

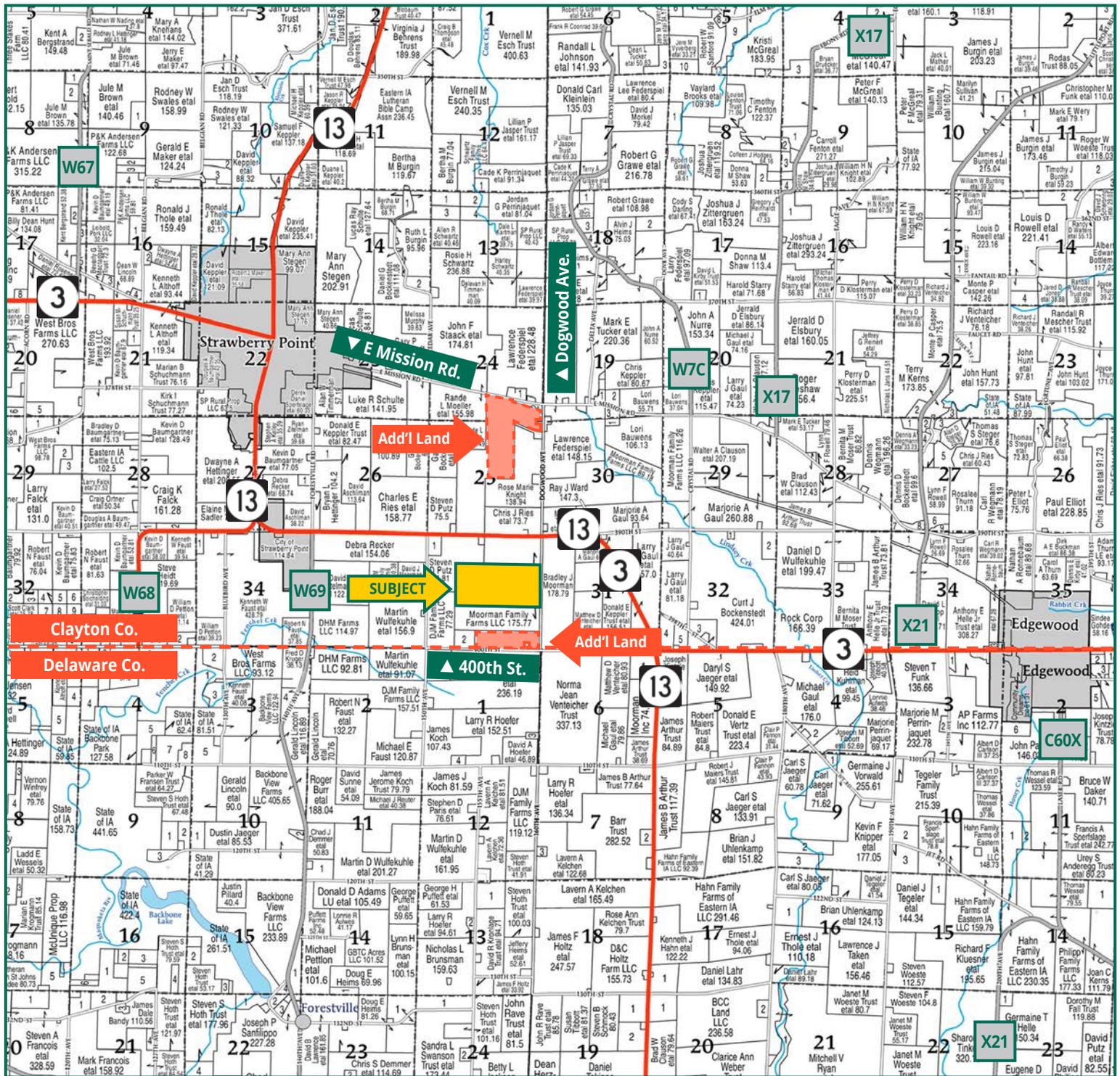
Moorman, Inc. Farm



TROY LOUWAGIE, ALC
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319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314 | www.Hertz.ag

