

Land For Sale

ACREAGE:

66.67 Acres, m/l

LOCATION:

Greene County, IA

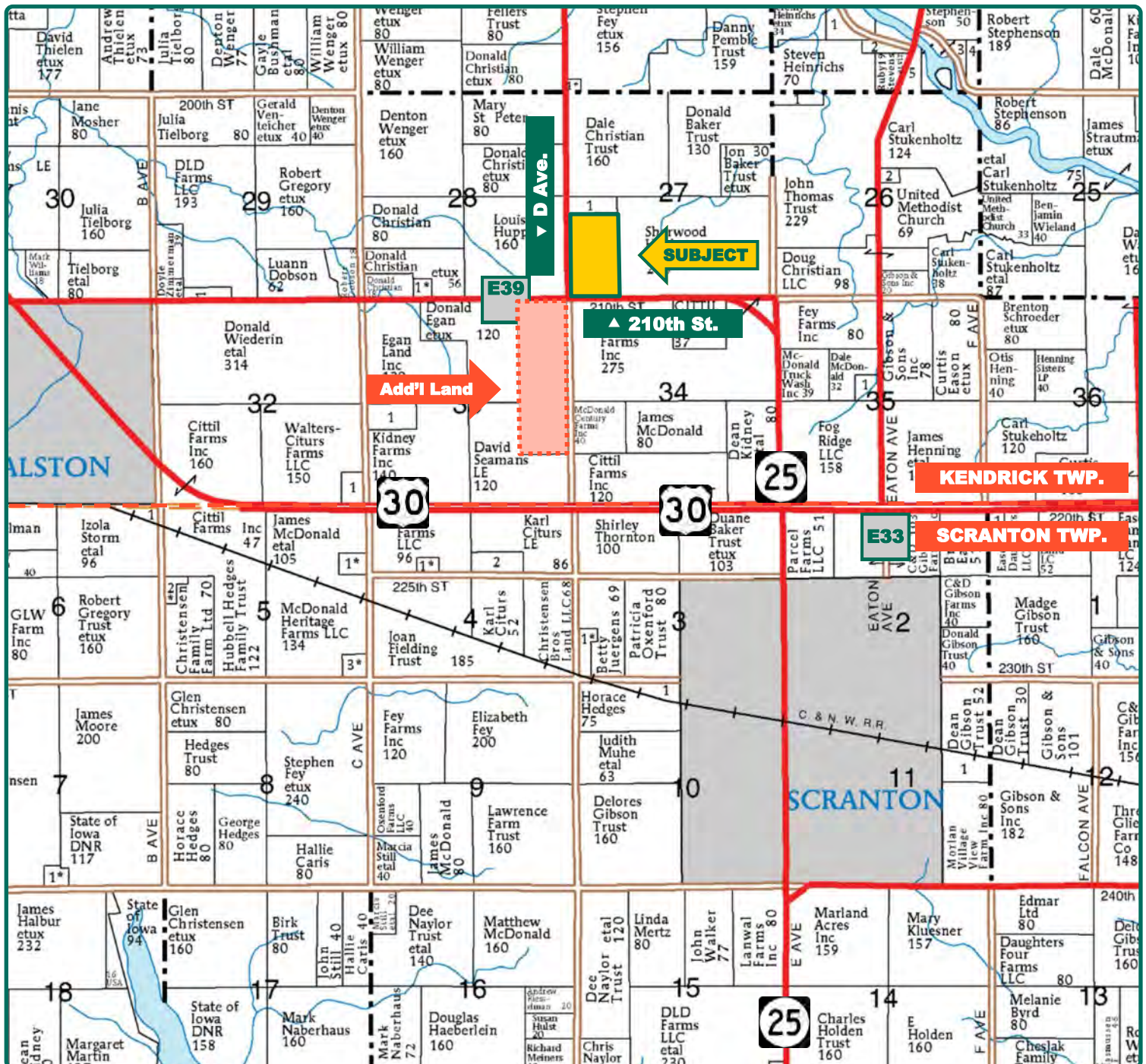


Property *Key Features*

- Located 2¼ Miles Northwest of Scranton
- 62.99 FSA/Eff. Crop Acres Carrying an 87.30 CSR2
- High-Quality Greene County Farmland

