

# Land For Sale

**ACREAGE:**

**158.47 Acres, m/l**

**LOCATION:**

**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**

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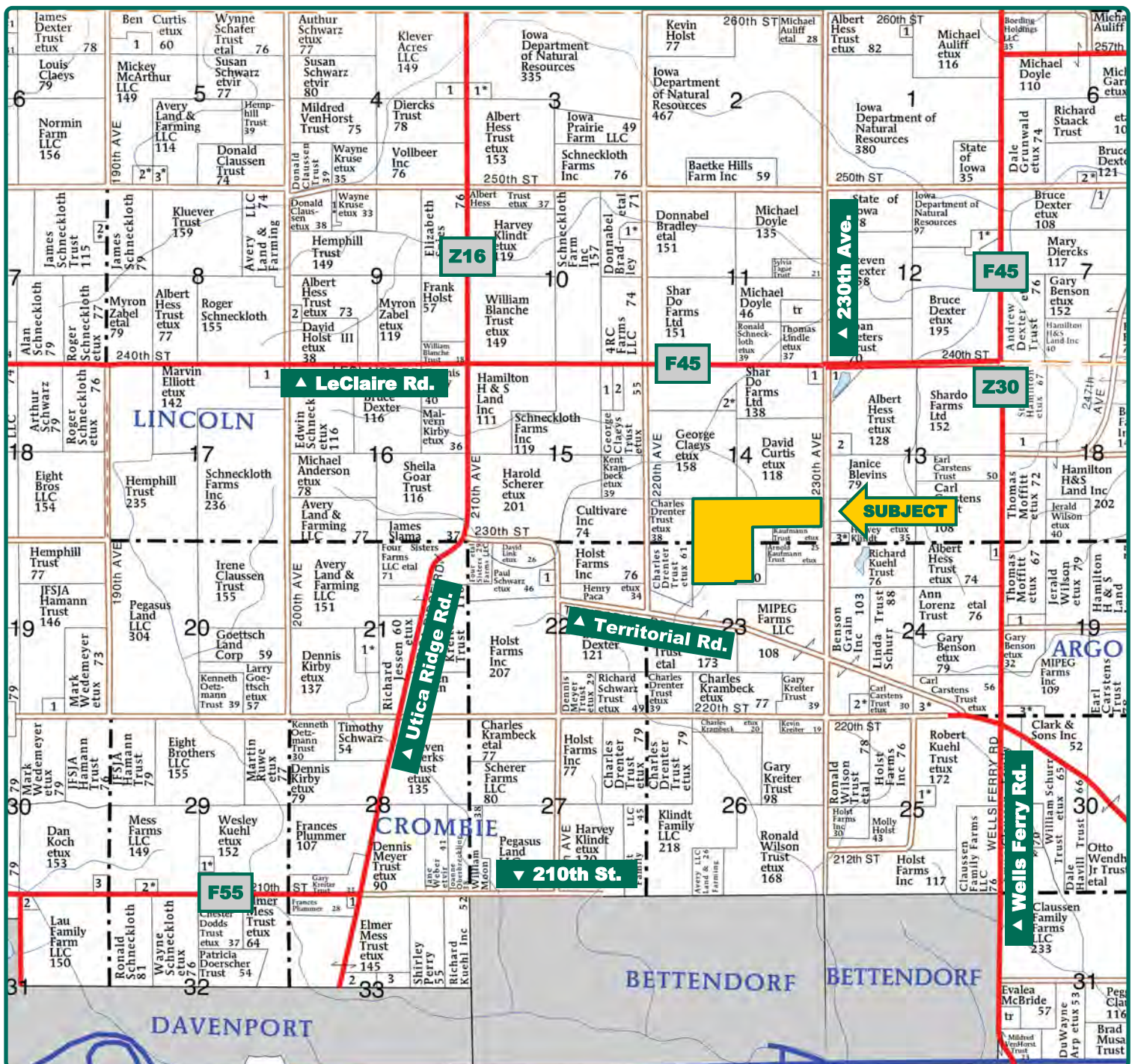
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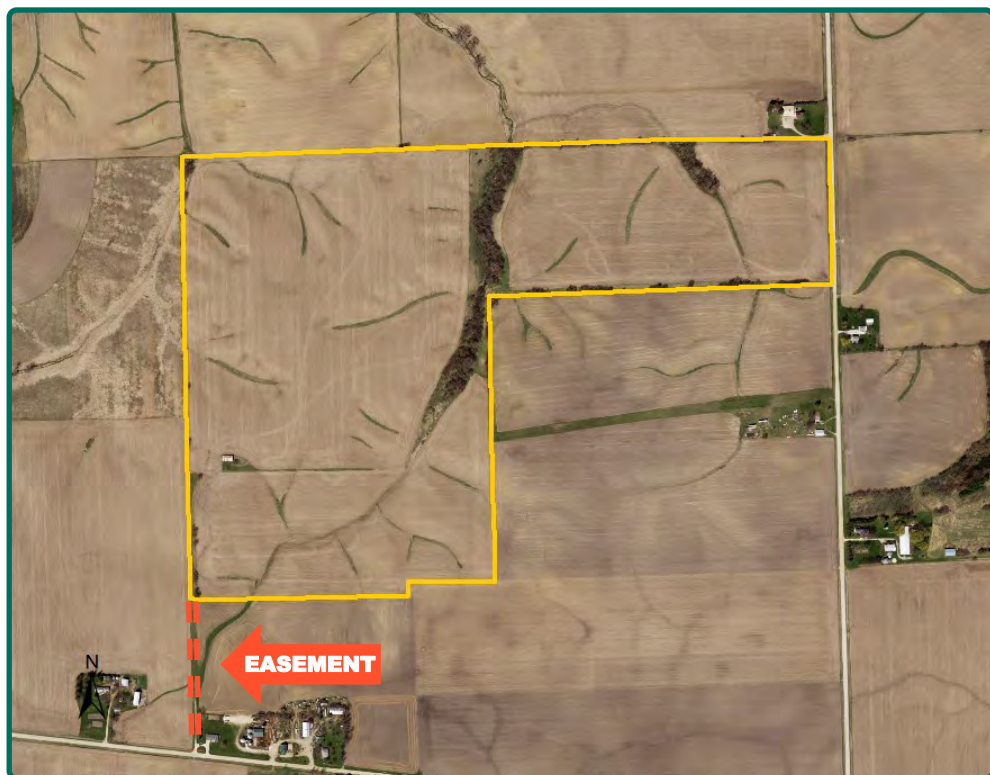
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<b>FSA/Eff. Crop Acres:</b>	<b>152.95</b>
<b>CRP Acres:</b>	<b>0.66</b>
<b>Cert. Grass Acres:</b>	<b>6.85</b>
<b>Corn Base Acres:</b>	<b>116.30</b>
<b>Bean Base Acres:</b>	<b>29.50</b>
<b>Soil Productivity:</b>	<b>74.70 CSR2</b>

