

# Land For Sale

**ACREAGE:**

**264.54 Acres, m/l**

**LOCATION:**

**Iowa County, IA**



## Property Key Features

- Located Northeast of Marengo, Iowa
- Mixture of CRP, Timber and Pasture
- Nice Recreation or Cattle Farm

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**FSA/Eff. Crop Acres:** 16.70\*  
**CRP Acres:** 99.10  
**Corn Base Acres:** 16.70\*  
**Soil Productivity:** 37.80 CSR2

*\*Acres are estimated.*

## Property Information

**264.54 Acres, m/l**

### Location

**From Marengo:** 1 mile north on M Avenue, 3½ miles east on County Road F15 and 1 mile north on County Road W12. The farm is located on the west side of the road.

### Legal Description

The E½ of the NW¼ and the NE¼ of Section 16 and the SW¼ of the NW¼ of Section 15, all in Township 81 North, Range 10 West of the 5th P.M., EXCEPT Auditor's Parcel 2008-62 a portion of the SW¼ of the NW¼ of Section 15, Township 81 North, Range 10 West of the 5th P.M., Iowa County, Iowa, as shown by survey recorded in Book 861, pages 456-461 in the office of the Iowa County Recorder.

### Price & Terms

- \$1,150,749.00
- \$4,350/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable, subject to the 2021 lease.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$2,750.00  
Net Taxable Acres: 264.54  
Tax per Net Taxable Acre: \$10.40

### FSA Data

Part of Farm Number 5814, Tract 4714  
FSA/Eff. Crop Acres: 16.70\*  
CRP Acres: 99.10  
Corn Base Acres: 16.70\*  
Corn PLC Yield: 104 Bu.

*\*Acres are estimated pending*

*reconstitution of farm by the Iowa County FSA office.*

### CRP Contracts

There are two CRP contracts on this property:

- There are 7.70 acres enrolled in a CP-1 contract that pays \$1,880.00 annually and expires September 30, 2023.
- There are 91.40 acres enrolled in a CP-1 contract that pays \$13,191.76 annually and expires September 30, 2030.

The Seller has until June 1, 2021 to cancel the CRP contract at no cost. If the Buyer so requests, the Seller will cancel the CRP contract. Contact the listing agent for more details.

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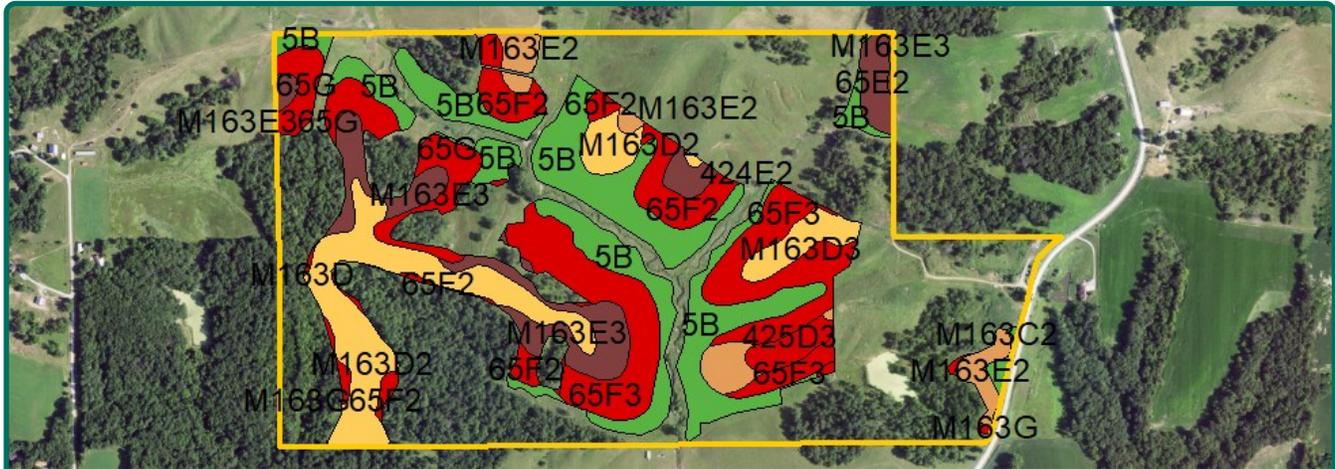
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Est. FSA/Eff. Crop & CRP Acres		115.80	Avg. CSR2		37.80
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
5B	Ackmore-Colo complex, 2 to 5	77	27.3%	IIw	32.39
65F3	Lindley clay loam, 18 to 25 percent	6	18.7%	Vlle	22.21
M163D2	Fayette silt loam, till plain, 9 to 14	47	15.1%	IIle	17.87
M163E3	Fayette silty clay loam, till plain, 14	29	8.9%	Vle	10.59
65F2	Lindley loam, 18 to 25 percent	10	7.7%	Vlle	9.09
65G	Lindley loam, 25 to 40 percent	5	7.5%	Vlle	8.86
M163E2	Fayette silt loam, till plain, 14 to 18	36	5.4%	IVe	6.44
M163D3	Fayette silty clay loam, till plain, 9 to	41	2.8%	IVe	3.3
65E2	Lindley loam, 14 to 18 percent	30	2.2%	Vle	2.6
425D3	Keswick clay loam, 9 to 14 percent	15	1.9%	Vle	2.3
424E2	Lindley-Keswick complex, 14 to 18	21	1.2%	Vle	1.5
M163G	Fayette silt loam, till plain, 25 to 40	5	0.7%	Vlle	0.9
M163C2	Fayette silt loam, till plain, 5 to 9	76	0.7%	IIle	0.8

