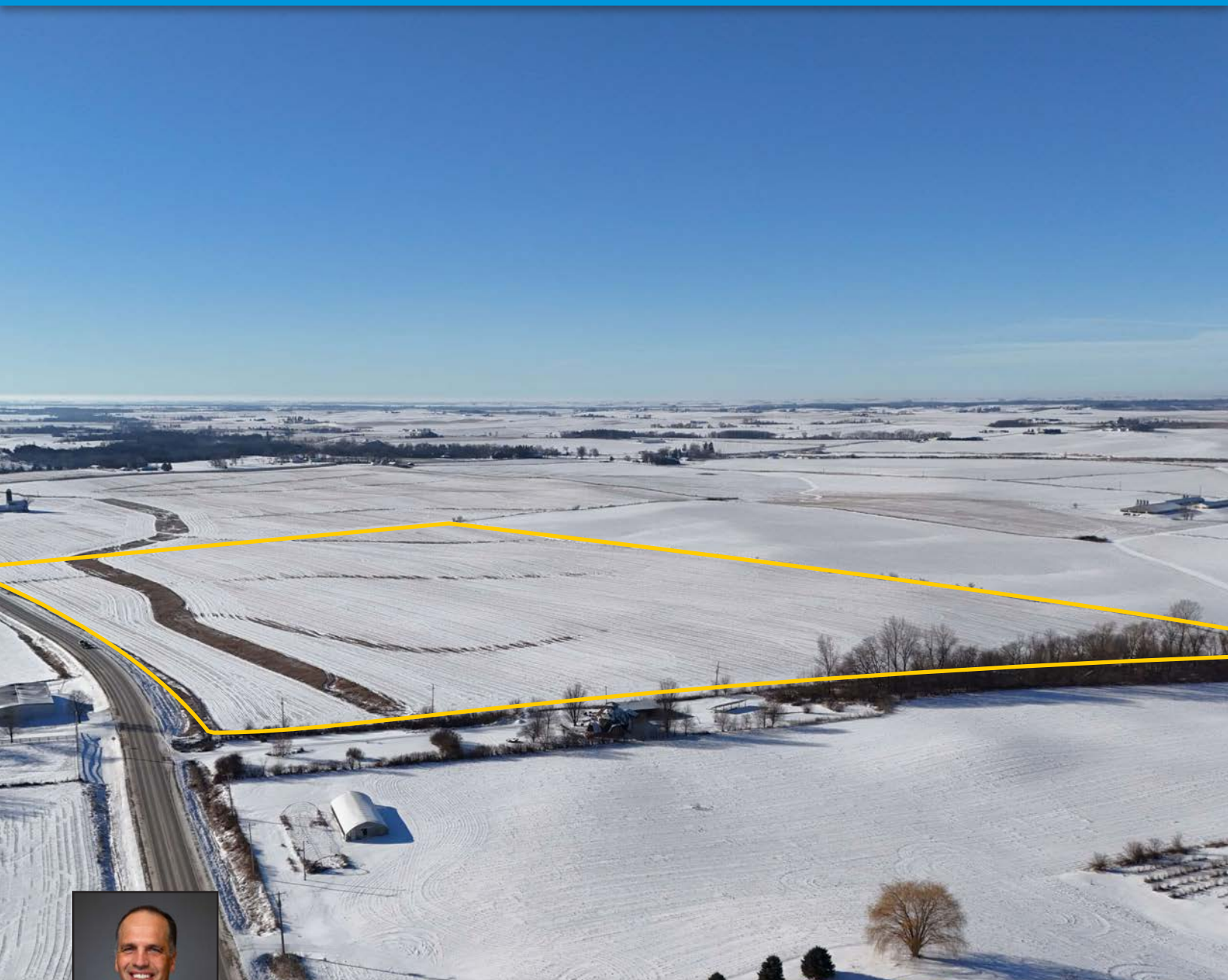


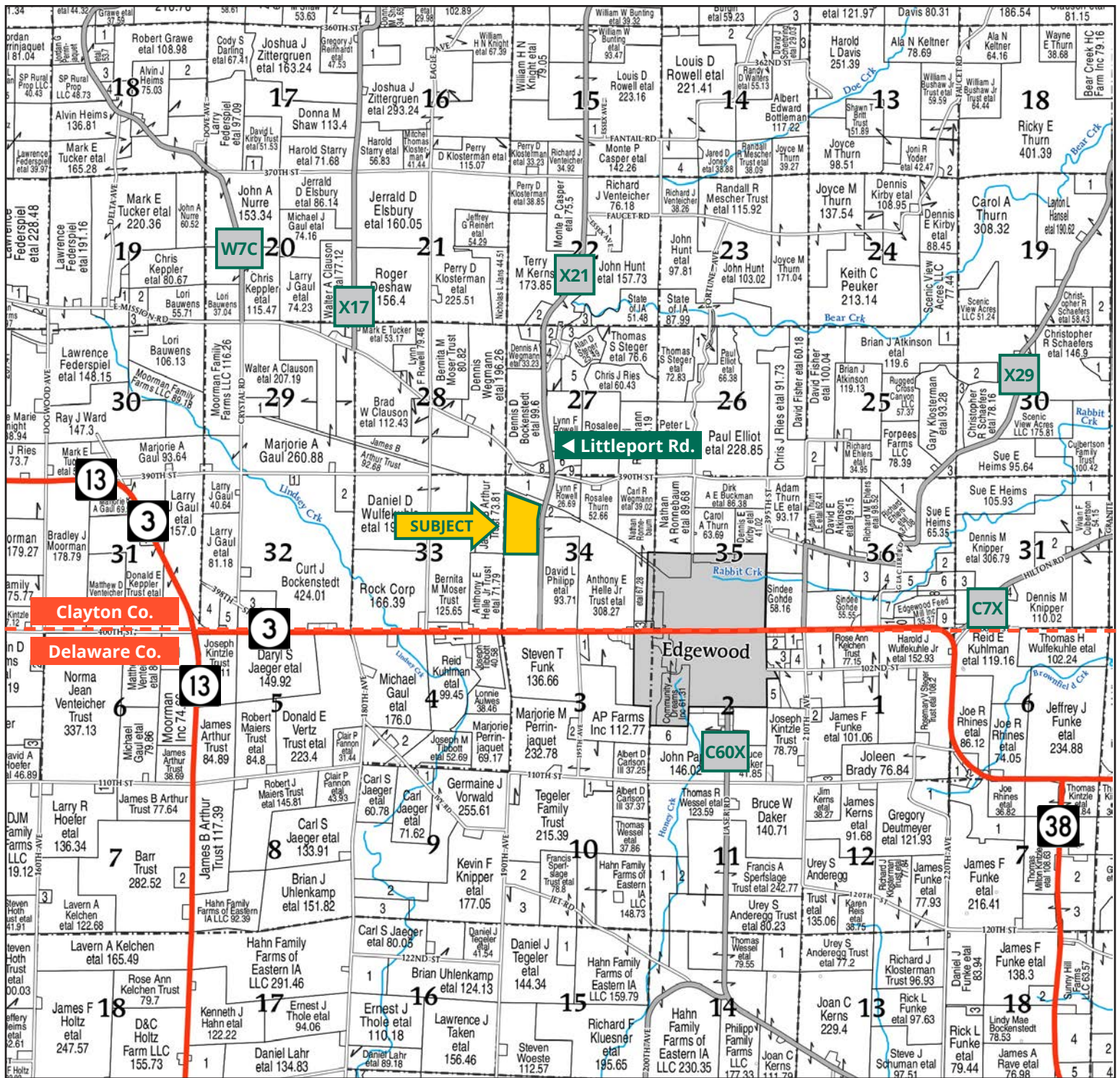
Helle Family Farm



TROY LOUWAGIE, ALC
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TroyL@Hertz.ag

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

58.09 Acres, m/l
Clayton County, IA



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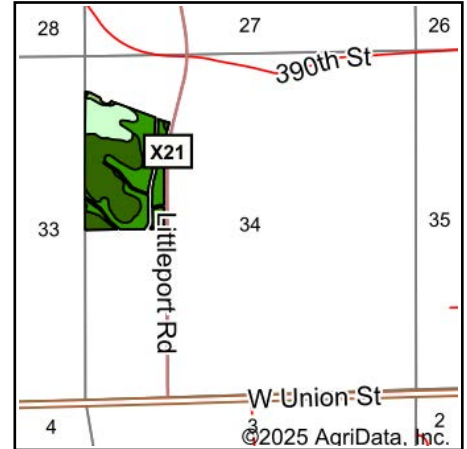
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Est. FSA/Eff. Crop Acres: 53.61 | Est. CRP Acres: 4.48 | Soil Productivity: 84.10 CSR2



©NAIP/Iowa Imagery: 2021



State: **Iowa**
 County: **Clayton**
 Location: **34-91N-5W**
 Township: **Lodomillo**
 Acres: **53.61**
 Date: **1/29/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	21.92	40.8%		Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	21.69	40.5%		Ilw	87
408B	Olin sandy loam, 2 to 5 percent slopes	9.32	17.4%		Ile	64
487B	Otter-Worthen silt loams, 1 to 4 percent slopes	0.68	1.3%		Ilw	79
Weighted Average					2.00	84.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Edgewood: 1 mile west on IA-3 and ½ mile north on Littleport Rd. The property is on the west side of the road.