## Property Information

### 158.47 Acres, m/l

### Location

**From Bettendorf:** 1 mile north on Wells Ferry Road, 1 mile west on Territorial Road and ¾ mile north on 230th Avenue. The farm is located on the west side of the road.

### Legal Description

The SE¼ of the SW¼ and that part of the S½ of the SE¼ of Section 14 and the NE¼ of the NW¼ and that part of the NW¼ of the NE¼ of Section 23; all located in Township 79 North, Range 4 East of the 5<sup>th</sup> 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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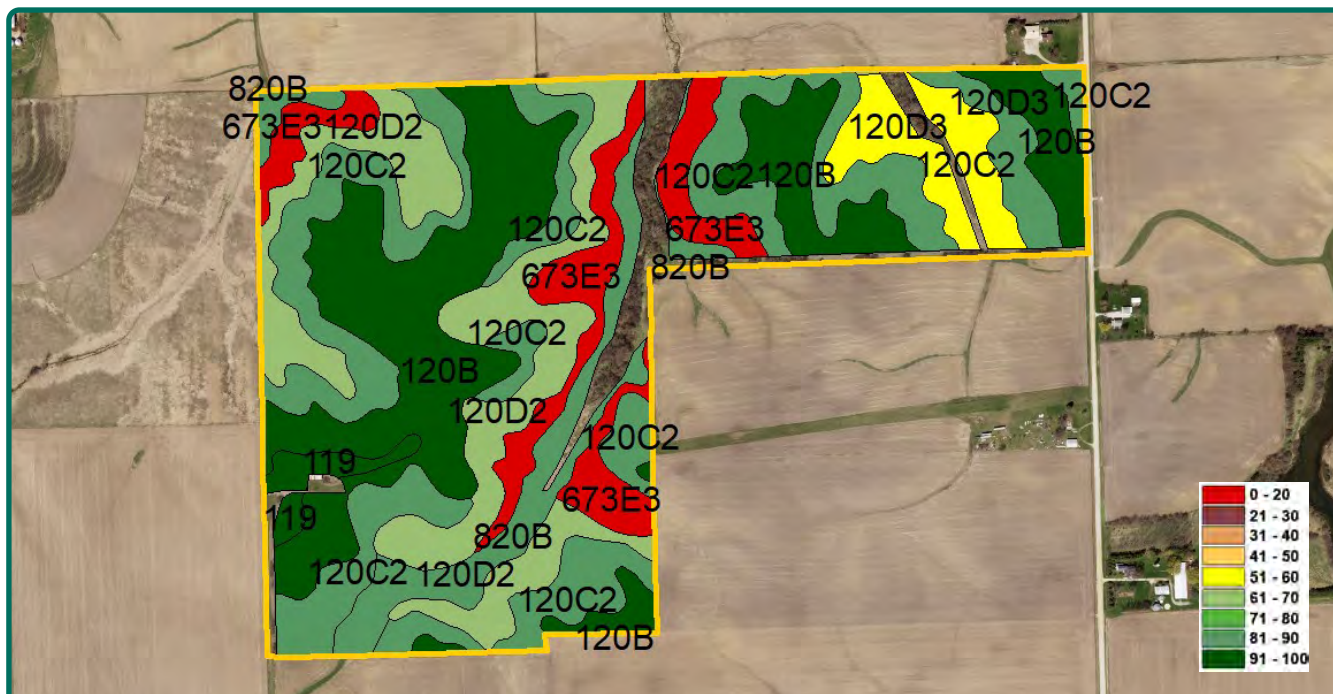
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Measured Tillable Acres		152.95	Avg. CSR2		74.70
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
120B	Tama silty clay loam, 2 to 5 percent	95	28.7%	Ile	43.85
120C2	Tama silty clay loam, 5 to 9 percent	87	28.2%	IIle	43.13
120D2	Tama silty clay loam, 9 to 14 percent	62	17.8%	IIIle	27.26
