

Land For Sale

ACREAGE:

LOCATION:

158.47 Acres, m/l

Scott County, IA



Property Key Features

- Located 2 Miles North of Bettendorf
- 152.95 FSA/Eff. Crop Acres with a 74.70 CSR2
- Productive Scott County Farm

Troy Louwagie, ALC Licensed in IA & IL 319-721-4068 TroyL@Hertz.ag **319-895-8858** 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 **www.Hertz.ag** Kirk Weih, AFM, ALC Licensed in IA 319-721-3176 KirkW@Hertz.ag

REID: 010-2199-02



Plat Map

Lincoln Township, Scott County, IA

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Aerial Photo

158.47 Acres, m/l



FSA/Eff. Crop Acres:	152.95
CRP Acres:	0.66
Cert. Grass Acres:	6.85
Corn Base Acres:	116.30
Bean Base Acres:	29.50
Soil Productivity: 74.7	70 CSR2

Property Information 158.47 Acres, m/l

Location

From Bettendorf: 1 mile north on Wells Ferry Road, 1 mile west on Territorial Road and ³/₄ mile north on 230th Avenue. The farm is located on the west side of the road.

Legal Description

The SE¹/₄ of the SW¹/₄ and that part of the S¹/₂ of the SE¹/₄ of Section 14 and the NE¹/₄ of the NW¹/₄ and that part of the NW¹/₄ of the NE¹/₄ of Section 23; all located in Township 79 North, Range 4 East of the 5th P.M., Scott County, Iowa. *Updated abstract to govern.*

Price & Terms

- \$2,004,645.50
- \$12,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$4,796.00 Net Taxable Acres: 158.47 Tax per Net Taxable Acre: \$30.26

Lease Status

Leased for the 2022 crop year. Contact the listing agent for details.

FSA Data

Farm Number 3974, Tract 1874 FSA/Eff. Crop Acres: 152.95 CRP Acres: 0.66 Cert. Grass Acres: 6.85 Corn Base Acres: 116.30 Corn PLC Yield: 170 Bu. Bean Base Acres: 29.50 Bean PLC Yield: 50 Bu.

CRP Contracts

There are 0.66 acres enrolled in a CP-21 contract with a payment of \$300.00 per acre, for a total annual payment of \$198.00. This contract expires September 30, 2032.

Soil Types/Productivity

The primary soil is Tama. CSR2 on the FSA/Eff. crop acres is 74.70. See soil map for detail.

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Soil Map 152.95 FSA/Eff. Crop Acres



Measured	Tillable Acres 152.95		Avg. CSR2	74.70	
			Percent	Non_Irr	
Soil Label	abel Soil Name		of Field	Class	Acres
120B	Tama silty clay loam, 2 to 5 percent	95	28.7%	lle	43.85
120C2	Tama silty clay loam, 5 to 9 percent	87	28.2%	llle	43.13
120D2	Tama silty clay loam, 9 to 14 percent	62	17.8%	llle	27.26
673E3	Timula silt loam, 14 to 18 percent	8	10.5%	Vle	16.13
820B	Dockery silt loam, 2 to 5 percent	83	7.7%	llw	11.75
120D3	Tama silty clay loam, 9 to 14 percent	55	5.4%	IVe	8.29
119	Muscatine silty clay loam, 0 to 2	100	1.7%	Iw	2.56

Land Description

Rolling.

Drainage

Natural.

Buildings/Improvements

Pole Barn: 32' x 66' per Assessor, located on the SW side of the farm.

Water & Well Information

None known.

Access Easement

There is an easement in the southwest corner of this farm from Territorial Road.

Comments

Productive Scott County farm!

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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Assessor's Map

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Property Photos

Looking Southeast



Looking East



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Property Photos

Looking Northeast



Looking East



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