

# Land For Sale

**ACREAGE:**

**15.00 Acres, m/l**

**LOCATION:**

**Iowa County, IA**

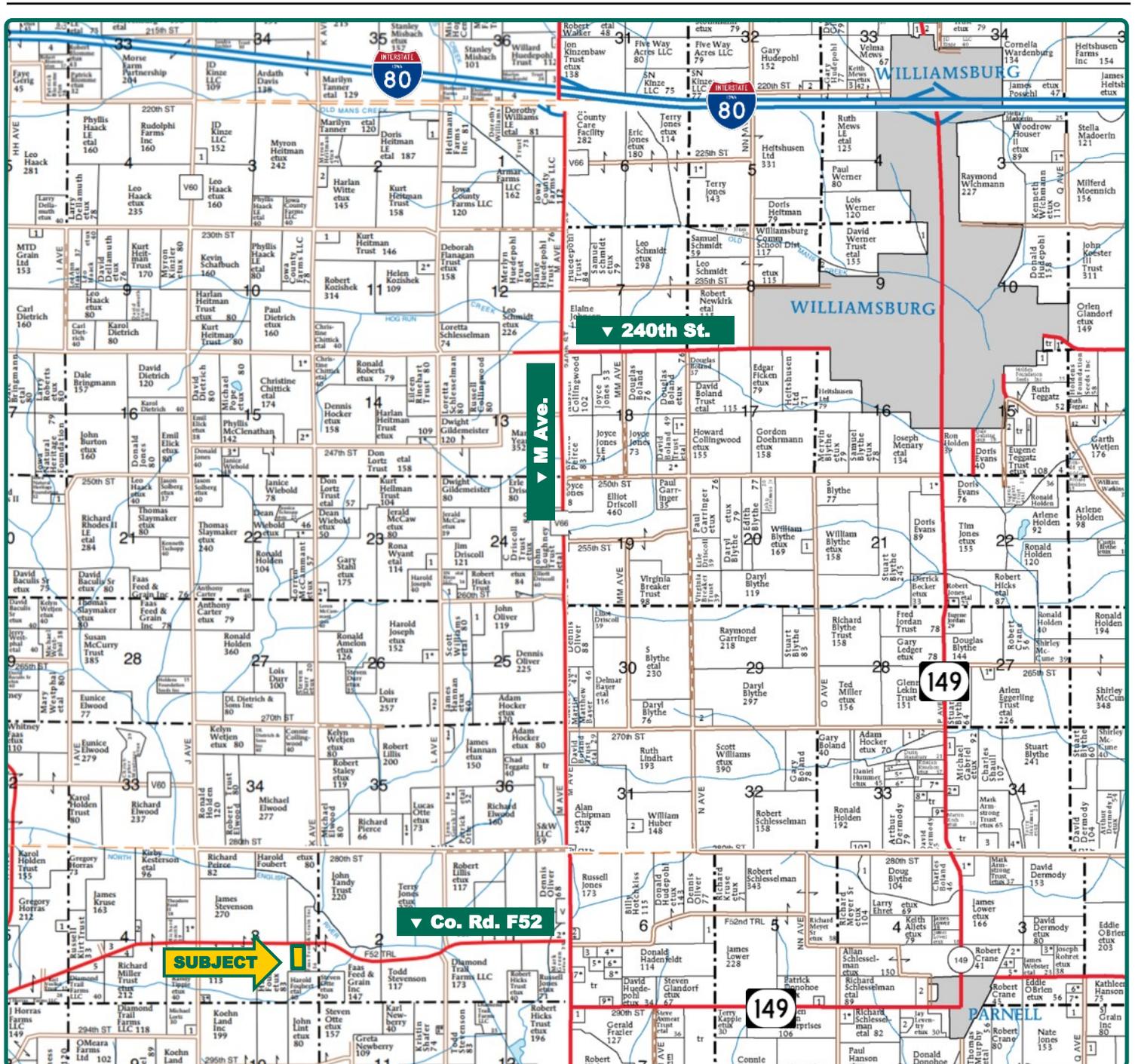


## **Property Key Features**

- **Located Southwest of Williamsburg**
- **Potential Building Site with Incredible Views**
- **Combination of Row Crop, Hay and Timber**

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<b>FSA/Eff. Crop Acres:</b>	<b>10.24</b>
<b>Corn Base Acres:</b>	<b>7.78</b>
<b>Bean Base Acres:</b>	<b>2.42</b>
<b>Soil Productivity:</b>	<b>40.20 CSR2</b>

## Property Information

**15.00 Acres, m/l**

### Location

From Williamsburg: 3 miles west on 240th St., then 4¼ miles south on M Ave., then 2¼ miles west on Co. Rd. F52. The property is on the south side of the road.

