

# Land For Sale

**ACREAGE:**

**212.04 Acres, m/l**

**LOCATION:**

**Muscatine County, IA**

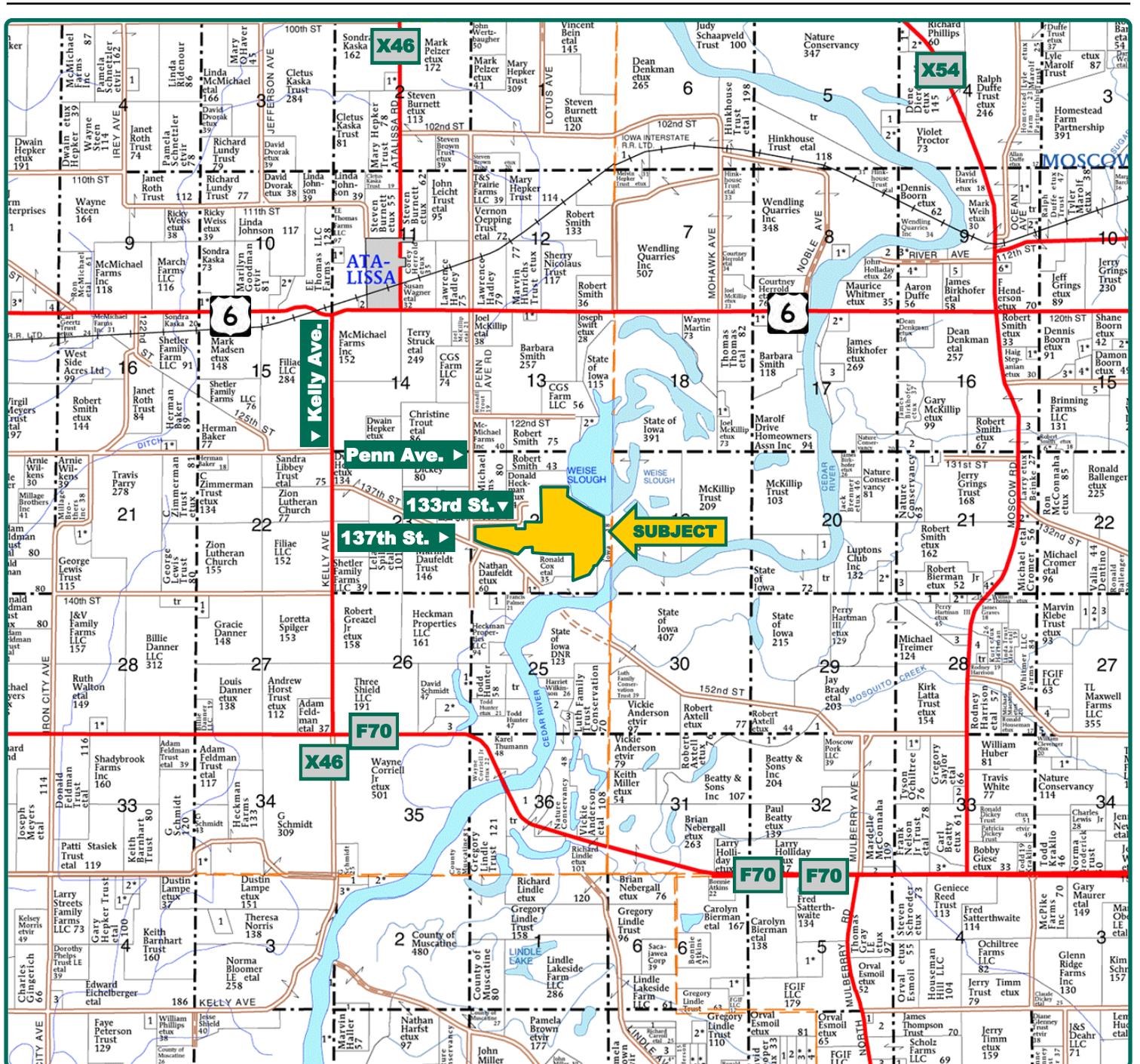


## Property Key Features

- Located 2 Miles South of Atalissa, Iowa
- 211.95 FSA/Eff. Crop Acres with a 58.30 CSR2
- Well-Kept Muscatine County Farm Along the Cedar River

**Rebecca Frantz, ALC**  
Licensed Salesperson in IA  
**319-330-2945**  
**RebeccaF@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



Map reproduced with permission of Farm & Home Publishers, Ltd.