180.00 Acres, m/l
Clayton County, IA

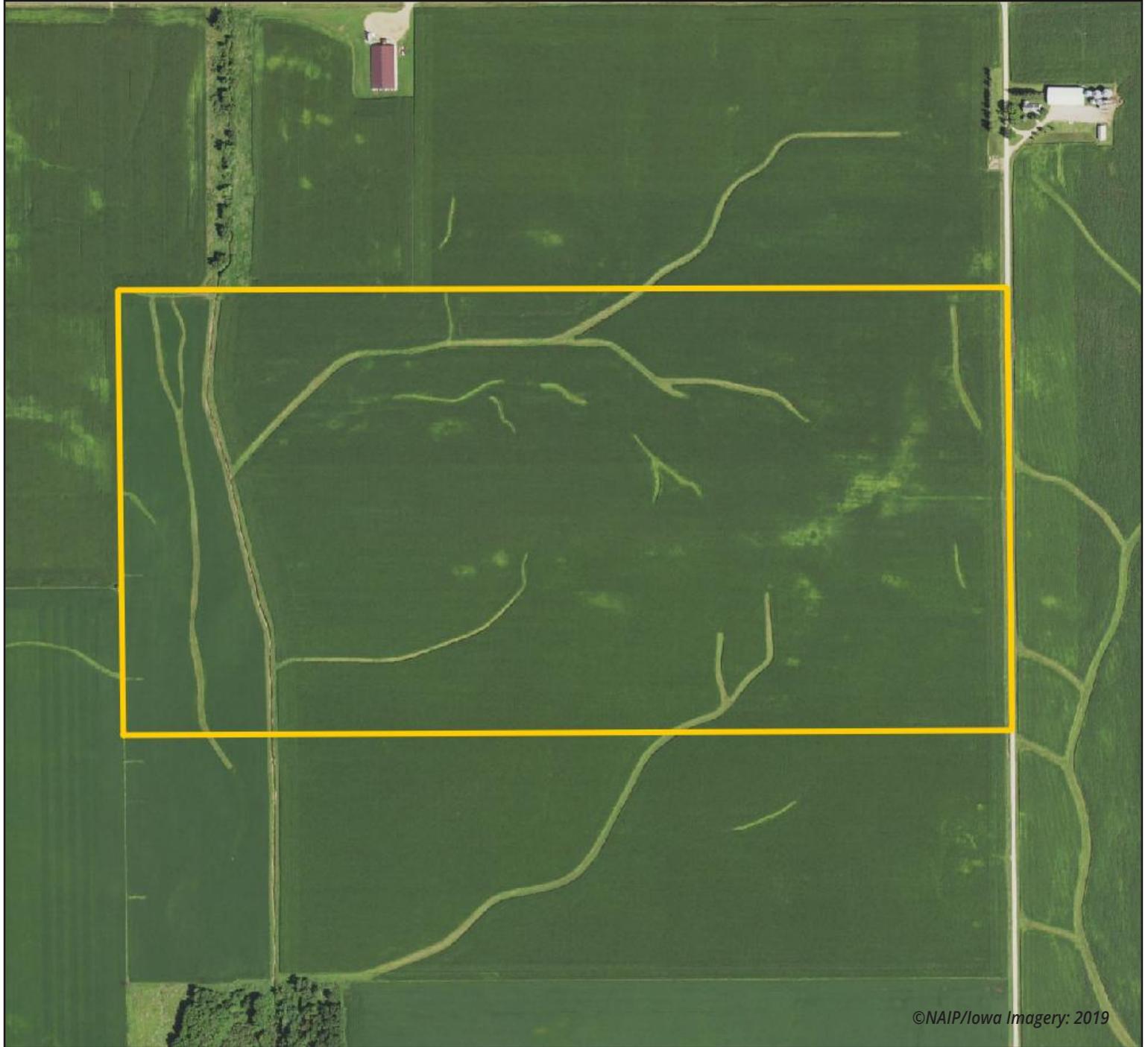


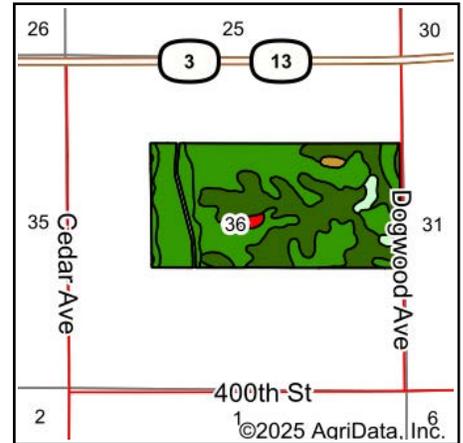
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FSA/Eff. Crop Acres: 177.55 | Grass Acres: 2.36 | Soil Productivity: 86.60 CSR2





