 84.70 CSR2.

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State: Iowa
County: Clinton
Location: 27-83N-1E
Township: Sharon
Acres: 94.69
Date: 3/5/2024



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	46.70	49.3%		IIw	78
121C	Tama silt loam, driftless, 5 to 9 percent slopes	20.91	22.1%		IIIe	90
121B	Tama silt loam, driftless, 2 to 6 percent slopes	17.11	18.1%		IIe	95
11B	Colo-Ely complex, 0 to 5 percent slopes	7.90	8.3%		IIw	86
88	Nevin silty clay loam, 0 to 2 percent slopes	1.71	1.8%		Iw	95
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.36	0.4%		IIw	78
Weighted Average					2.20	84.7

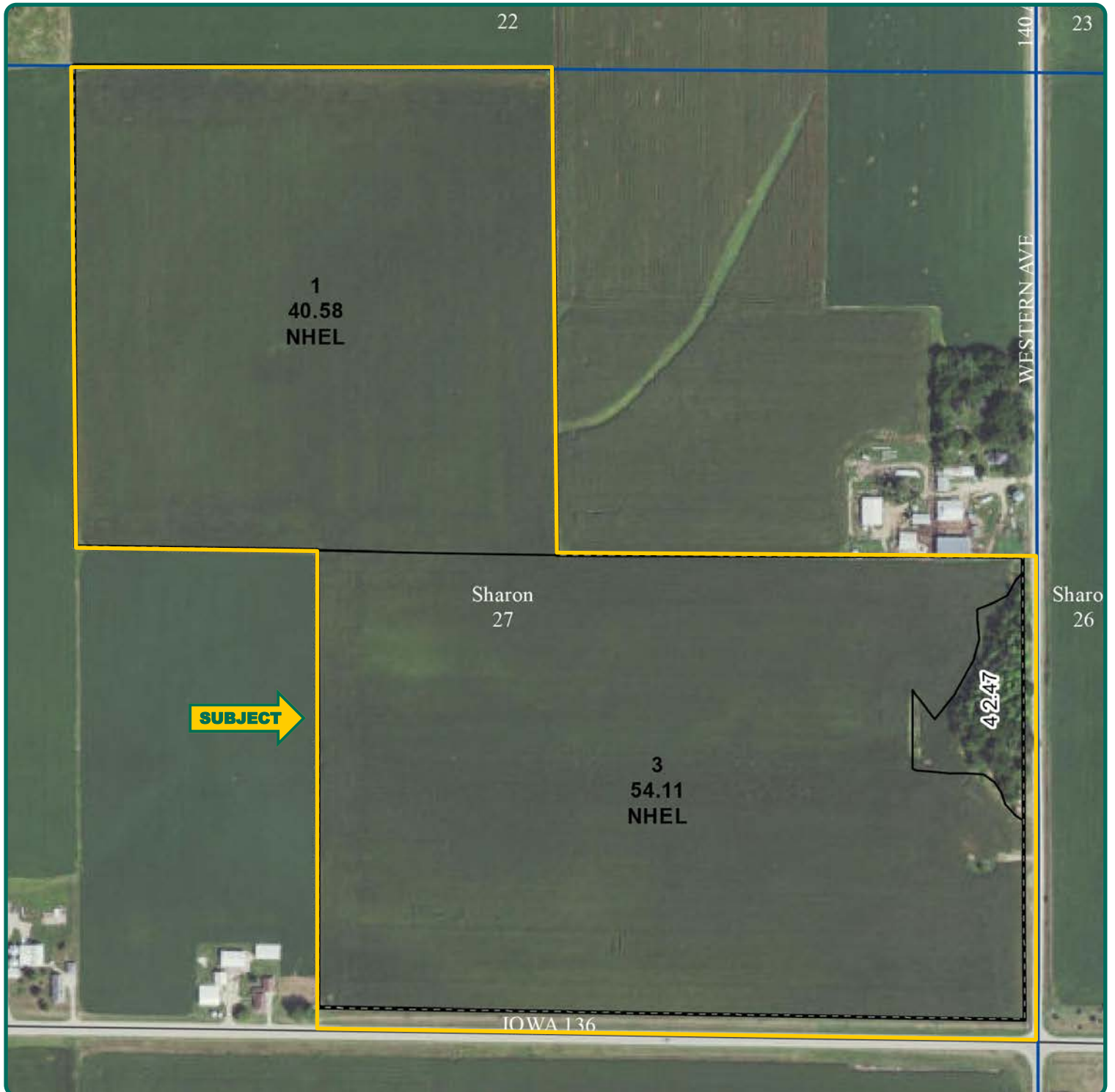
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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