**Rebecca Frantz, ALC**  
Licensed Salesperson in IA  
**319-330-2945**  
**RebeccaF@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



<b>FSA/Eff. Crop Acres:</b>	<b>211.95</b>
<b>Corn Base Acres:</b>	<b>102.89</b>
<b>Bean Base Acres:</b>	<b>102.89</b>
<b>Soil Productivity:</b>	<b>58.30 CSR2</b>

## Property Information

### 212.04 Acres, m/l

### Location

**From Atalissa - Intersection of Hwy 6 and Kelly Ave.:** 1¼ miles south on Kelly Ave. and 1 mile southeast on 137th St. The property is on the north side of the road.

### Legal Description

That part of the N½ of the SW¼, the SE¼ and the S½ of the NE¼ all in Section 24, Township 78 North, Range 3 West of the 5th P.M., Muscatine County, Iowa. Updated abstract to govern.

### Price & Terms

#### PRICE REDUCED!

- ~~\$1,685,718.00~~ \$1,622,106.00
- ~~\$7,950/acre~~ \$7,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2023 lease.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$5,454.00  
 Net Taxable Acres: 212.04  
 Tax per Net Taxable Acre: \$25.72  
 Tax Parcel ID #s: 0224200008, 0224200010, 0224300001, 0224300014, 0224400015, 0224400002 & 0224400016

### FSA Data

Farm 3069, Tract 3101  
 FSA/Eff. Crop Acres: 211.95  
 Corn Base Acres: 102.89  
 Corn PLC Yield: 129 Bu.  
 Bean Base Acres: 102.89  
 Bean PLC Yield: 39 Bu.

### Soil Types/Productivity

Primary soils are Bolan, Elrin and Coppock. CSR2 on the FSA/Eff. crop acres is 58.30. See soil map for detail.

### Land Description

Topography is gently to moderately sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

