



Land For Sale

ACREAGE:

LOCATION:

36.16 Acres, m/l

Buchanan County, IA



Property *Key Features*

- Amazing Recreational Opportunities with building site potential
- 14.0 Tillable Acres
- Beautiful Topography & Stream Views

John Tuthill

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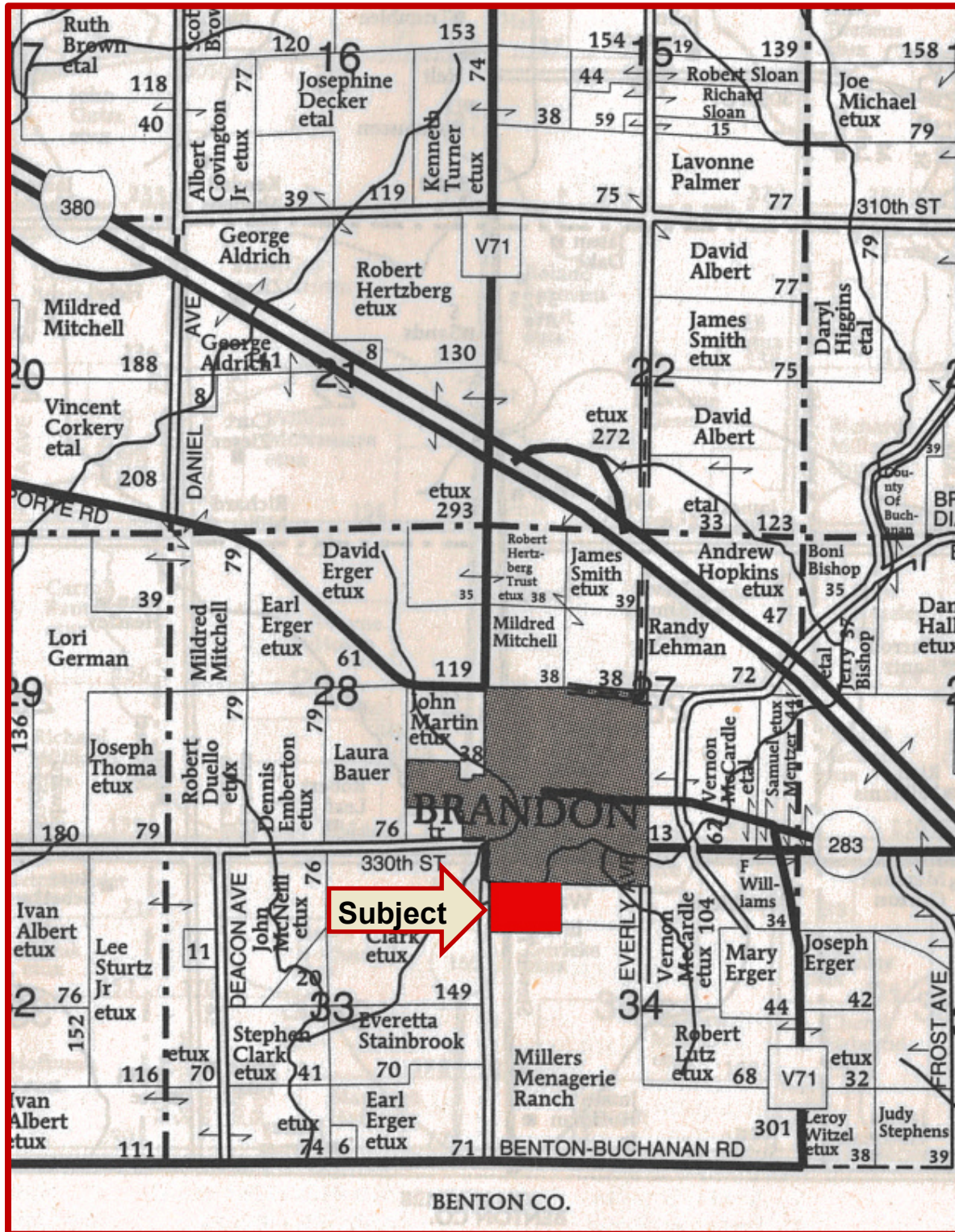
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Tillable Acres: 14.0
Soil Productivity: 48.9 CSR2

Property Information

36.16 Acres, m/l

Location

From I-380: Take exit 49 toward Brandon. Head west on 330th St for 1.6 miles. On the west side of Brandon you will turn left onto West St. Continue south onto Dugan Ave. The property will be on your left.

Legal Description

34-87-10 BEG 709.5S NW COR S610.5
 E1320 N660 SW TO 297 E OF POB W297
 TO POB

Approximate Address

3306 Dugan Ave, Brandon, IA 52210

Price & Terms

- \$255,837
- \$7,075/acre
- 10% down upon acceptance of offer; balance due in cash at closing
- Closing on or before 11/30/19

Possession

At closing (farm lease possession 3/1/20)

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$846
 Net Taxable Acres: 36.16
 Tax per Net Taxable Acre: \$23.39

FSA Data

Part of Farm No. 1367, Tract 35
 FSA/Eff. Crop Acres: 14.47
 Cert. Grass Acres: 0.0
 Corn Base Acres: 7.1
 Corn PLC Yield: 140 Bu.
 Bean Base Acres: 7.1
 Bean PLC Yield: 41 Bu.
**Includes Certified Grass Acres*

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
83B	Kenyon loam, 2 to 5 percent slopes	90	4.2	31.2%
485	Spillville loam, 0 to 2 percent slopes	87	1.1	8.1%
499F	Nordness loam, 14 to 30 percent slopes	5	0.8	5.9%
809B	Bertram fine sandy loam, 2 to 5 percent slopes	39	7.4	54.1%
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	25	0.0	0.1%
5030	Pits, limestone quarry		0.1	0.7%
Totals for Area of Interest			13.6	100.0%



Soil Types/Productivity

Primary soils on this farm are Bertram fine sandy loam and Kenyon loam. CSR2 based on Web Soil Survey. See soil map for detail.

Land Description

Nice farm with productive Buchanan County soils. A depleted quarry lies near the middle of the property creating ideal wildlife habitat. Conveniently located near I-380.

Comments

This Buchanan County farm consists of 36.16 total acres. The tillable acres are in corn/soybean rotation. The remainder is in grass for baling. Building site and recreational opportunities abound with this property.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Wendling Quarries Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.



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