



House, Buildings and 28 Acres m/l Keokuk County, IA Underwood Property

28593 County Road V5G, Ollie, Iowa 52576

Property Information

Location

From Sigourney: 2 miles south on Hwy 149, then 6 miles east on Hwy V5G.

From Ollie: 2 ½ miles north on Hwy V5G.

Address

28593 County Road V5G
Ollie, IA 52576

Legal Description

That part of the NW ¼ of the SE ¼ Except Auditor's Parcel A, located in Section 3, Township 74 North, Range 11 West of the 5th P.M., Keokuk County, Iowa.

Price

Price Reduced!

~~\$339,000~~ \$315,000

Sellers

Underwood Family Trust

Possession

Negotiable.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017: \$2,848

Net Acres: 24.46

School District

Pekin Community School District
Packwood, Iowa

House

Well-cared-for, three to four bedroom home, built in 1992, located on an attractive setting, southeast of Sigourney. The home consists of 2,076 finished square feet on the main level, with an additional 900 finished square feet in the lower level. This home includes solid oak trim, plaster walls, six-panel doors and all Anderson windows. There are three bedrooms on the main level and a non-

conforming bedroom on the lower level. There are two full bathrooms on the main level. The house is in great condition and includes a large living room and eat-in kitchen. There is a lot of storage throughout the house and a woodworking room located in the basement. The home is equipped with an ADT alarm system. This system can be activated anytime by the new homeowners.

Main Level

Foyer: 4' 8" x 6' 8", coat closet, tile floor.

Living Room/Dining Room: 19' x 29', ceiling fan, carpet flooring.

Kitchen: 15' 10" x 18' 4", hickory cabinets, island area, double sink with disposal, refrigerator, microwave, built-in oven and range, dishwasher, large pantry, built-in desk area, vinyl floor.

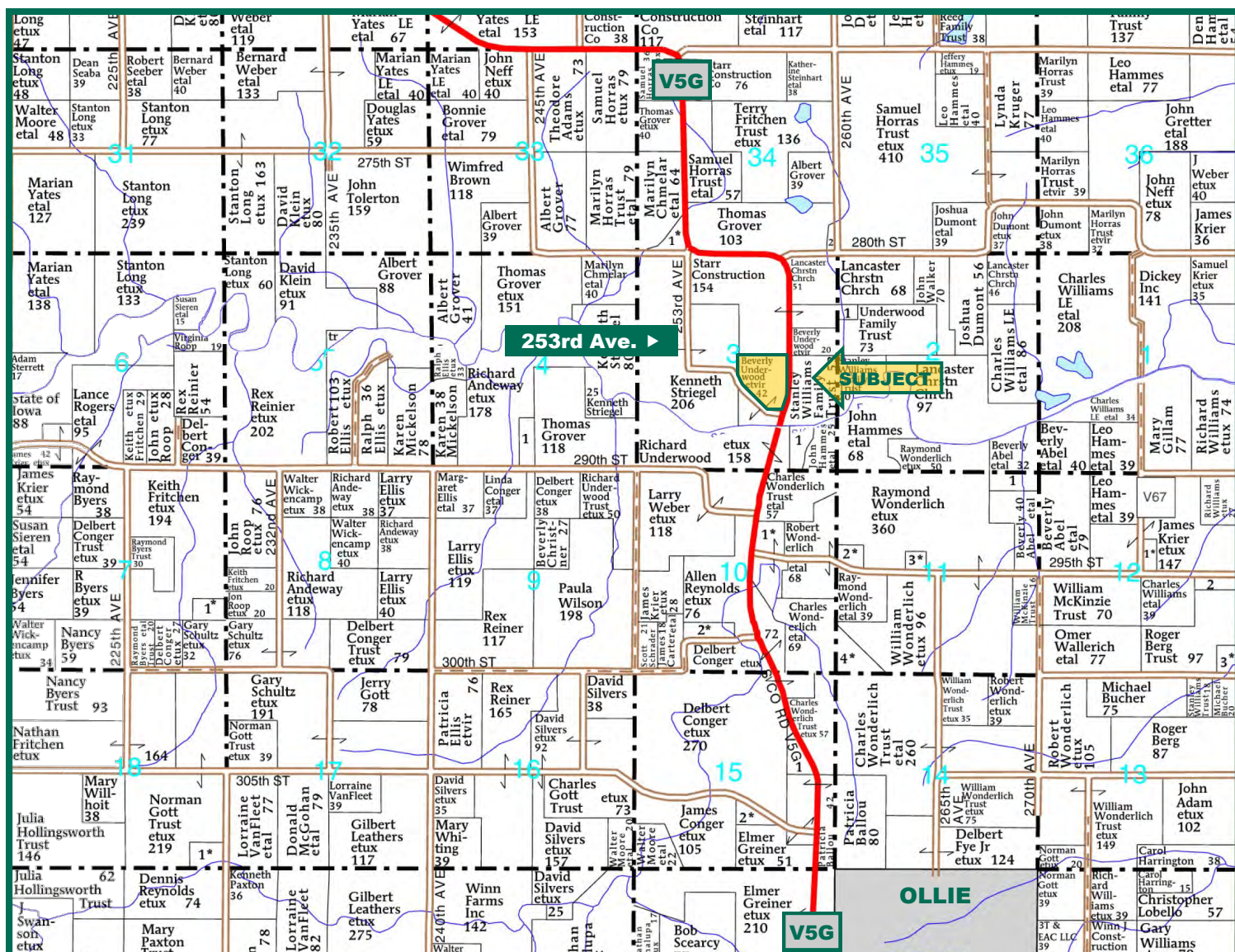
Southeast Bedroom: 11' x 12', closet, carpet flooring.

