

Land For Sale

ACREAGE:

75.09 Acres, m/l

LOCATION:

Clinton County, IA

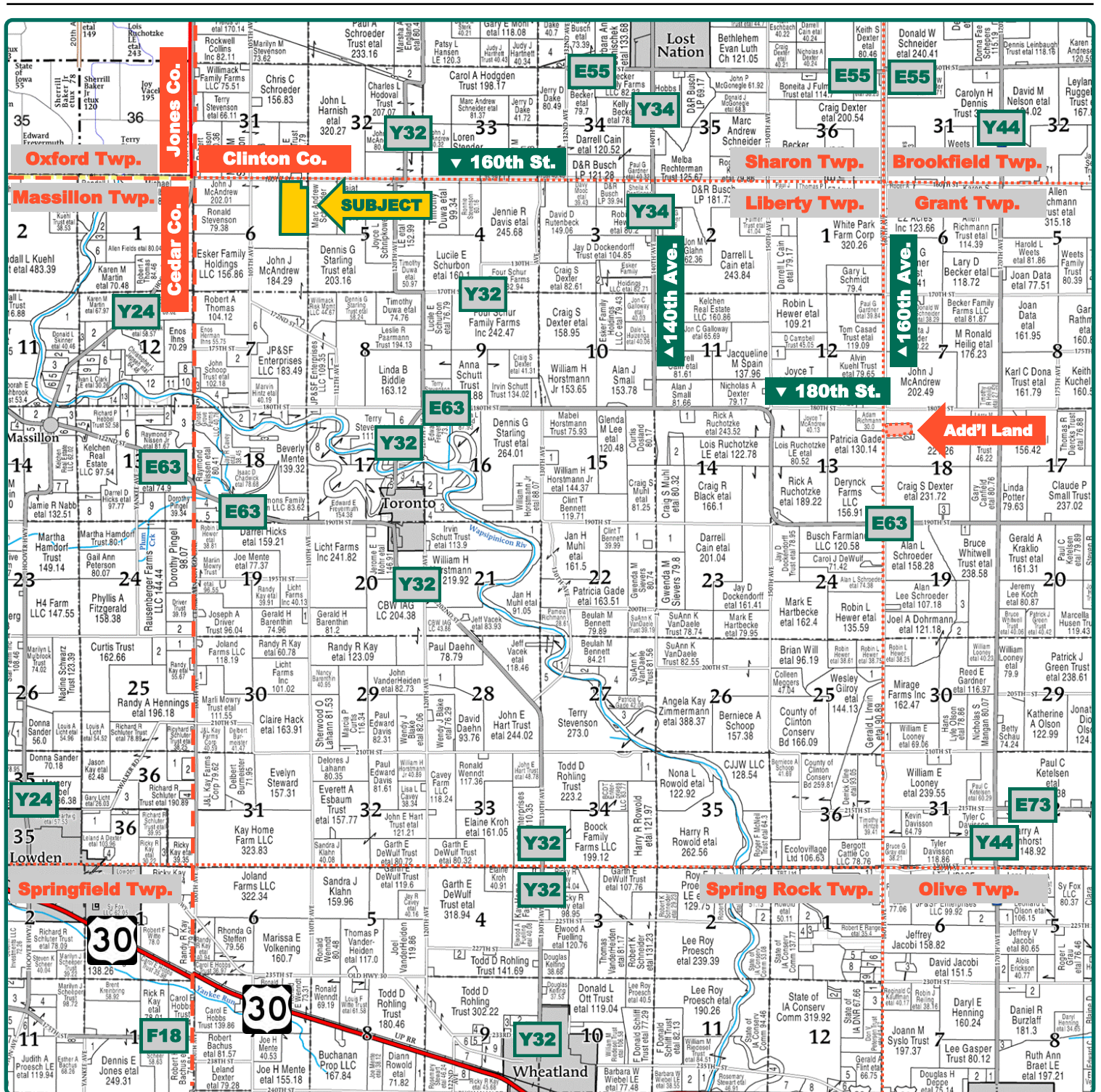


Property *Key Features*

- Located 5 Miles Southwest of Lost Nation, Iowa
- 74.84 Est. FSA/Eff. Crop Acres with a 70.30 CSR2
- Productive Clinton County Farm

Troy Louwagie, ALC
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FSA/Eff. Crop Acres: 74.84*

Corn Base Acres: 49.22*

Bean Base Acres: 25.29*

Soil Productivity: 70.30 CSR2

**Acres are estimated.*

Property Information

75.09 Acres, m/l

Location

From Lost Nation: 1 mile south on 140th Ave. and 3 miles west on 160th St. The property is on the south side of the road.