Simple Legal

The W½ NW¼, lying south of the Railroad ROW, in Section 34, Township 91 North, Range 5 West of the 5th P.M., Clayton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$868,445.50
- \$14,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024-2025: \$2,886.00
Net Taxable Acres: 58.09
Tax per Net Taxable Acre: \$49.68

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1134, Part of Tract 208
FSA/Eff. Crop Acres: 53.61*
CRP Acres: 4.48*
Cert. Grass Acres: 0.58
Corn Base Acres: 43.42*
Corn PLC Yield: 163 Bu.
Bean Base Acres: 10.19*
Bean PLC Yield: 52 Bu.
**Acres are estimated pending reconstitution of farm by the Clayton County FSA office.*

CRP Contracts

There are an estimated 4.48 acres enrolled in a CP-8A contract that pays \$1,344.00 annually and expires September 30, 2033.

**Acres and payments are estimated pending reconstitution of CRP contract.*

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Olin. CSR2 on the estimated FSA/Eff. crop acres is 84.10. 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

The terrain is gently rolling.

Drainage

Drainage is natural with some tile. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Clayton County farm with an 84.10 CSR2. This farm is located just northwest of Edgewood on a hard-surfaced road.



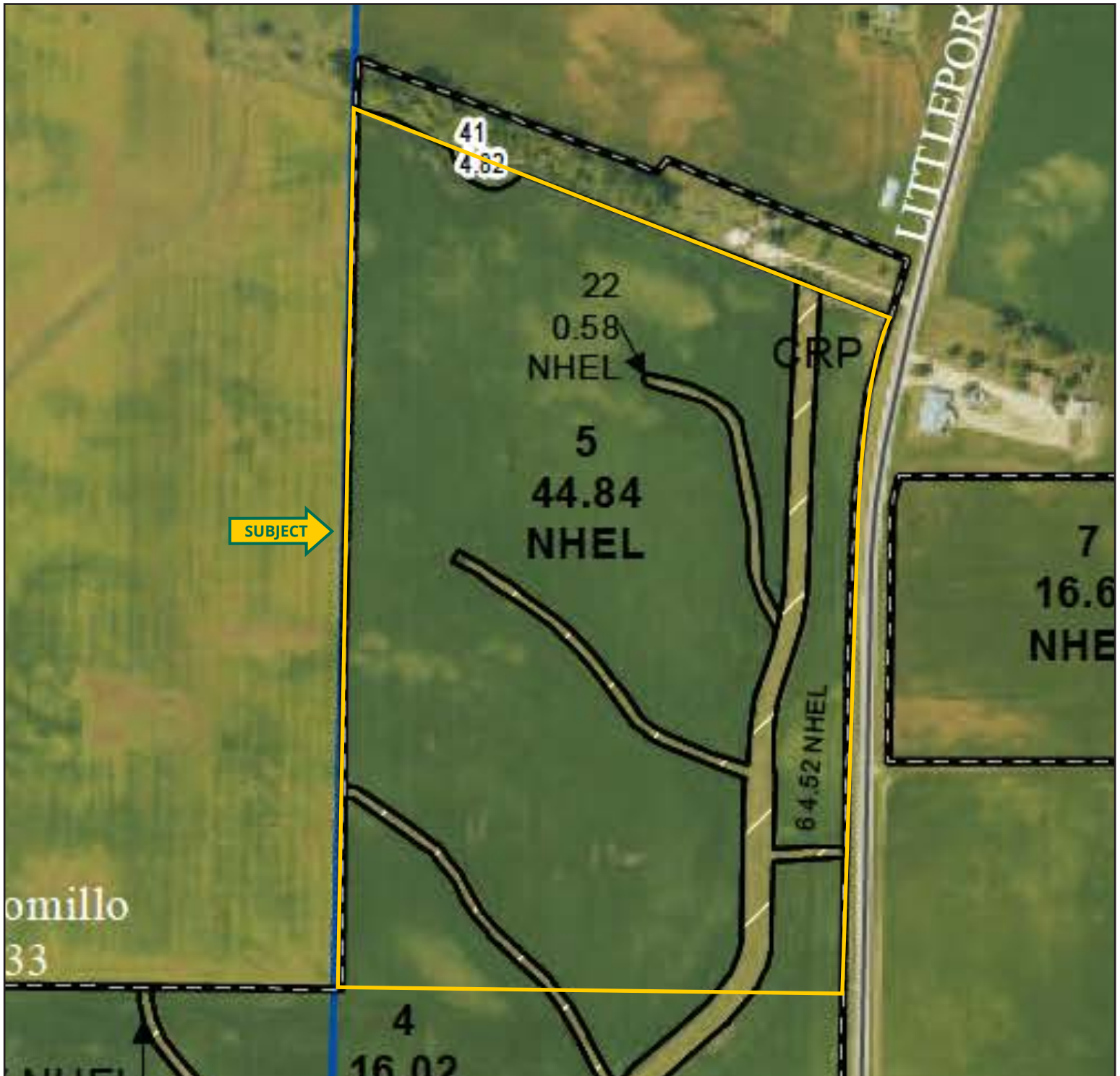
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Northwest Corner Looking Southeast



