



## 38.22 Acres, m/l, Fayette County, IA

### Property Information

#### Location

Property is located 3 1/2 miles south of Arlington on Highway 187, 1 1/2 miles east on 50th St. and 1/4 mile south on Alberta Rd. Farmstead is on west side of Alberta Rd.

#### Legal Description

E 3/4 S 1/2 N 1/2 Ex Parcel "B" all in Section 13, Township 91 North, Range 7 West of the 5th P.M., Fayette County, IA

#### Address

4597 Alberta Rd.  
Strawberry Point, IA 52076

#### Price & Terms

- \$290,000.00

#### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2016 - 2017: \$1,440.00

Net Taxable Acres: 38.22

### FSA Data

Farm Number 8274, Tract 10393

Crop Acres: 27.79

Corn Base: 13.85

Corn PLC Yield: 130 Bu.

Bean Base: 9.22

Bean PLC Yield: 46 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Flagler sandy loam and Saude loam. See soil map for detail.

- **CSR2:** 53 per 2017 AgriData, Inc., based on FSA crop acres.

- **CSR:** 53.7 per 2017 AgriData, Inc., based on FSA crop acres.

- **CSR:** 49.20 per County Assessor, based on net taxable acres.

### Dwelling

- 2-Story Frame built in 1932, 1,680 sq. ft. living area.
- 4 Bedroom
- 1 Full Bath
- Full Basement—840 sq. ft.
- Front Porch
- Newer updated Septic System
- Newer Roof
- High Efficiency LP Forced Air
- Detached Frame Garage 320 sq. ft.

### Buildings/Improvements

- 34' x 70' Steel Utility Building—built in 1999.

### Drainage

No tile maps available.

Cal E. Wilson  
Licensed Salesperson - IA  
CalW@Hertz.ag

319.234.1949  
340 Tower Park Drive / P.O. Box 2396  
Waterloo, IA 50704  
[www.Hertz.ag](http://www.Hertz.ag)

Jeffrey L. Troendle, AFM  
Licensed Broker IA  
JeffT@Hertz.ag

## Aerial Photo



### Water & Well Information

Drilled well on farmstead acreage.

### Comments

Rare opportunity to purchase a well built large farmhouse with scenic view of the Maquoketa River.

Farm also includes pasture, cropland, trees complete with a bald eagle nest. See photos.

Some cropland acres currently in hay and pasture.