673E3	Timula silt loam, 14 to 18 percent	8	10.5%	VIle	16.13
820B	Dockery silt loam, 2 to 5 percent	83	7.7%	IIlw	11.75
120D3	Tama silty clay loam, 9 to 14 percent	55	5.4%	IVle	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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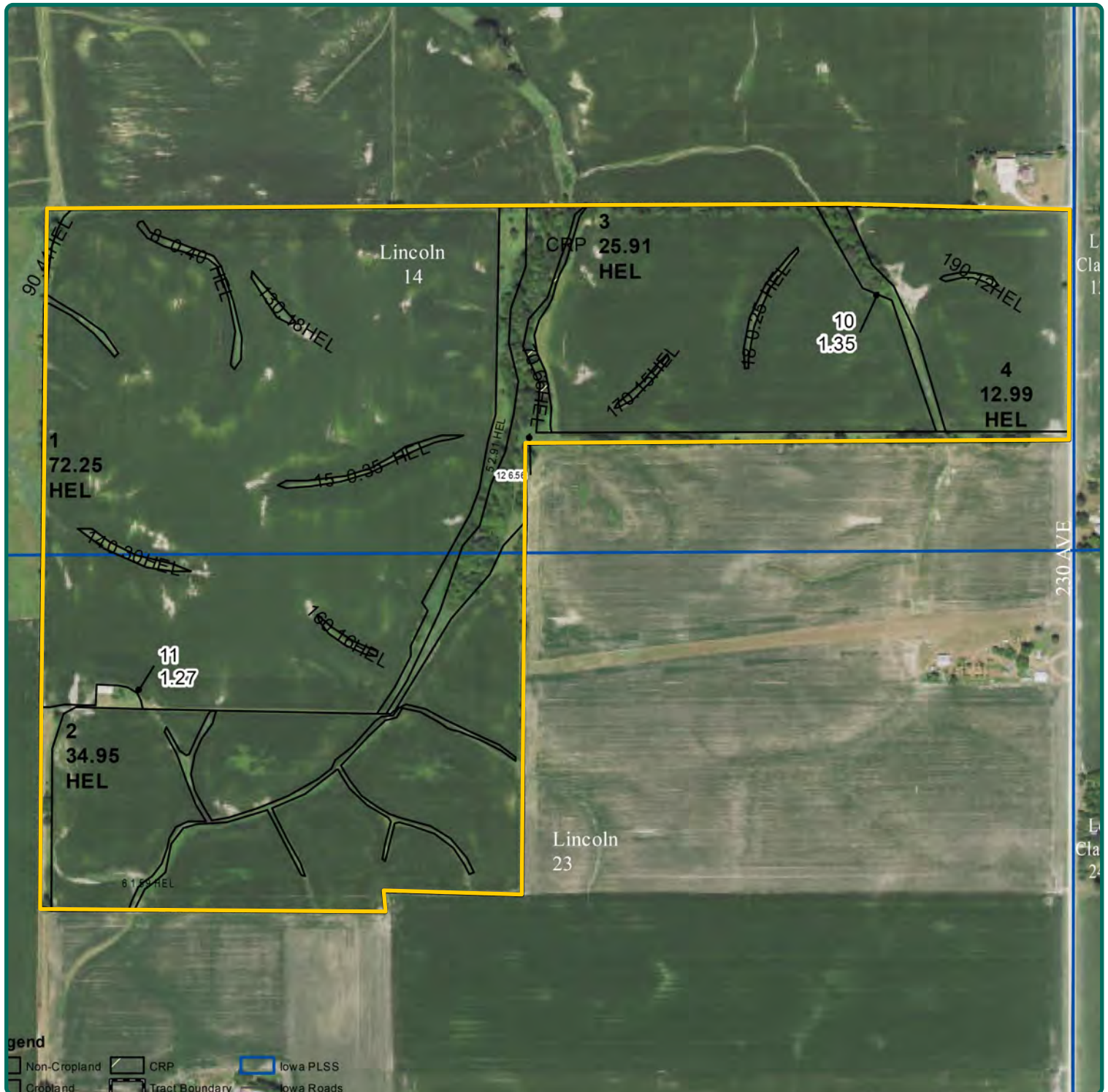
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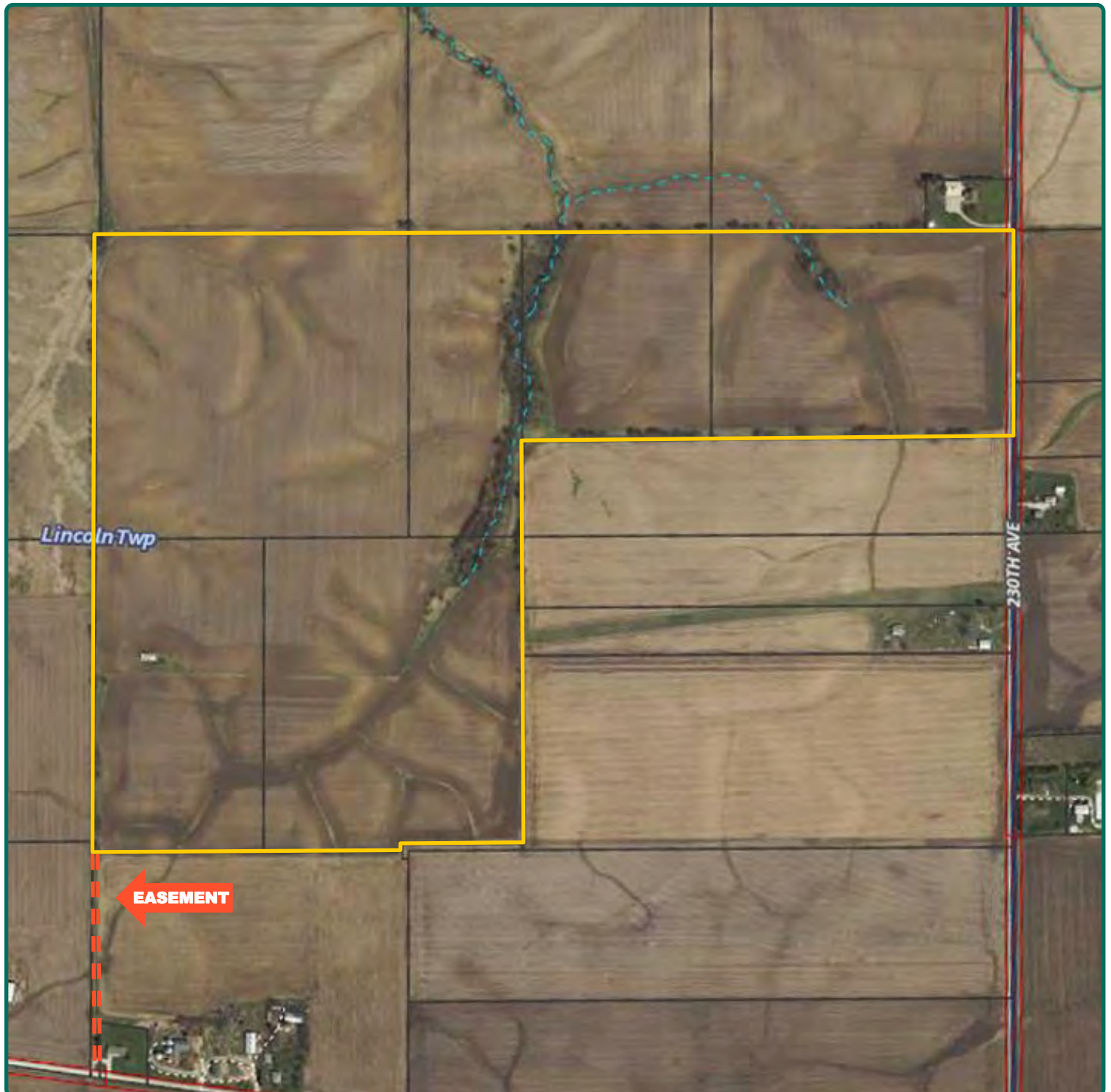
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Looking Southeast