State: **Iowa**
 County: **Clayton**
 Location: **36-91N-6W**
 Township: **Cass**
 Acres: **177.55**
 Date: **1/21/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA043, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	79.75	44.9%		IIw		87
83B	Kenyon loam, 2 to 5 percent slopes	65.07	36.6%		Ile		90
84	Clyde clay loam, 0 to 3 percent slopes	25.76	14.5%		IIw		88
408B	Olin sandy loam, 2 to 5 percent slopes	3.92	2.2%		Ile		64
776B	Lilah sandy loam, 2 to 5 percent slopes	1.70	1.0%		IVe		7
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.35	0.8%		IVs	Ile	38
Weighted Average					2.03	*-	86.6

**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.

Location

From Strawberry Point: 3 miles southeast on IA-13 and ¼ mile south on Dogwood Ave. The property is located on the west side of the road.

Simple Legal

The SE¼ NW¼, the S½ NE¼, the N½ N½ SE¼, and the N½ NE¼ SW¼ of Section 36, Township 91 North, Range 6, West of the 5th P.M., Clayton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,830,500.00
- \$15,725/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024-2025: \$7,456.00
Gross Acres: 180.00
Net Taxable Acres: 178.50
Tax per Net Taxable Acre: \$41.77

Lease Status

This farm has an open lease for 2025.

FSA Data

Farm Number 1209, Tract: 64
FSA/Eff. Crop Acres: 177.55
Cert. Grass Acres: 2.36
Corn Base Acres: 166.40
Corn PLC Yield: 169 Bu.
Bean Base Acres: 2.90
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Clyde. CSR2 on the FSA/Eff. crop acres is 86.60. See soil map for detail.

Mineral Rights

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

Land Description

Topography is level to gently rolling.

Drainage

This farm is well tiled. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Clayton County farm with an 86.60 CSR2.

Additional Land for Sale

Seller has two additional tracts of land for sale, one located north and the other south of this property. See Additional Land Aerial Photo.