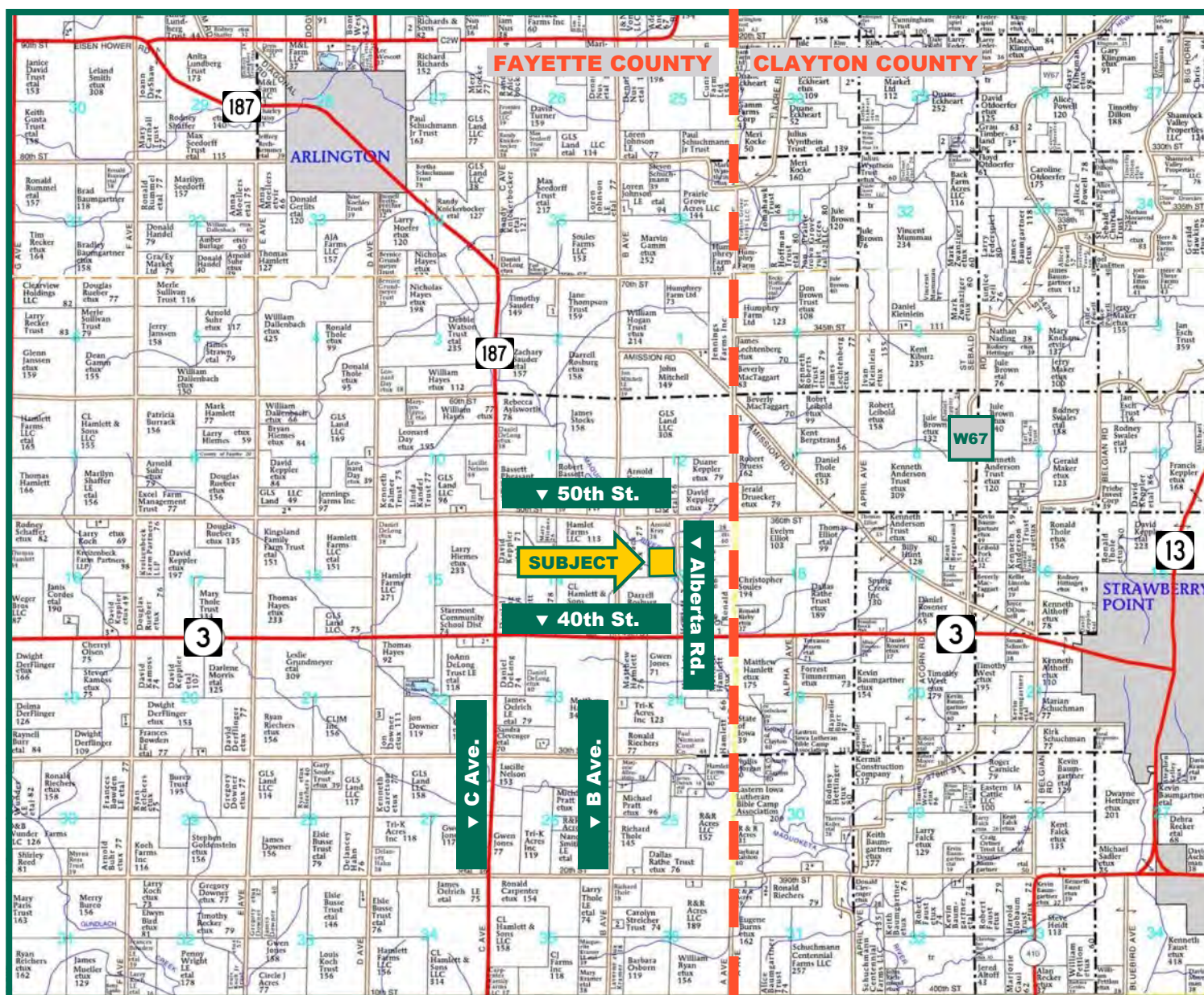
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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# Plat Map



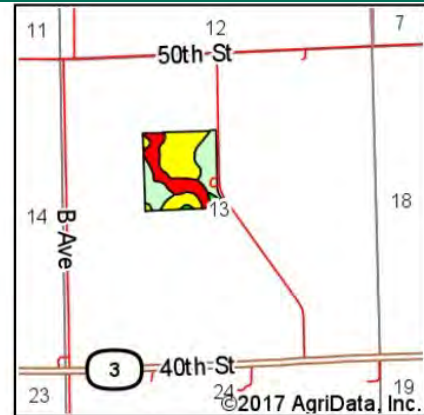
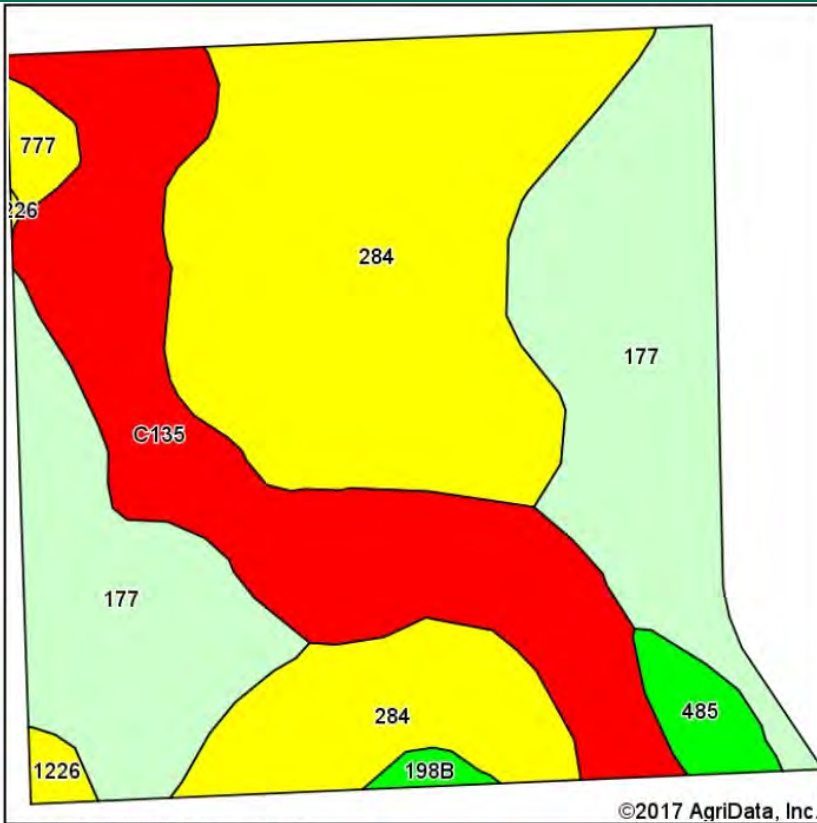
Map reproduced with permission of Farm & Home Publishers, Ltd.

