

Land For Sale

ACREAGE:

70.97 Acres, m/l

LOCATION:

Washington County, IA



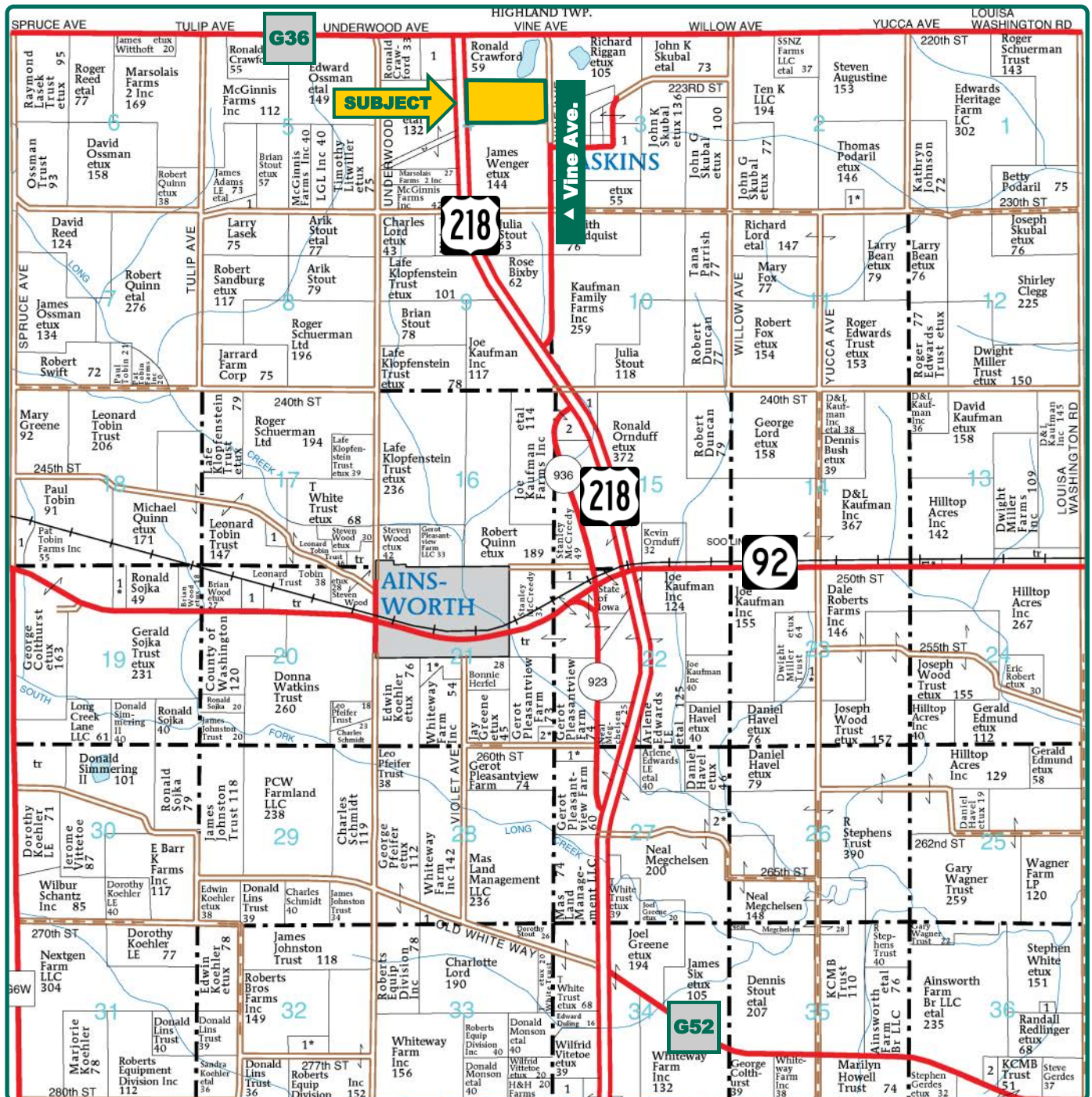
Property *Key Features*

- Residential Building Site on a Hard-Surfaced Road
- Overlooking Crawford Pond
- Open Lease for 2020 Crop Year

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FSA/Eff. Crop Acres:	39.23
CRP Acres:	12.85
Corn Base Acres:	25.00
Bean Base Acres:	10.30
Soil Productivity:	78.50 CSR2

Property Information

70.97 Acres, m/l

Location

From Ainsworth: 1¼ miles north on Hwy. 218 then 1½ miles north on Vine Ave. The property is located on the west side of the road.

From Iowa City: 21 miles south on Hwy. 218. Take exit 70 then ½ mile east on G36 and ½ mile south on Vine Ave. The property is located on the west side of the road.

Legal Description

S½ NE¼ of Section 4 in Township 75N, Range 6W of the 5th P.M., EXCEPT that portion sold to the State of Iowa as recorded in the Office of the Recorder of Washington County, Iowa.

Price & Terms

- \$485,000.00
- \$6,833.87/acre

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,764.00
Net Taxable Acres: 70.97
Tax per Net Taxable Acre: \$24.86

FSA Data

Farm Number 682, Tract 1638
FSA/Eff. Crop Acres: 39.23
CRP Acres: 12.85
Corn Base Acres: 25.0
Corn PLC Yield: 142 Bu.
Bean Base Acres: 10.3
Bean PLC Yield: 42 Bu.