Legal Description

That part of the Western portion of the E½ of the NE¼ of Section 6, Township 82 North, Range 1 East of the 5th P.M., Clinton County, Iowa. Updated abstract to govern.

Price & Terms

- \$938,625.00
- \$12,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,938.00*

Net Taxable Acres: 75.09*

Tax per Net Taxable Acre: \$39.12*

Tax Parcel ID #s: Part of 3400891000 & 3400900000

**Taxes estimated pending survey of eastern boundary. Clinton County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm 8799, Part of Tract 63

FSA/Eff. Crop Acres: 74.84*

Corn Base Acres: 49.22*

Corn PLC Yield: 169 Bu.

Bean Base Acres: 25.29*

Bean PLC Yield: 50 Bu.

**Acres are estimated pending reconstitution of farm by the Clinton County FSA office.*

Soil Types/Productivity

Primary soils are Clyde, Schley and Sparta. CSR2 on the estimated FSA/Eff. crop acres is 70.30. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage natural with some tile.

Buildings/Improvements

None.

Water & Well Information

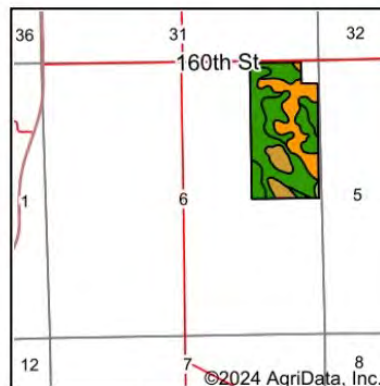
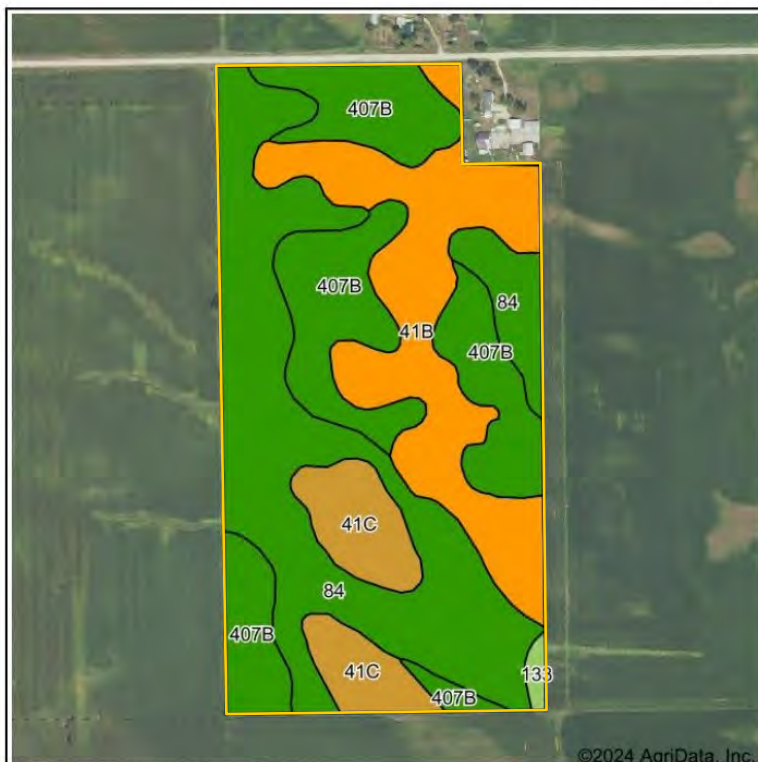
None.

Survey

The eastern boundary of this property will be marked by a licensed surveyor prior to closing.

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State: **Iowa**
County: **Clinton**
Location: **6-82N-1E**
Township: **Liberty**
Acres: **74.84**
Date: **6/17/2024**



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	Irr Class *c
84	Clyde silty clay loam, 0 to 3 percent slopes	28.60	38.3%		IIw	
407B	Schley loam, 1 to 4 percent slopes	21.08	28.2%		IIw	
41B	Sparta loamy sand, 2 to 5 percent slopes	17.77	23.7%		IVs	Ile
41C	Sparta loamy sand, 5 to 9 percent slopes	6.92	9.2%		IVs	Ile
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.47	0.6%		IIw	
				Weighted Average	2.66	*-
						70.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Comments

This is a productive Clinton County farm with a 70.30 CSR2.