Matt Vegter, ALC
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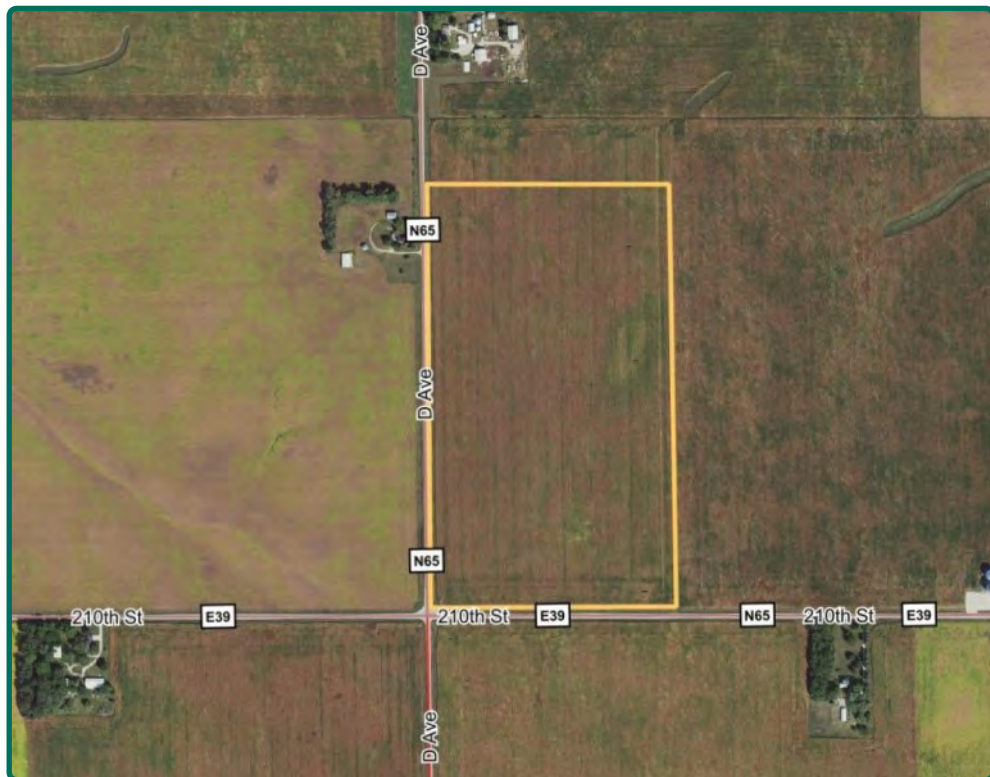
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FSA/Eff. Crop Acres:	62.99
Corn Base Acres:	34.36
Bean Base Acres:	28.63
Soil Productivity:	87.30 CSR2

Property Information

66.67 Acres, m/l

Location

From Scranton: Go north on Highway 25 for 1¼ miles, head west on E39 / 210th St. for ¾ mile. Property is on the north side of the road.

Legal Description

W½ SW¼, except N 440', Section 27, Township 84 North, Range 32 West of the 5th P.M. (Kendrick Township)

Price & Terms

- \$1,130,056.50
- \$16,950.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,198.00
Gross Acres: 66.67
Net Taxable Acres: 63.40
Tax per Net Taxable Acre: \$34.67

FSA Data

Part of Farm Number 7229, Tract 26260
FSA/Eff. Crop Acres: 62.99
Corn Base Acres: 34.36
Corn PLC Yield: 132 Bu.
Bean Base Acres: 28.63
Bean PLC Yield: 37 Bu.

Soil Types/Productivity

Primary soils are Nicollet, Canisteo and Webster. CSR2 on the FSA/Eff. crop acres is 87.30. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

Natural, plus an 8" county main in the southeast corner of farm.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

High-quality Greene County farmland.

Additional Land for Sale

Seller has 1 additional tract of land for sale located southwest of this property. See Additional Land Aerial Photo.

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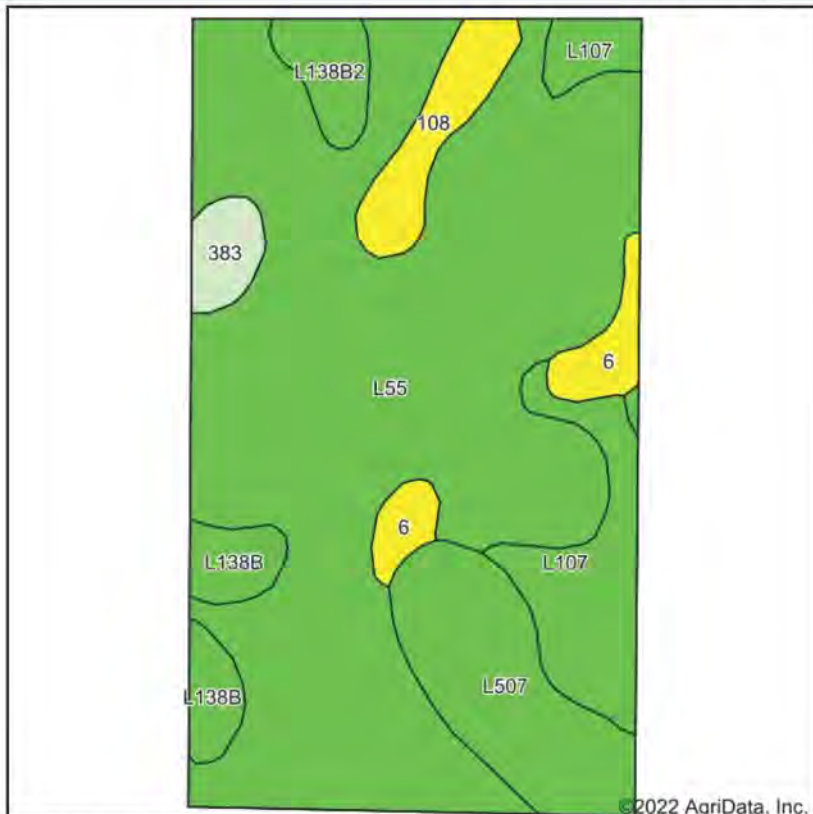
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State: **Iowa**
County: **Greene**
Location: **27-84N-32W**
Township: **Kendrick**
Acres: **62.99**
Date: **2/22/2022**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA073, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L55	Nicollet loam, 1 to 3 percent slopes	41.63	66.1%		Ie	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.39	10.1%		IIw	87
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.53	8.8%		IIw	88
108	Wadena loam, 0 to 2 percent slopes	2.41	3.8%		IIs	56
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2.23	3.5%		Ile	88
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.03	3.2%		IIIw	59
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	1.55	2.5%		Ile	85
383	Marna silty clay loam, 0 to 2 percent slopes	1.22	1.9%		IIw	69
Weighted Average					1.37	87.3