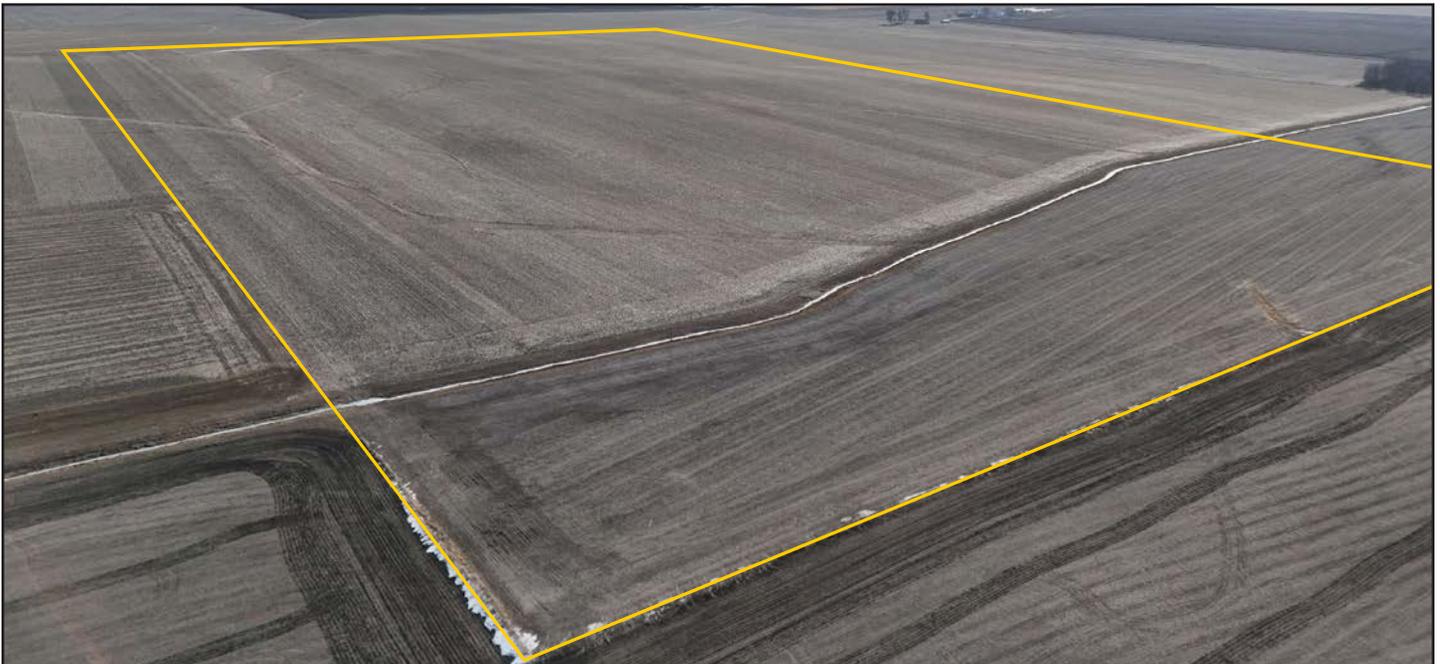


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

East Side Looking West