### Soil Types/Productivity

Primary soils are Lindley, Ackmore-Colo and Fayette. CSR2 on the estimated FSA/ Eff. crop and CRP acres is 37.80. See soil map for detail.

### Land Description

Gently rolling to rolling.

### Drainage

Natural with some tile.

### Buildings/Improvements

There are a few older grain bins on the east portion of the farm.

### Water & Well Information

There is an old well located on the east portion of the farm.

### Pond

There is an attractive pond located in the southeast corner of the farm surrounded by mature trees.

### Comments

This is a nice Iowa County farm with a mixture of CRP, timber and pasture. This would be an excellent recreational farm or cattle farm.

### Additional Land for Sale

Seller has one additional tract of land for sale located directly north of this property. See Additional Land Aerial Photo.

*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. 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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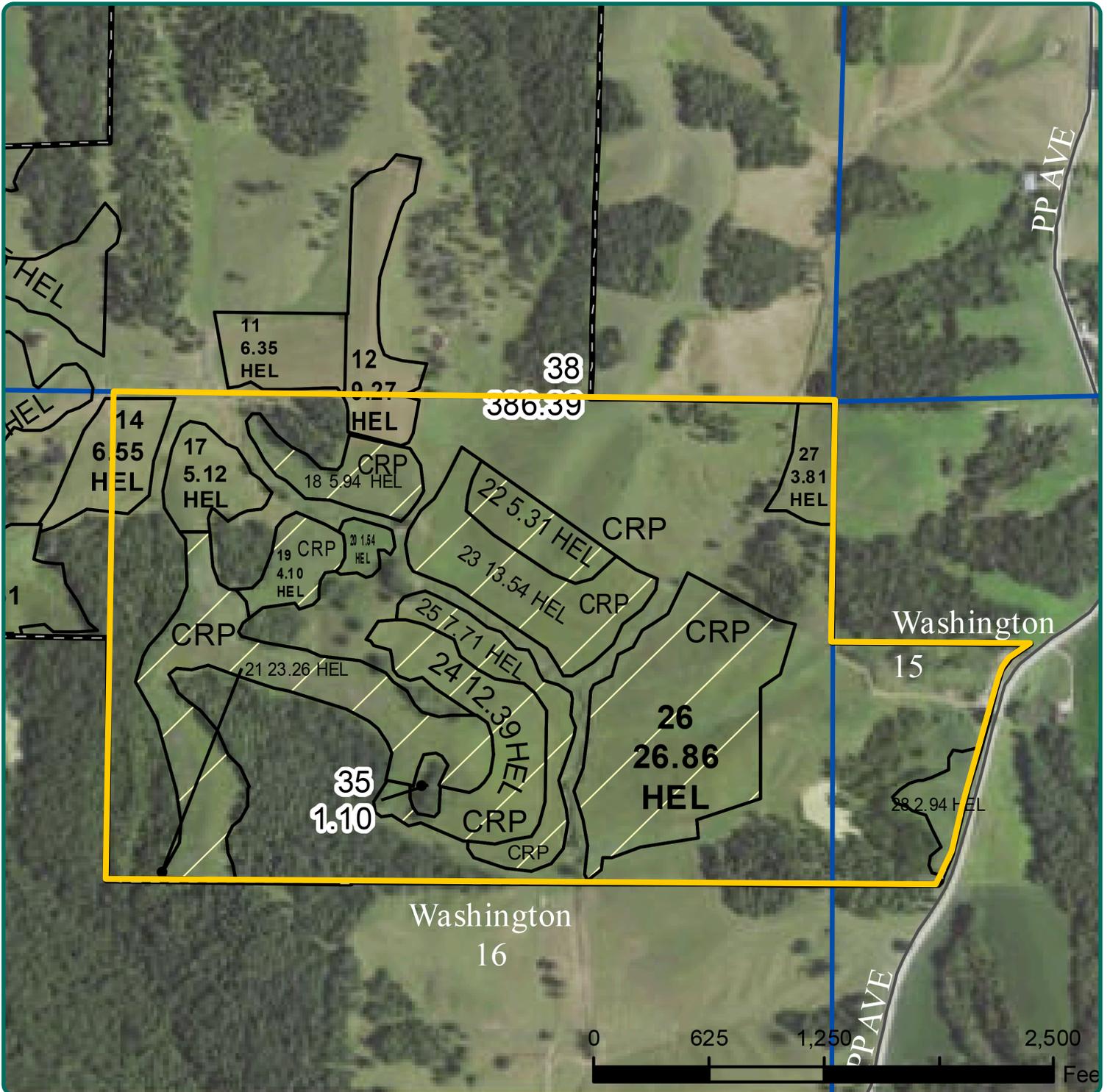
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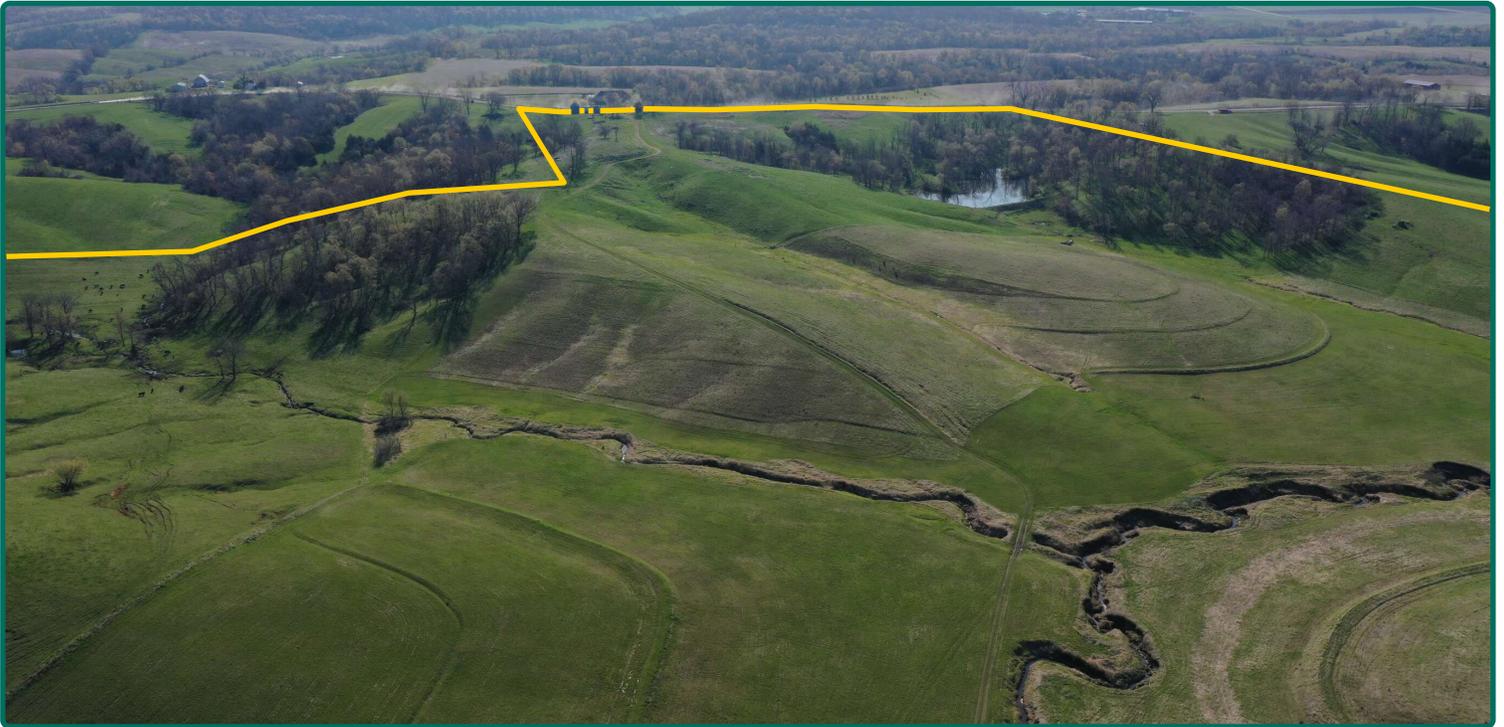