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Plat Map



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

Northeast Bedroom: 12' x 15' 6", cedar-lined closet, carpet flooring.
Master Bedroom: 14' 6" x 20', ceiling fan, two bi-fold closets, carpet flooring.
Master Bathroom: 9' 8" x 10', whirlpool tub, stool, sink and carpet flooring.
Bathroom: 5' 6" x 7' 6", shower, stool, sink and tile flooring.
Laundry Room: 6' 8" x 13', cabinets, washer, dryer, sink, vinyl tile flooring.

Lower Level

Rec Room: 19' x 23', includes entertainment center, carpet flooring.
Computer Area: 10' 6" x 19', carpet flooring.
Non-conforming Bedroom: 13' 6" x 18' 10", large walk-in closet, carpet flooring.
Woodworking Room: 15' x 18', built-in cabinets, concrete flooring.
Storage Room: 15' x 32', includes the following:

- Breaker Box— 200 Amp.
- Deep Freezer

- Sink
- Shower
- Oven/Range
- Pressure Tank
- Electric Hot Water Heater

Attached Garage

28' x 28', two overhead insulated doors, includes two refrigerators.

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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Aerial Photo and Google Earth Photo



FSA Data

Farm Number 404, Tract 1405
Crop Acres: 15.9*
Corn Base: 5.43 Acres
Corn PLC Yield: 113/113 Bu.
**Includes 8 acres CRP.*

CRP Contracts

There are 8 acres enrolled in the CRP program at \$117.69 an acre for a total annual payment of \$941. This contract expires September 30, 2019.

Soil Types/Productivity

Primary soils are Clinton and Fayette. See soil maps for detail.

- **CSR2:** 59.3 per 2016 AgriData, Inc., based on cropped/CRP acres.
- **CSR:** 57.2 per 2016 AgriData, Inc., based on cropped/CRP acres.

Comments

This is a one-of-a-kind property located southeast of Sigourney along a hard surface road. It includes a newer home with attractive outbuildings which will work for storage or livestock. The cropland and CRP provide good income. This would make an ideal property for anyone wanting to live in the country in a well-cared-for home.