Northwest Corner Looking Southeast

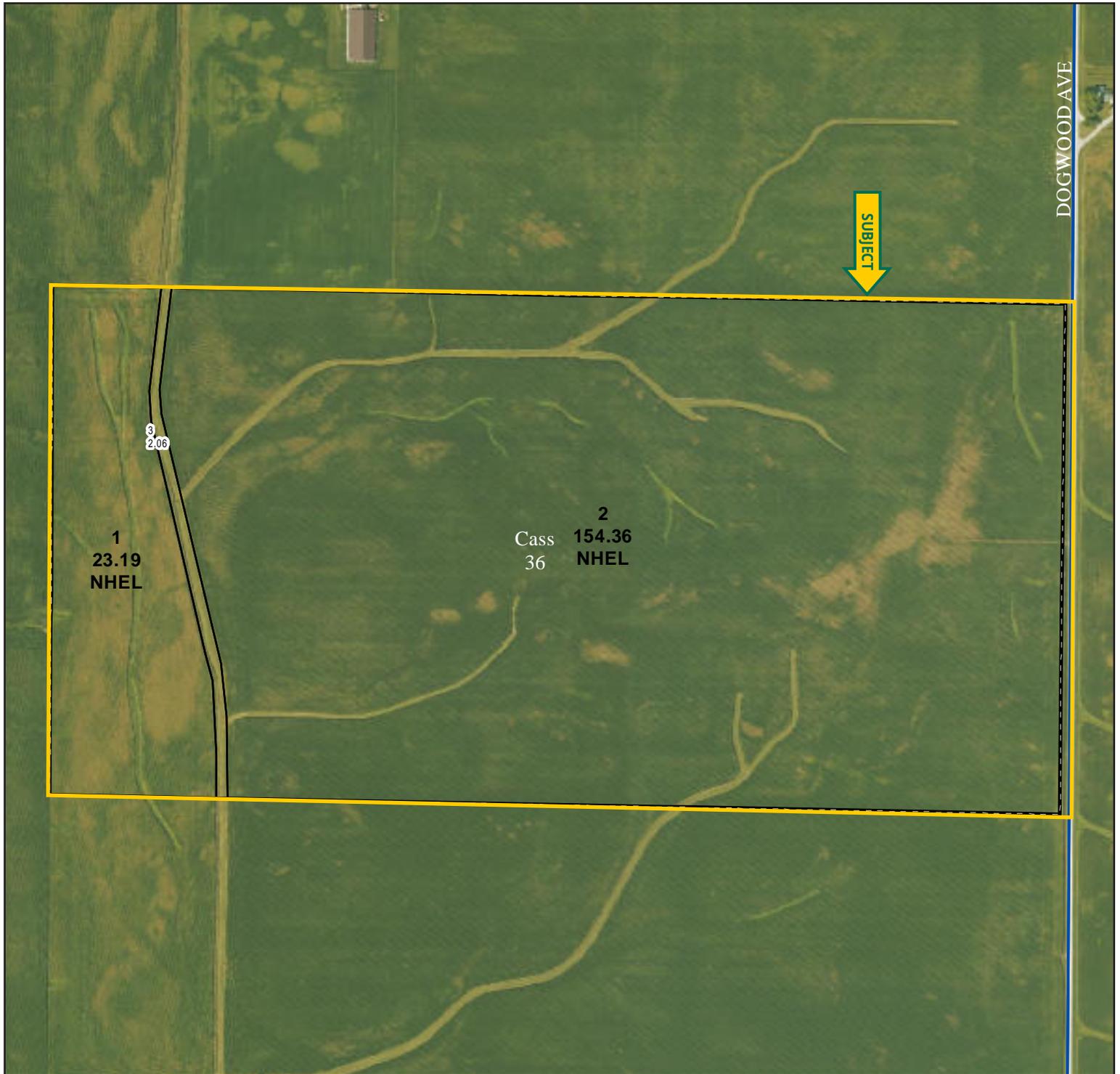


West Side Looking East

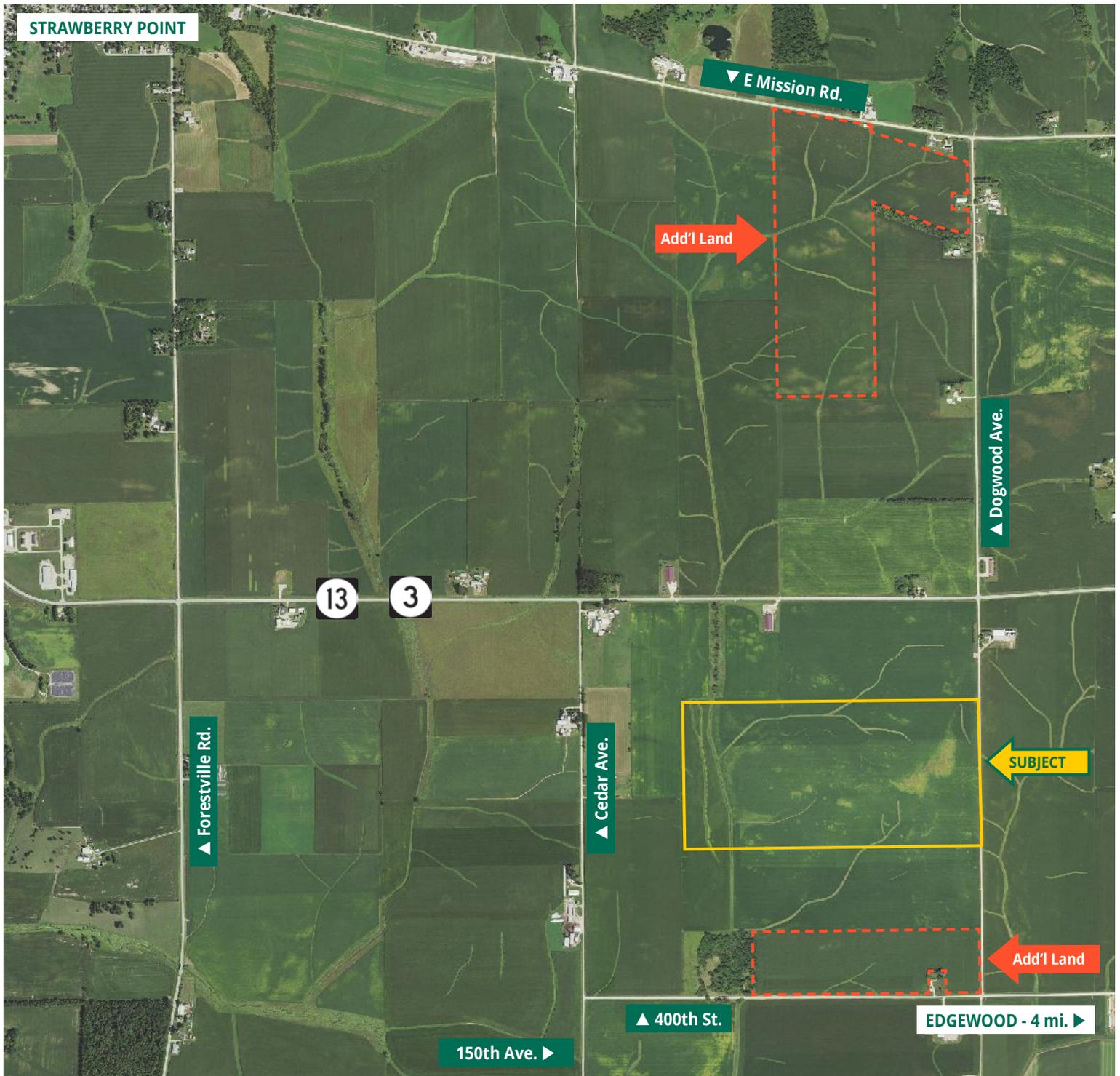