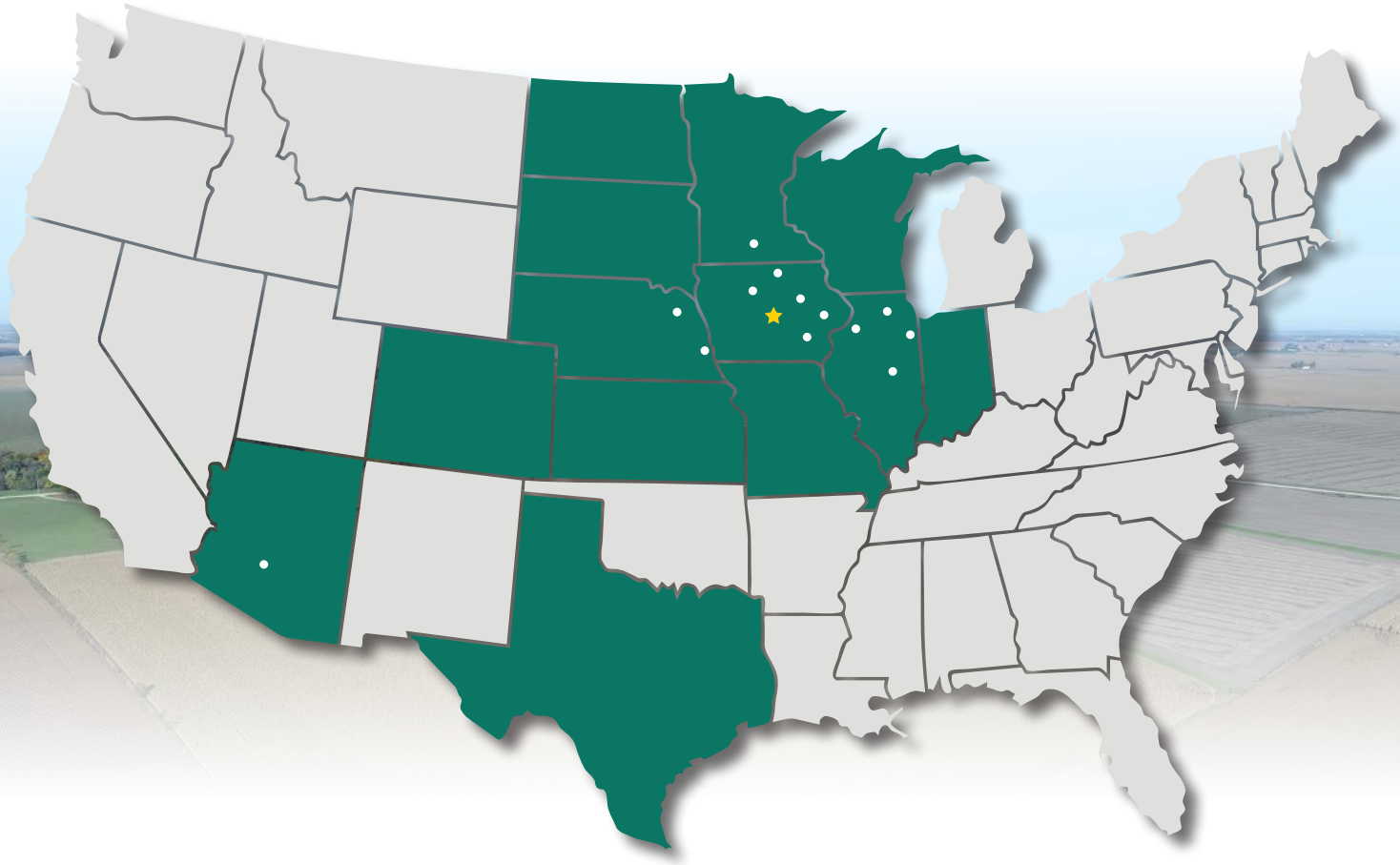
Southeast Corner Looking Northwest







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