Reserved Items

Kitchen table, TV and equipment in machine shed.

Well

Water to the home is supplied by rural water. There are three wells located on the property.

Septic System

The septic system and leach field are located south of the house. This system was installed in the Fall of 2015.

Outbuildings

Machine Shed: 50' x 80', dirt floor.

Livestock Barn: 48' x 60', steel roof.

Grain Bins: There are three grain bins that have been well-cared-for and rented out for \$1,200 per year.

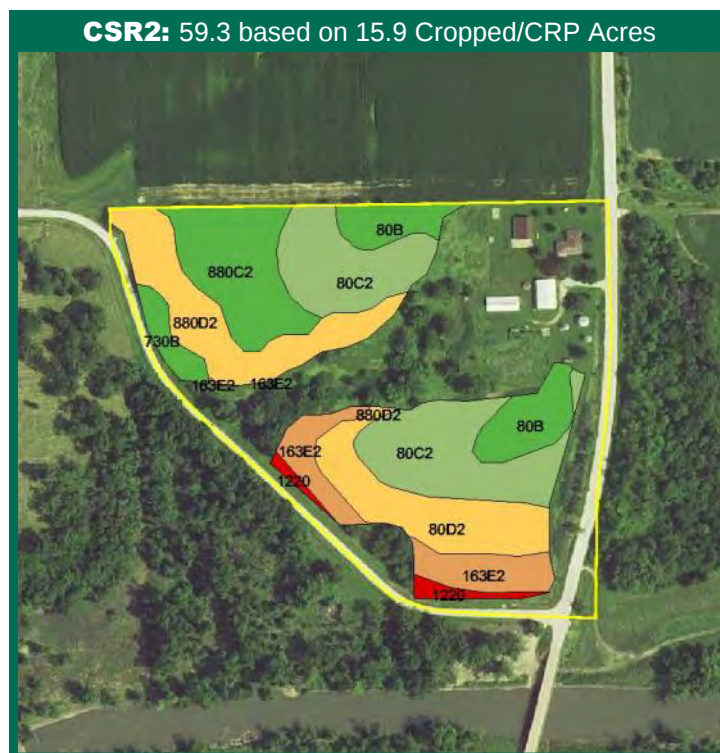
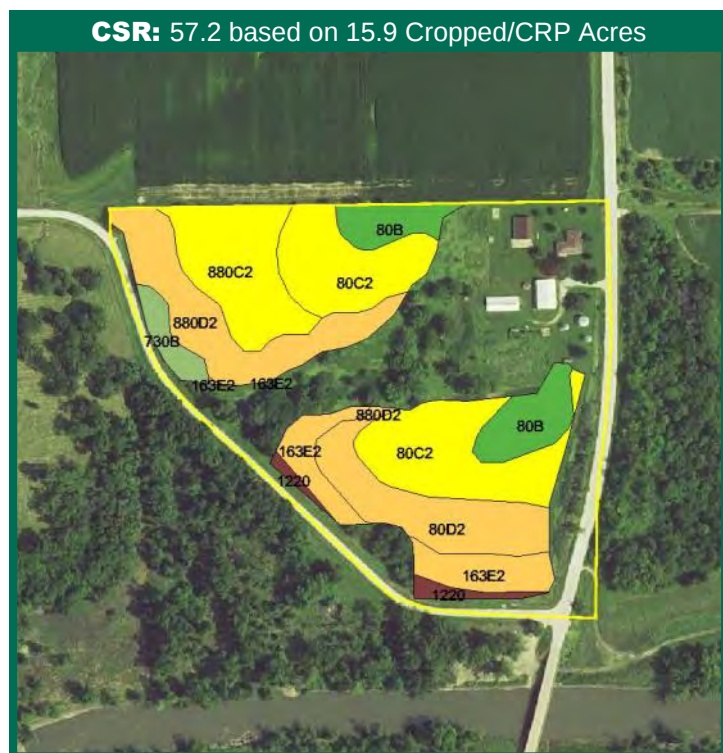