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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Northeast Looking Southwest



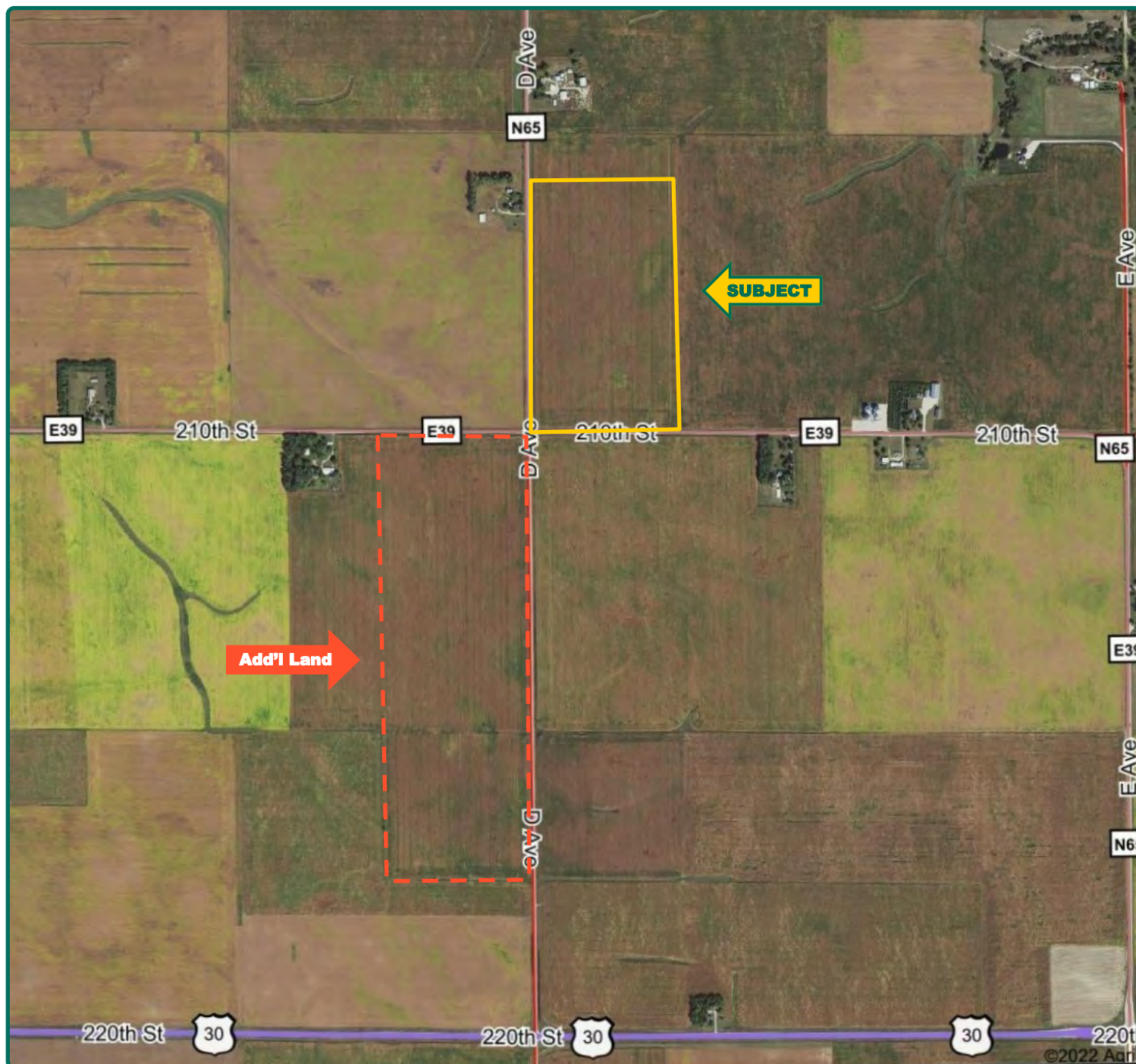
Southeast Looking Northwest



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Additional Land Aerial Photo



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