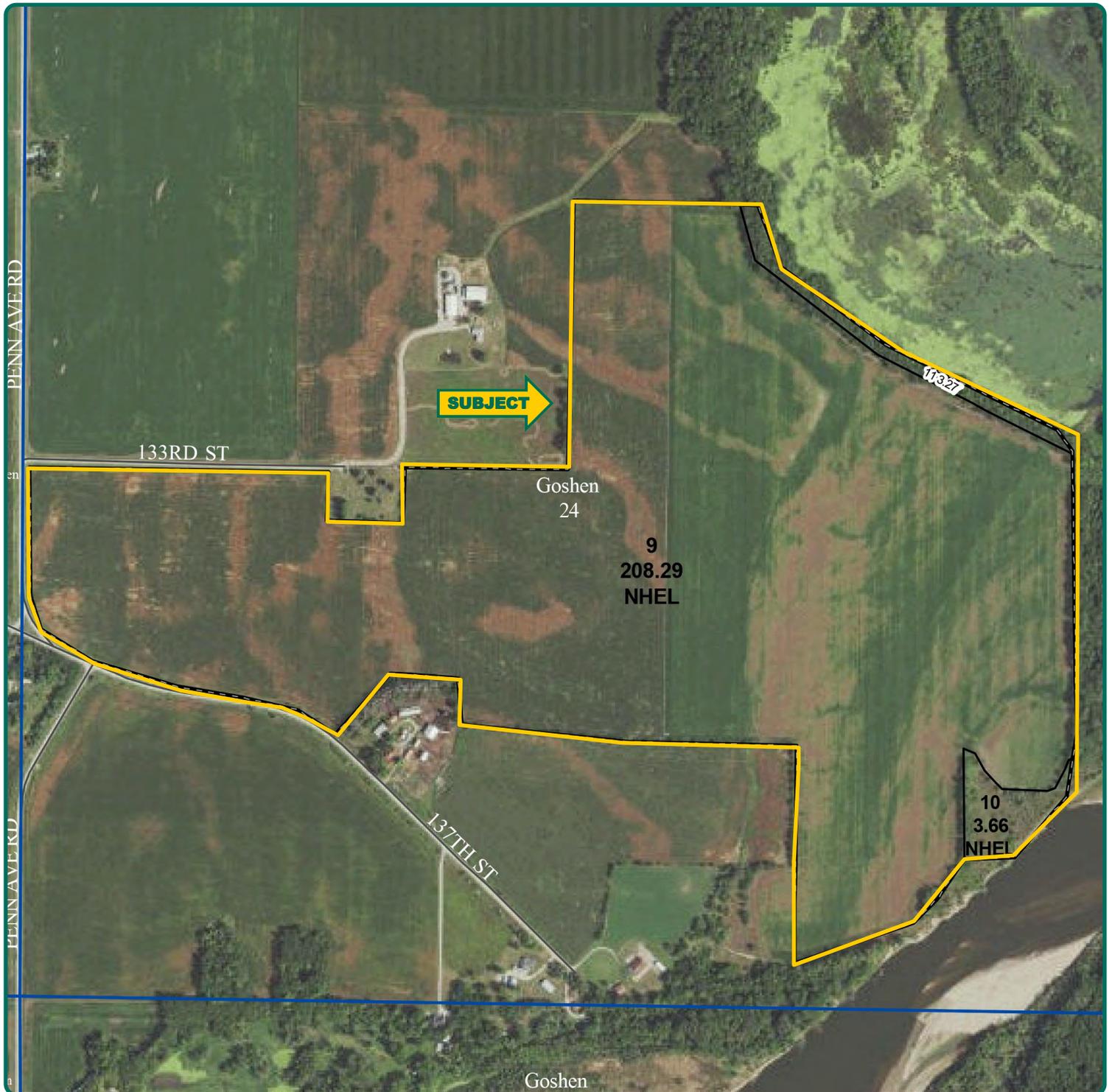
### Comments

This is a nice Muscatine County farm located along the Cedar River!

**Rebecca Frantz, ALC**  
 Licensed Salesperson in IA  
**319-330-2945**  
**RebeccaF@Hertz.ag**

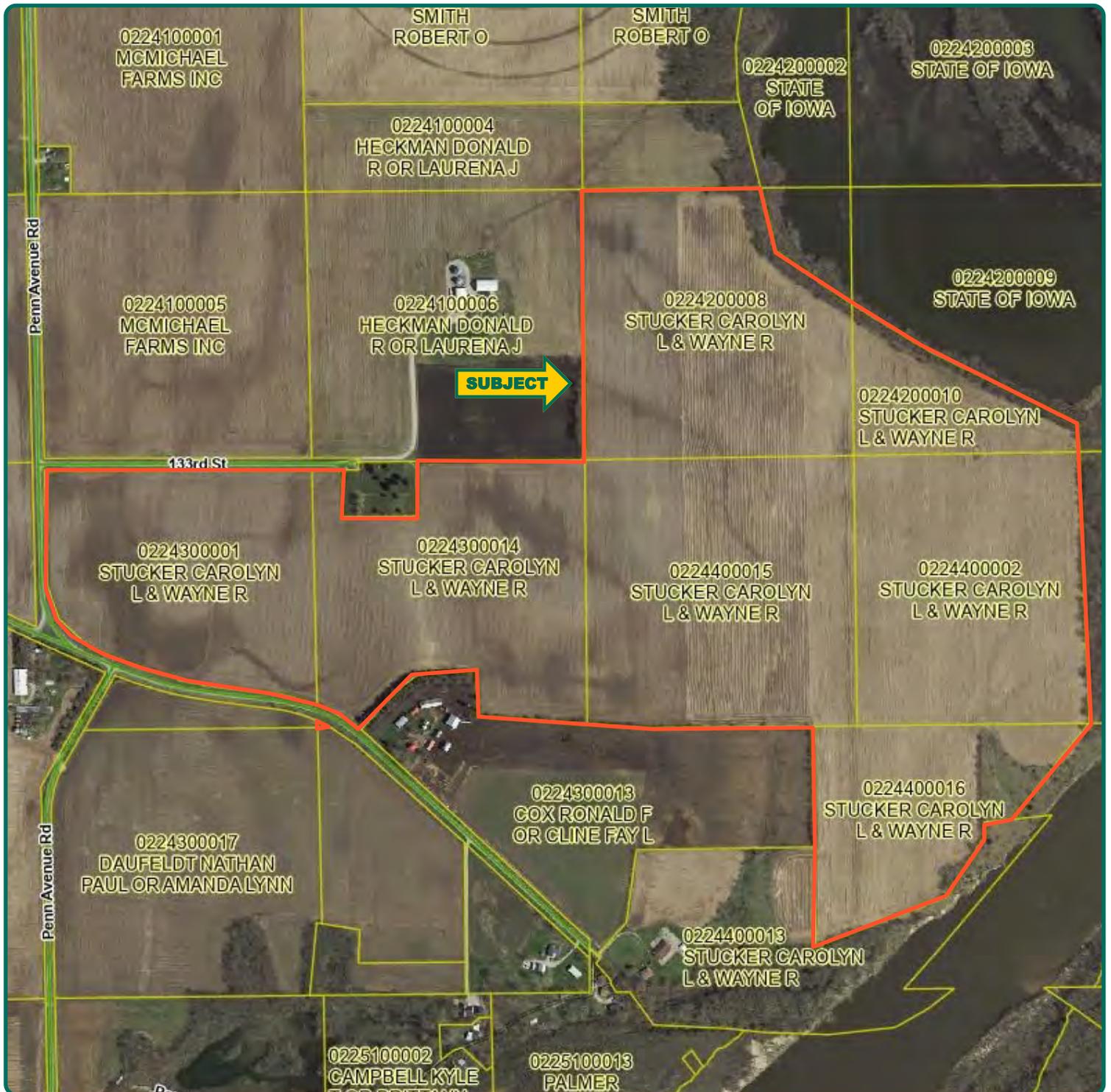
**319-895-8858**  
 102 Palisades Road & Hwy. 1  
 Mount Vernon, IA 52314  
**www.Hertz.ag**