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Soil Maps



Measured Tillable Acres		15.9	Avg. CSR		57.2	Avg. CSR2*		59.3
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
1220	Nodaway silt loam, channeled, 0 to 2	25	5	2.2%	Vw	0.35		
163E2	Fayette silt loam, 14 to 18 percent	48	37	10.1%	IVe	1.61		
730B	Nodaway occasionally flooded-	61	76	3.0%	IIw	0.47		
80B	Clinton silt loam, 2 to 5 percent	80	80	10.9%	Ile	1.73		
80C2	Clinton silty clay loam, 5 to 9 percent	60	69	29.2%	IIle	4.63		
80D2	Clinton silty clay loam, 9 to 14	50	46	13.9%	IIle	2.21		
880C2	Clinton silty clay loam, terrace, 5 to	60	71	14.8%	IIle	2.35		
880D2	Clinton silty clay loam, terrace, 9 to	50	47	15.9%	IIle	2.53		

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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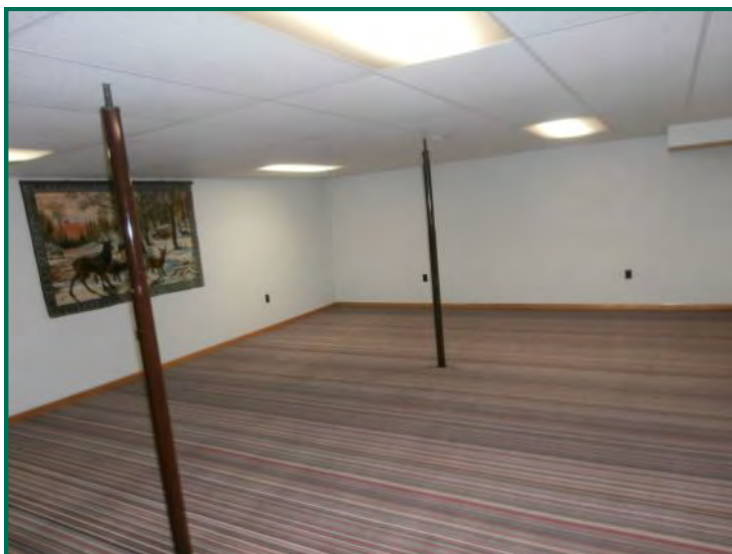
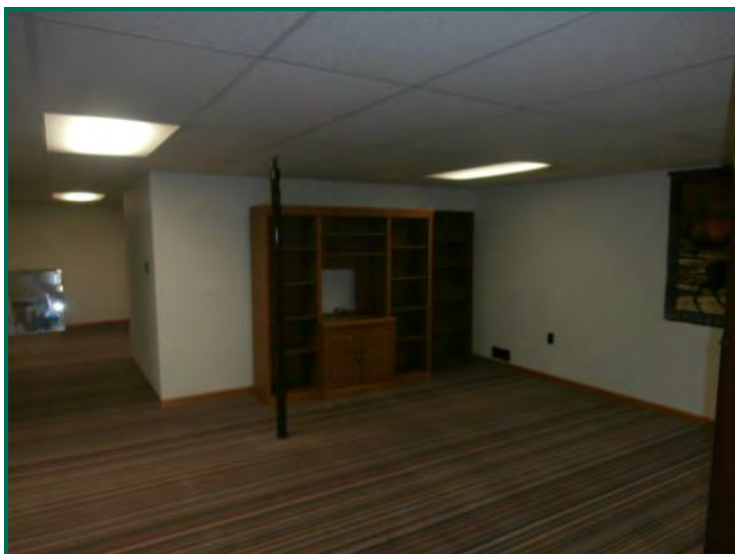


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