Soil Types/Productivity

Primary soils are Otley, Hedrick and Nira. CSR2 on the FSA/Eff. crop acres is 78.5. See soil map for detail.

CRP Contracts

There are 4.2 acres enrolled in a CP-21 contract that pays \$890 annually and expires September 30, 2022.

There are 7.8 acres enrolled in a CP-21 contract that pays \$2,114 annually and expires September 30, 2031.

There are 0.9 acre enrolled in a CP-8A contract that pays \$244 annually and expires September 30, 2021.

Land Description

Nearly level to rolling.

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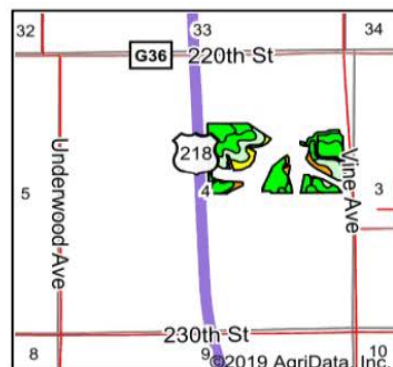
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Washington**
Location: **4-75N-6W**
Township: **Oregon**
Acres: **39.23**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA183, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
281B	Otley silty clay loam, 2 to 5 percent slopes	13.10	33.4%		Ile	91	90
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	4.82	12.3%		IIle	75	62
570B	Nira silty clay loam, 2 to 5 percent slopes	4.34	11.1%		Ile	81	87
280	Mahaska silty clay loam, 0 to 2 percent slopes	4.07	10.4%		Iw	94	95
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.84	9.8%		IIle	71	67
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	3.71	9.5%		IIle	82	70
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.83	7.2%		IVw	36	22
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	2.52	6.4%		IVe	45	43
Weighted Average						78.5	74.7

Water Information

Crawford Pond extends on to the property. Fishing on this 10-acre stocked pond is open to public. Public access is on the north side of the pond.

Access

The west side of the farm is currently accessed with the neighbors laneway. There is no easement in place and future use of this laneway cannot be guaranteed. Contact agent for details.

Drainage

Natural.

Comments

A highly desirable residential building site on a hard-surfaced road with a large pond.

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.

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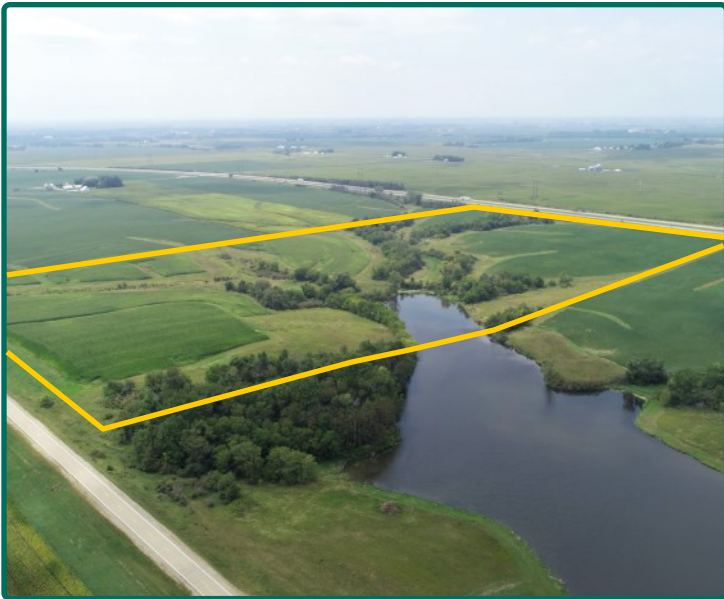
View looking west



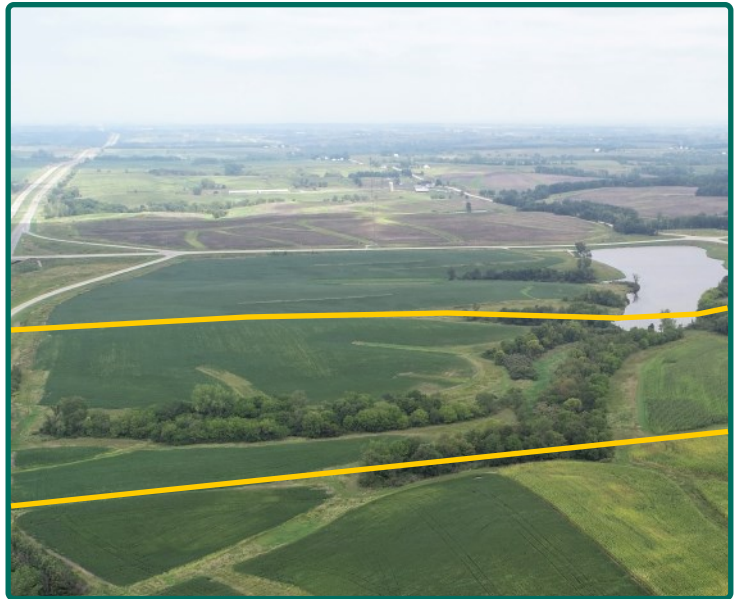
View looking northwest



View looking southwest



View looking north



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