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# Soil Map—Entire Property



State: Iowa  
 County: Fayette  
 Location: 13-91N-7W  
 Township: Putnam  
 Acres: 38.22  
 Date: 5/12/2017



Area Symbol: IA065, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
284	Flagler sandy loam, 0 to 2 percent slopes	15.10	39.5%		IIIs	56	52
177	Saude loam, 0 to 2 percent slopes	12.19	31.9%		IIIs	60	64
C135	Coland clay loam, channeled, 0 to 2 percent slopes	9.07	23.7%		Vw	18	25
485	Spillville loam, 0 to 2 percent slopes	0.85	2.2%		IIw	81	91
777	Wapsie loam, 0 to 2 percent slopes	0.48	1.3%		IIIs	49	58
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.29	0.8%		IIIs	59	71
198B	Floyd loam, 1 to 4 percent slopes	0.24	0.6%		IIw	89	80
Weighted Average						49	50.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

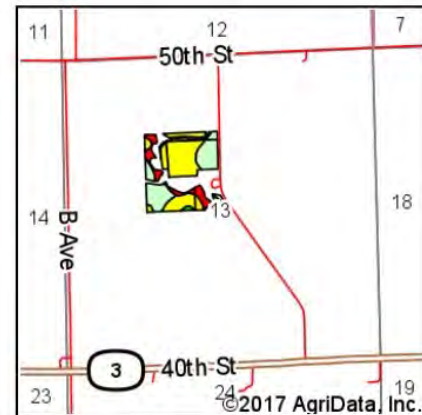
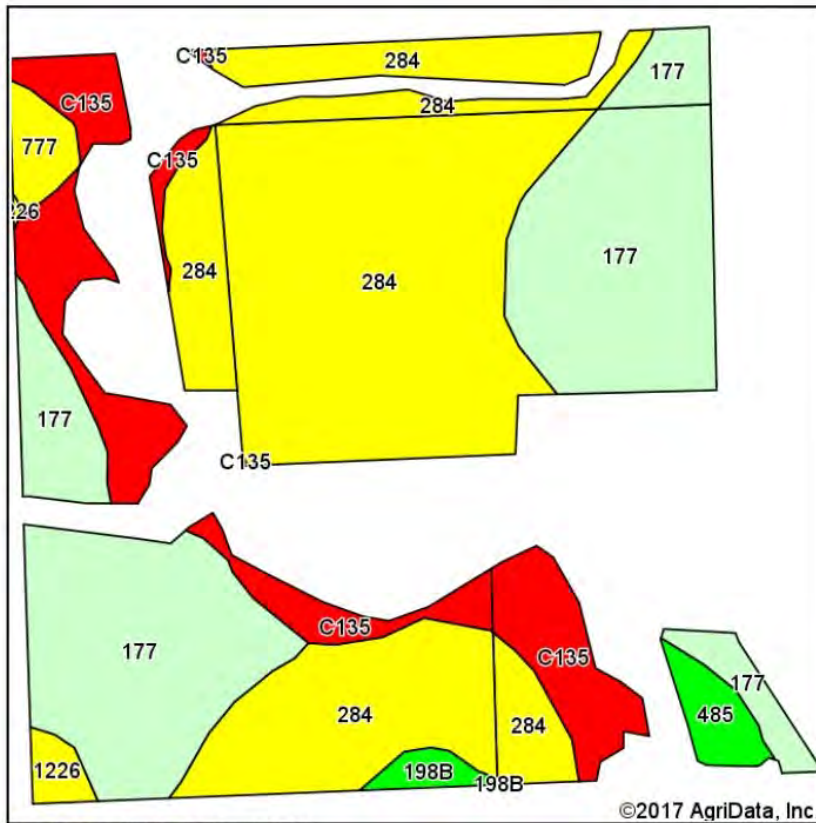
Soils data provided by USDA and NRCS.

