



37 Acres m/l, Buchanan County, IA Ward Farm

87.3 CSR2 - Located northwest of Coggon, Iowa

Property Information

Location

From Coggon: 4 miles west on Coggon Rd., 1 mile north on Wilde Rd. and 1¼ mile north on York Ave.

From Troy Mills: 1 mile north on Troy Mills Blvd., 3 miles east on 330th St. and ¼ mile north on York Ave.

Legal Description

The NW ¼ of the SW ¼ of Section 25, Township 87 North, Range 7 West of the 5th P.M., Buchanan County, Iowa. Except Parcel A consisting of the house, buildings and 3 acres.

Price & Terms

Reduced

- \$271,950 - \$264,550
- \$7,350/acre - \$7,150/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,142.00

Net Taxable Acres: 36.23

Tax per Net Taxable Acre: \$31.52

FSA Data

Farm Number 6452, Tract 23556

Crop Acres: 28.4*

*(*FSA certifies 28.4 crop acres; however, owners have planted additional acres, currently utilizing 31.6 productive crop acres.)*

Corn Base: 17.9

Corn PLC Yield: 161 Bu.

Bean Base: 2.2

Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. See soil map for detail.

- **CSR2:** 87.3 per 2017 AgriData, Inc., based on currently cropped acres.
- **CSR:** 77.6 per 2017 AgriData, Inc., based on currently cropped acres.
- **CSR2:** 87.3 per County Assessor, based on net taxable acres.

Land Description

Gently rolling.

Comments

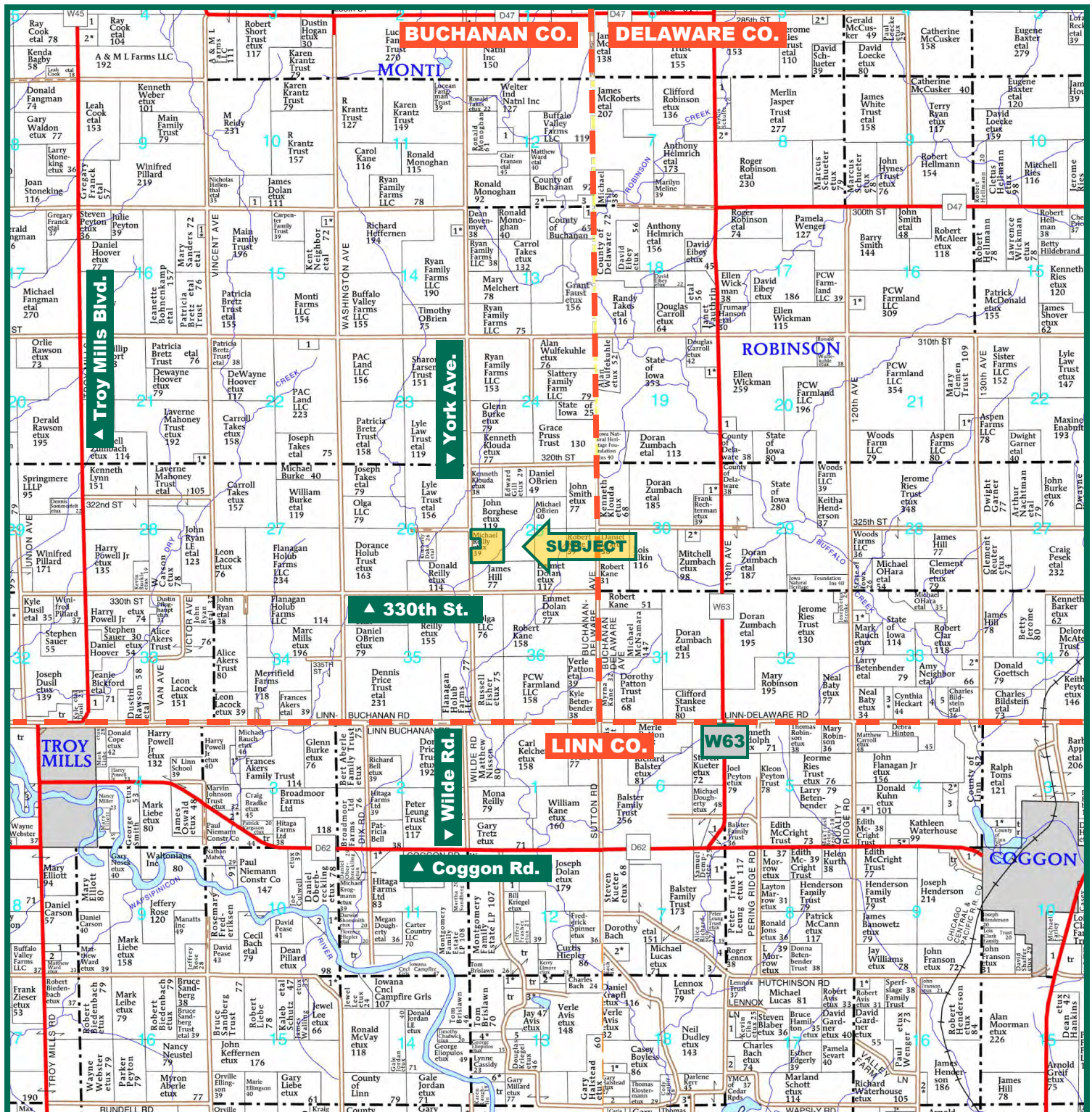
This is a highly productive Buchanan County farm with good soils.

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



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Aerial Photo



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Soil Map



Measured Tillable Acres		31.6	Avg. CSR	77.6	Avg. CSR2	87.3	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
391B	Clyde-Floyd complex, 1 to 4 percent	76	87	24.2%	IIw	7.66	
83B	Kenyon loam, 2 to 5 percent slopes	86	90	36.0%	Ile	11.37	
83C	Kenyon loam, 5 to 9 percent slopes	71	85	39.8%	IIle	12.58	

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Google Earth Photos: 37 Acres m/l, Buchanan County, IA



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