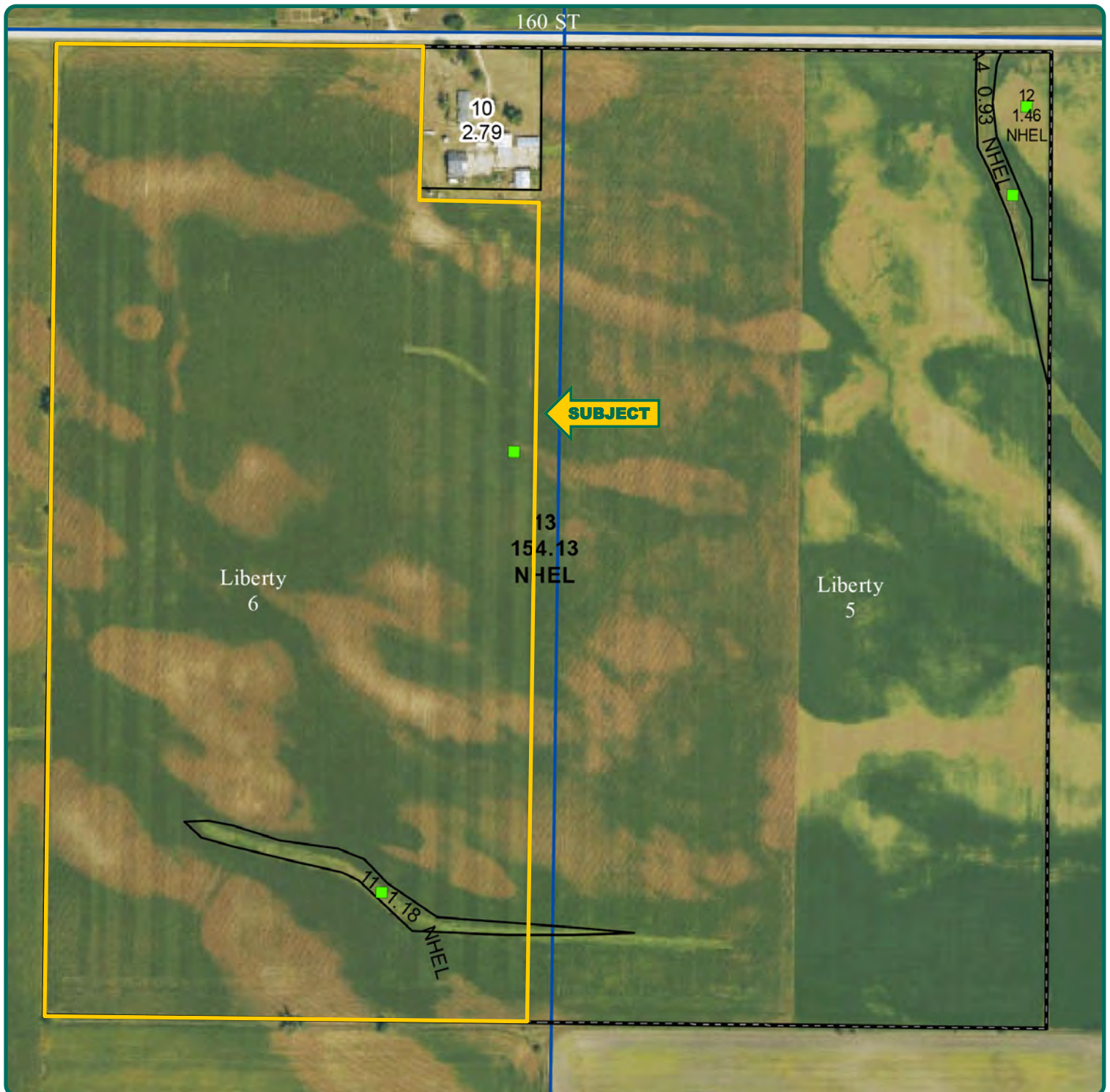
Additional Land for Sale

Seller has an additional tract of land for sale located southeast of this property. See Additional Land Aerial Photo.

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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