Cal E. Wilson  
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 CalW@Hertz.ag

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 Waterloo, IA 50704  
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# Soil Map—Tillable Only



State: Iowa  
 County: Fayette  
 Location: 13-91N-7W  
 Township: Putnam  
 Acres: 27.79  
 Date: 5/12/2017



Maps Provided By



Area Symbol: IA065. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
284	Flagler sandy loam, 0 to 2 percent slopes	13.35	48.0%		IIIIs	56	52
177	Saude loam, 0 to 2 percent slopes	9.33	33.6%		IIs	60	64
C135	Coland clay loam, channeled, 0 to 2 percent slopes	3.63	13.1%		Vw	18	25
485	Spillville loam, 0 to 2 percent slopes	0.50	1.8%		IIw	81	91
777	Wapsie loam, 0 to 2 percent slopes	0.46	1.7%		IIs	49	58
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.27	1.0%		IIs	59	71
198B	Floyd loam, 1 to 4 percent slopes	0.25	0.9%		IIw	89	80
Weighted Average						53	53.7

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# FSA Map



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CalW@Hertz.ag

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## **Photos:** 38.22 Acres, m/l, Fayette County, IA

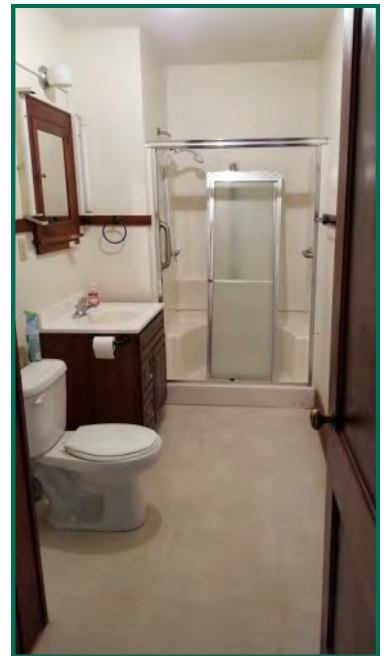
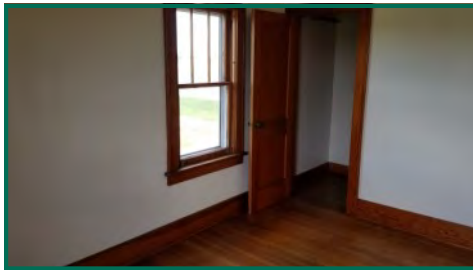
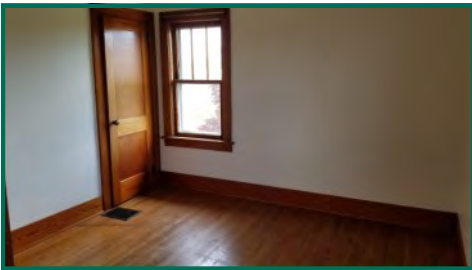
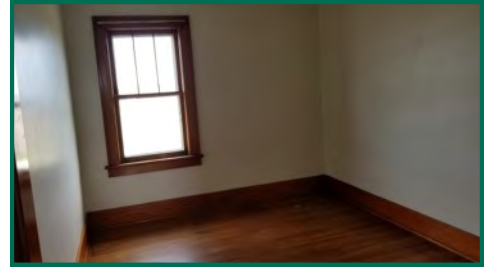
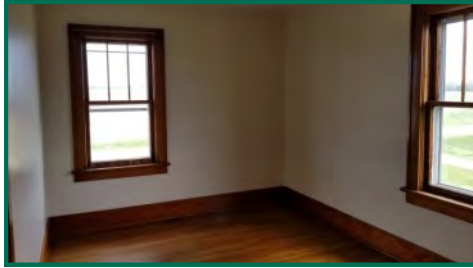
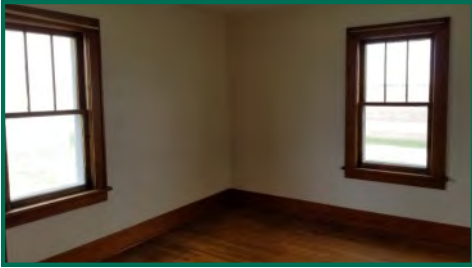


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