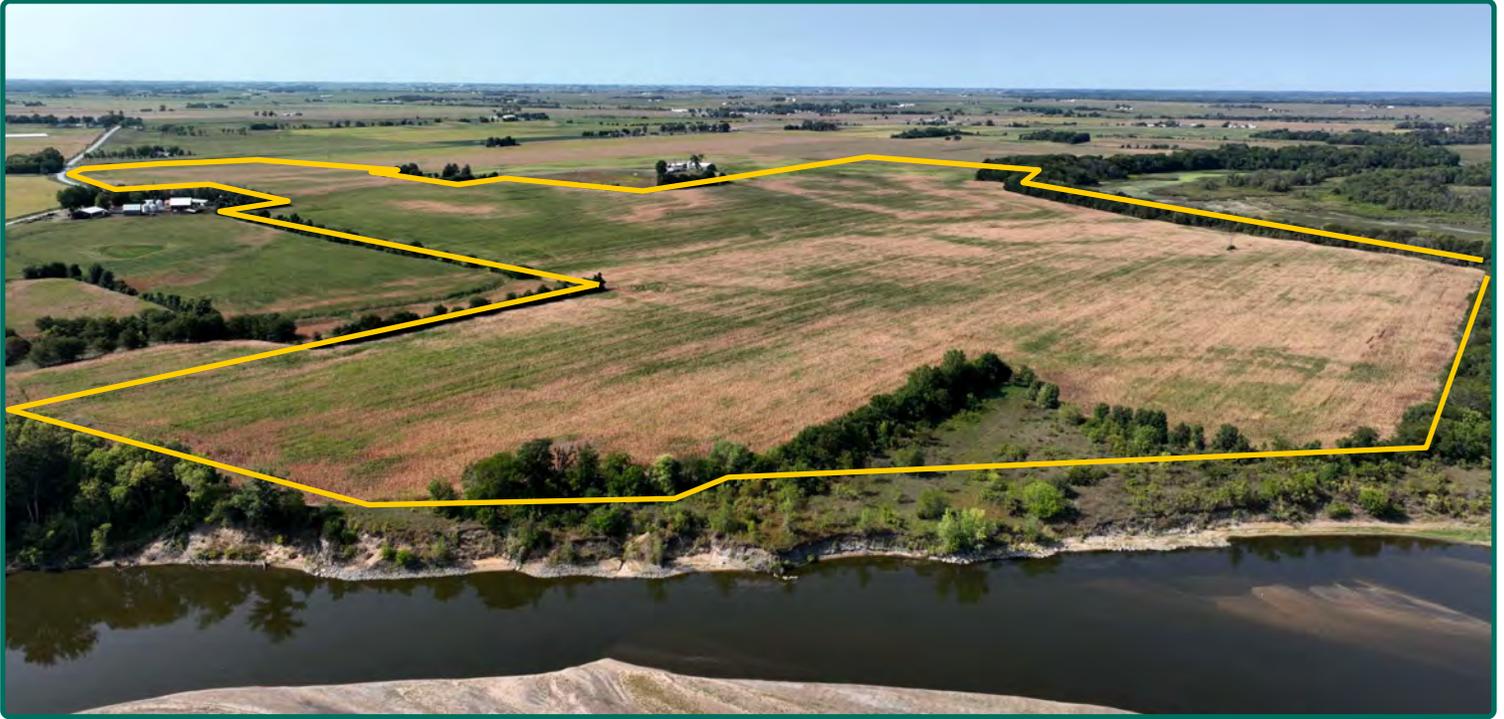
**Rebecca Frantz, ALC**  
Licensed Salesperson in IA  
**319-330-2945**  
**RebeccaF@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**Rebecca Frantz, ALC**  
Licensed Salesperson in IA  
**319-330-2945**  
**RebeccaF@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**Rebecca Frantz, ALC**  
Licensed Salesperson in IA  
**319-330-2945**  
**RebeccaF@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Rebecca Frantz, ALC**  
Licensed Salesperson in IA  
**319-330-2945**  
**RebeccaF@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**