

# Land For Sale

#### ACREAGE:

LOCATION:

### 210.00 Acres, m/l

### **Decatur County, IA**



#### **Property** Key Features

- 3<sup>1</sup>/<sub>2</sub> Miles Northwest of Garden Grove, Iowa
- Great Opportunity to Own a Mixed-Use Farm
- Recreational Opportunities

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# **Plat Map**

#### Garden Grove Township, Decatur County, IA



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# **Aerial Photo**

210.00 Acres



FSA/Eff. Crop Acres: 152.12 Current Cropped Acres:130.87 Corn Base Acres: 152.12 Soil Productivity: 41.10 CSR2

### Property Information 210.00 Acres, m/l

#### Location

From Garden Grove: Go north on 310th Avenue for 2 miles, then west on J22/ Popcorn Avenue for 1½ miles. The farm is on the southeast corner of the Popcorn Road and 290th Avenue intersection.

#### **Legal Description**

NW<sup>1</sup>/4, S<sup>1</sup>/4 NW<sup>1</sup>/4 NE<sup>1</sup>/4, SW<sup>1</sup>/4 NE<sup>1</sup>/4 of Section 20 Township 70 North, Range 24 West of the 5th P.M. (Garden Grove Township)

#### **Price & Terms**

- \$840,000
- \$4,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### **Real Estate Tax**

Taxes Payable 2019 - 2020: \$2,892 Net Taxable Acres: 192.90 Tax per Net Taxable Acre: \$14.99

#### FSA Data

Farm Number 606, Tract 1302 FSA/Eff. Crop Acres: 152.12 Current Cropped Acres: 130.87 Corn Base Acres: 152.12 Corn PLC Yield: 86 Bu.

#### **Soil Types/Productivity**

Primary soils are Shelby, Arispe and Lamoni. CSR2 on the Currently cropped acres is 41.10. See soil map for detail.

#### **Land Description**

Gently to strongly sloping.

#### **Buildings/Improvements**

35' x 50' steel building, built in 2011.

#### Drainage

Natural, with use of waterways. No tile maps available.

#### Water & Well Information

- No known wells
- One <sup>3</sup>/<sub>4</sub>-acre farm pond

#### Lease

Leased for 2020 crop year. Contact Agent for details.

#### Comments

Great opportunity to own a mixed-use farm with solid income from tillable land, as well as high-quality recreational opportunities.

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# Soil Map

130.87 Current Cropped Acres



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. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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## Property Photos

Northwest Looking Southeast



#### Southeast Looking Northwest



#### Buildings / Pond





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