### Legal Description

East 15 acres of W½ NE¼ SE¼, Section 3, Township 78 North, Range 11 West of the 5th P.M., Iowa Co., IA.

### Price & Terms

- \$109,900
- \$7,326.67/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated based on terms of existing lease.

### Real Estate Tax

Taxes Payable 2020-2021: \$232.00  
Gross Acres: 15.00  
Net Taxable Acres: 14.50  
Tax per Net Taxable Acre: \$16.00

### Lease Status

Leased through the 2021 crop year.

### FSA Data

Farm Number 6396, Tract 5025  
FSA/Eff. Crop Acres: 10.24  
Corn Base Acres: 7.78  
Corn PLC Yield: 123 Bu.  
Bean Base Acres: 2.42  
Bean PLC Yield: 35 Bu.

### Soil Types/Productivity

Primary soils are Clinton, Fayette-Chelsea-Tell and Ella. CSR2 on the FSA/Eff. crop acres is 40.20. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

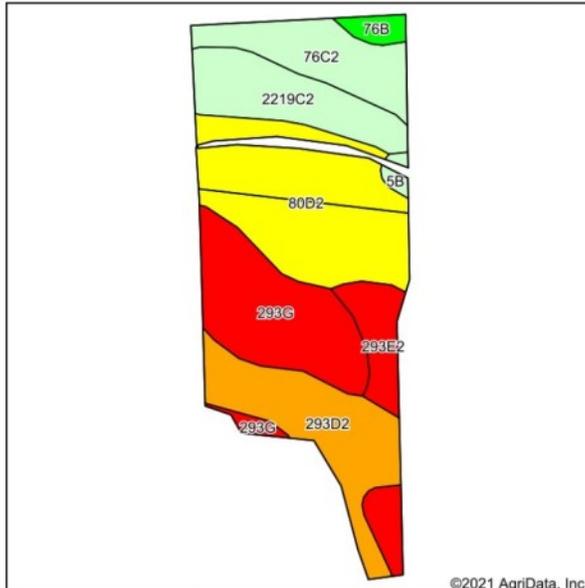
Gently sloping to steep.

### Drainage

Natural.

### Water & Well Information

Rural water is available. Poweshiek Water Association.



State: **Iowa**  
County: **Iowa**  
Location: **3-78N-11W**  
Township: **English**  
Acres: **10.24**  
Date: **7/6/2021**



Area Symbol: IA095, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	2.92	28.5%		IIIe	46	50
293G	Fayette-Chelsea-Tell complex, 18 to 40 percent slopes	2.01	19.6%		VIIe	5	5
293D2	Fayette-Chelsea-Tell complex, 9 to 14 percent slopes, eroded	1.76	17.2%		IIIe	26	28
2219C2	Ella silt loam, 5 to 9 percent slopes, moderately eroded, rarely flooded	1.29	12.6%		IIIe	76	58
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	1.15	11.2%		IIIe	75	65
293E2	Fayette-Chelsea-Tell complex, 14 to 18 percent slopes, eroded	0.85	8.3%		IVe	18	18
76B	Ladoga silt loam, 2 to 5 percent slopes	0.18	1.8%		Ile	86	85
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.08	0.8%		IIw	77	83
<b>Weighted Average</b>						<b>40.2</b>	<b>38.3</b>

## Easement

There is a pipeline with a gate valve located in the northwest corner of the property. Contact agent for details.

## Comments

The views from this property are breathtaking, with multiple locations to build your dream home. This rural Iowa County property is within commuting distance of Williamsburg and Iowa City. The property is conveniently located on a hard-surface road with access to rural water.

*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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Looking North



Looking South



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Looking Northeast



Looking West



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