Looking East



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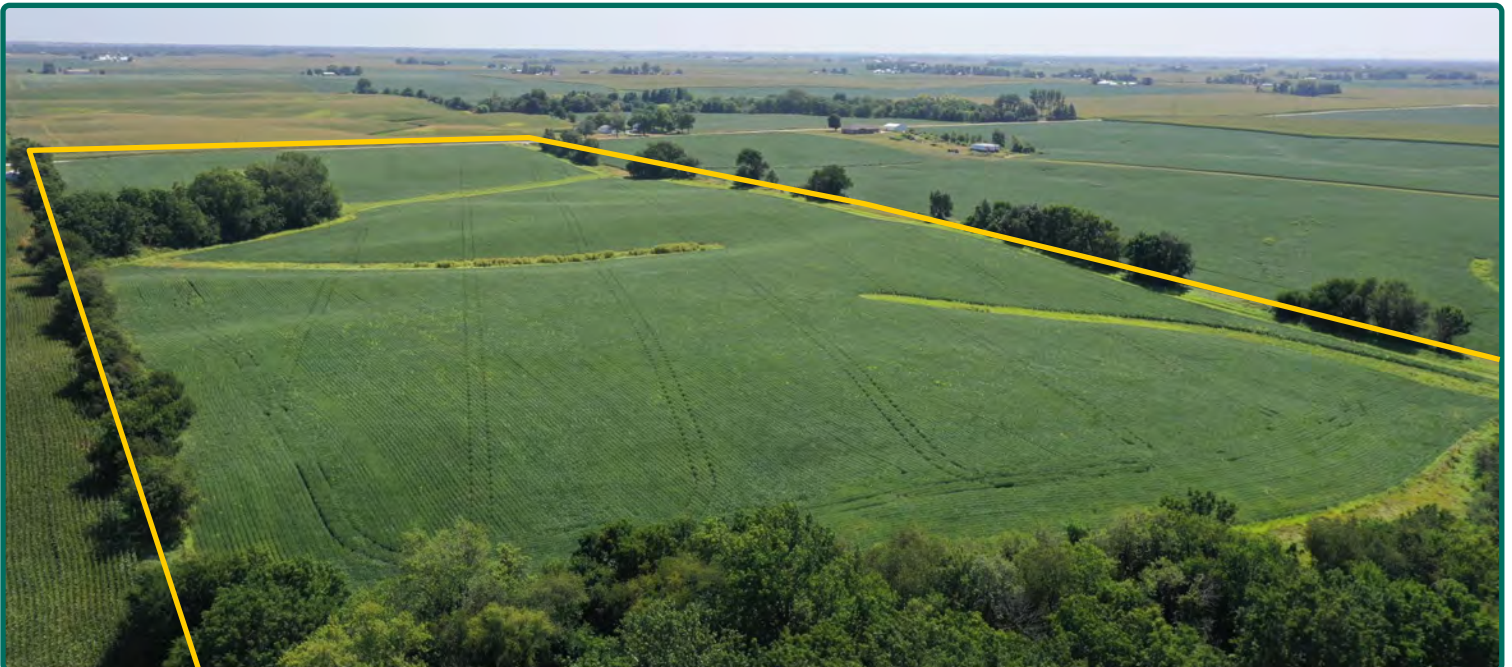
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Looking Northeast



Looking East



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