Southwest Corner Looking Northeast

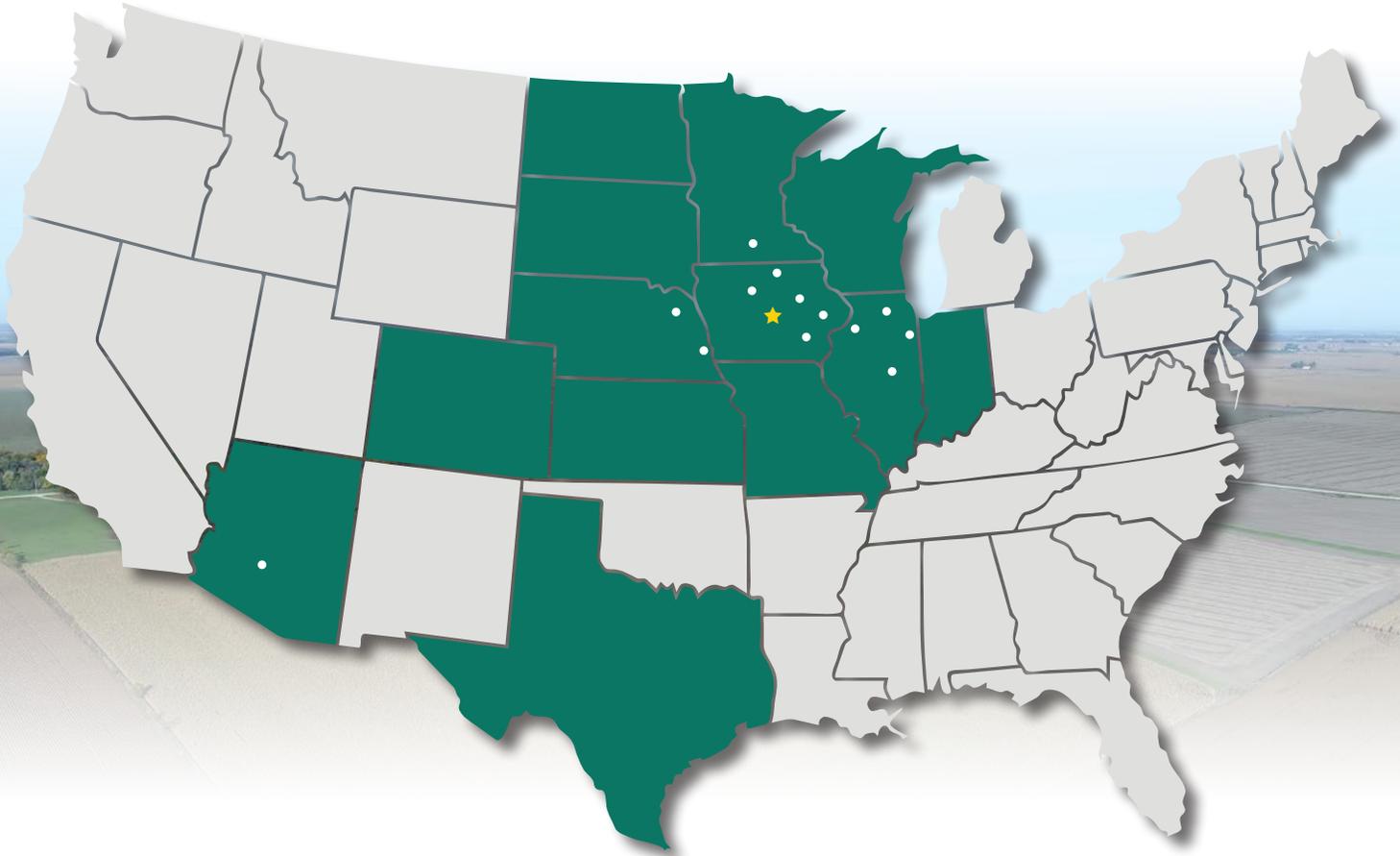








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