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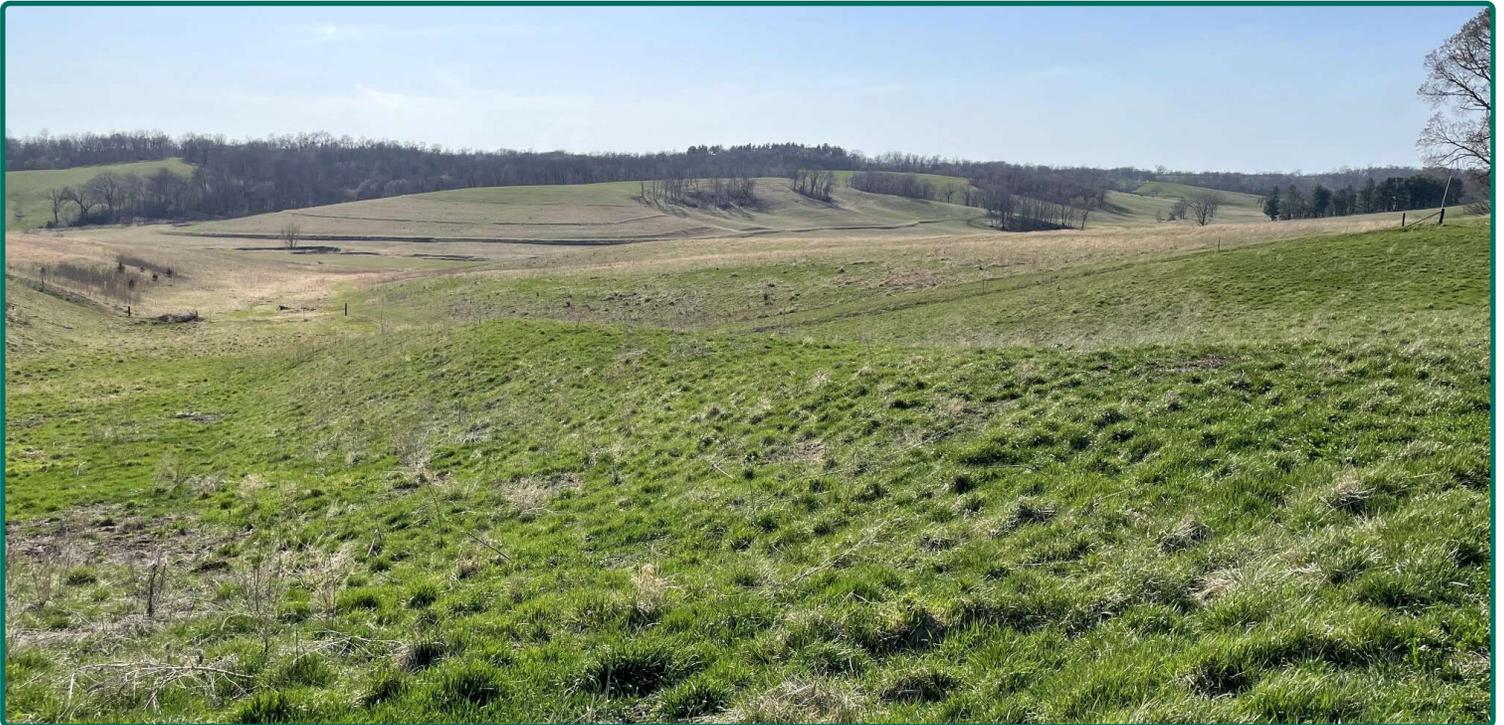
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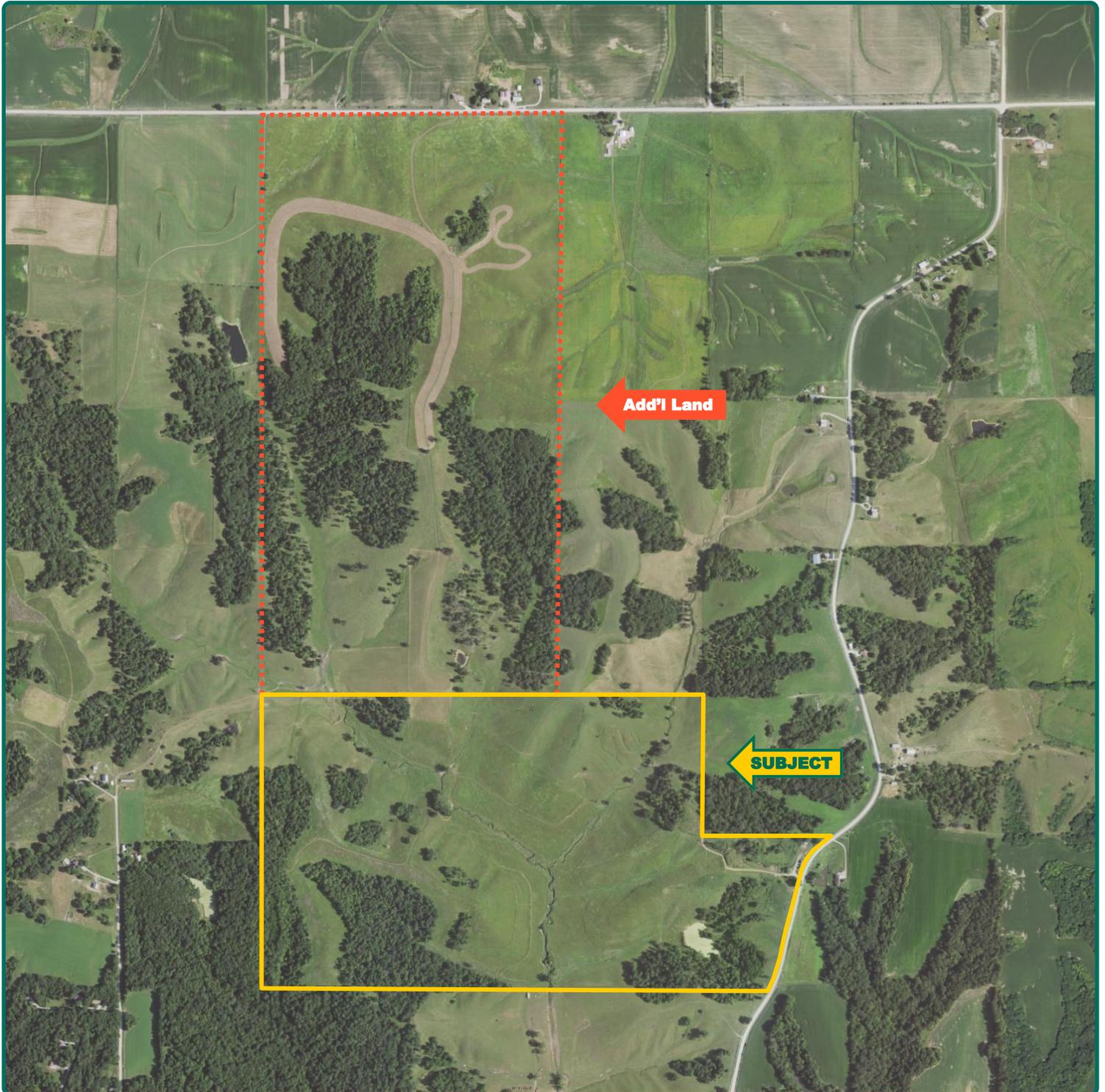
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# Additional Land Aerial Photo



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