



LAND FOR SALE

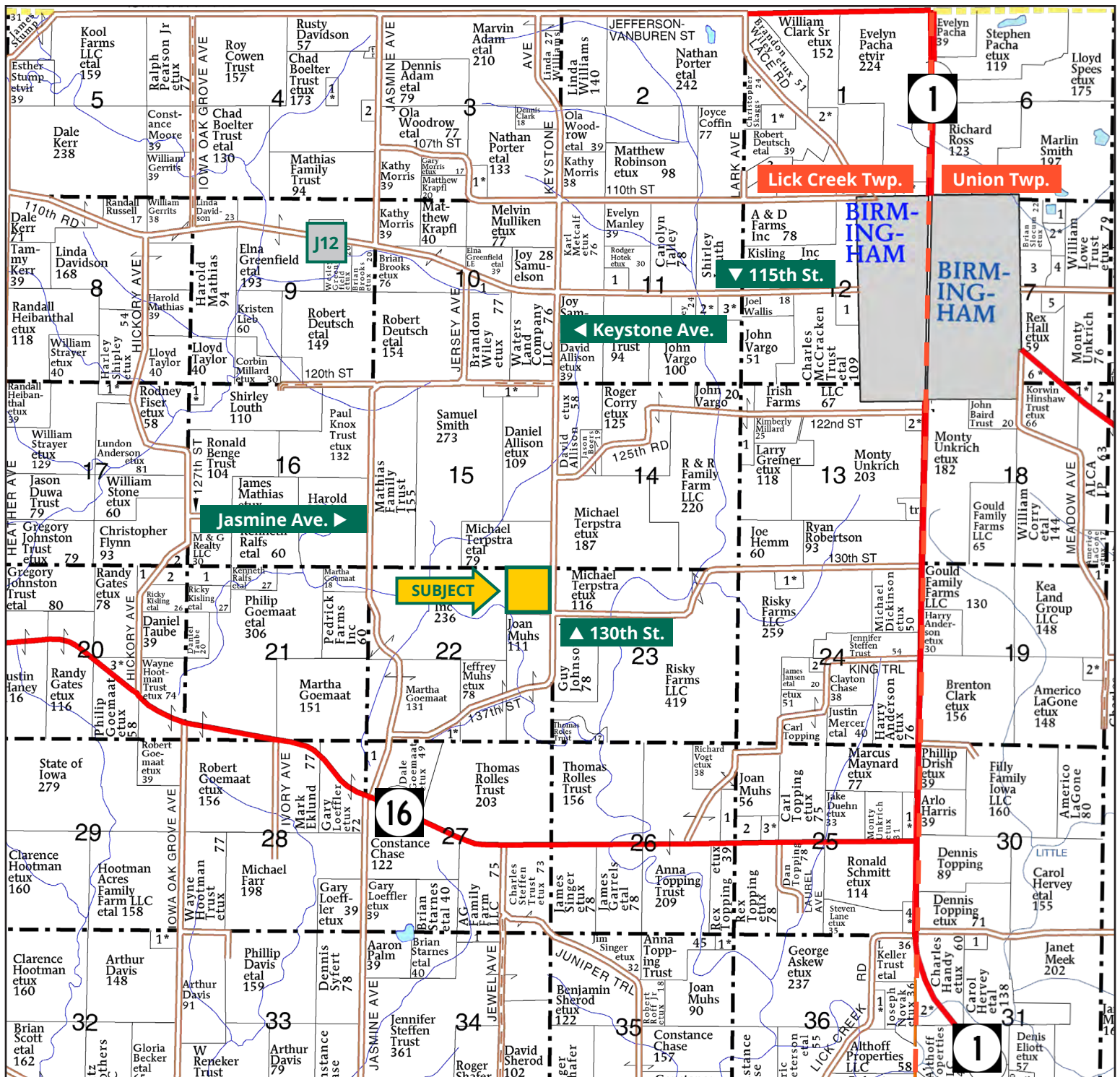
Prime Hunting Land in Van Buren County



RACHELLE HELLER, ALC
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40.00 Acres, m/l
Van Buren County, IA



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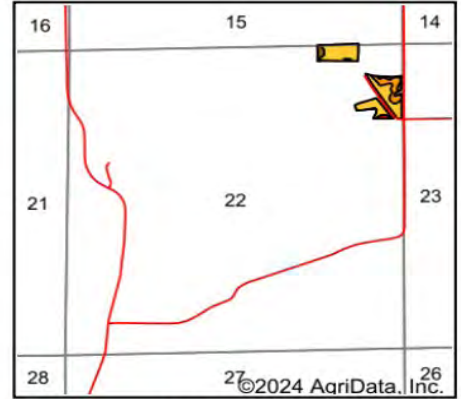
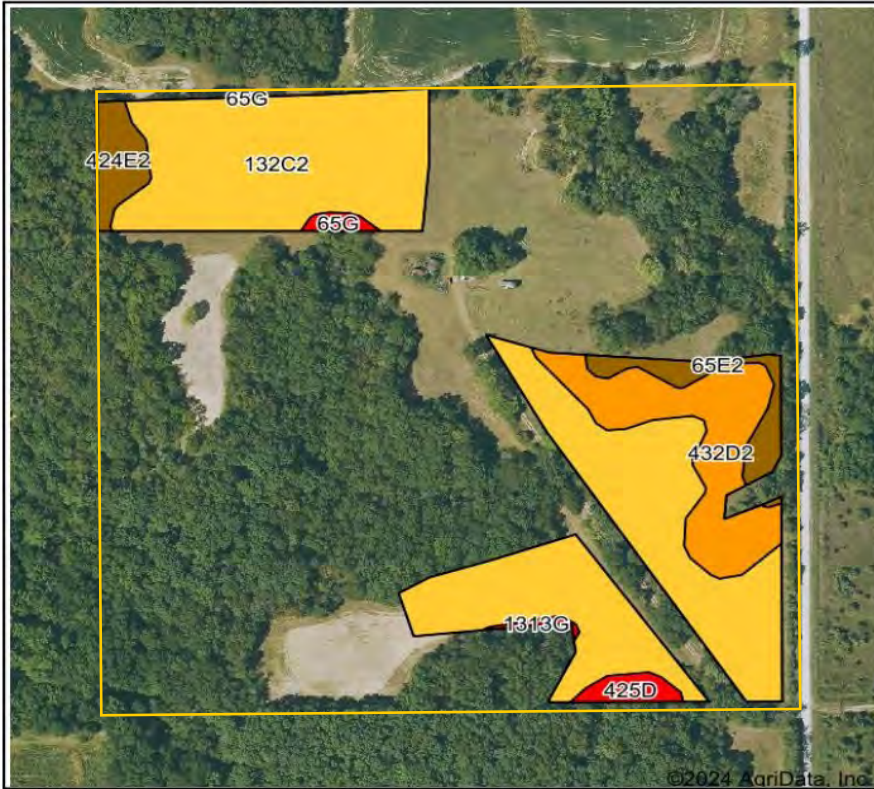
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FSA/Eff. Crop Acres: 11.48 | Soil Productivity: 51.90 CSR2



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State: **Iowa**
 County: **Van Buren**
 Location: **22-70N-10W**
 Township: **Lick Creek**
 Acres: **11.48**
 Date: **12/2/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA177, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	8.39	73.0%		IIIe	59
432D2	Gorin silty clay loam, 9 to 14 percent slopes, moderately eroded	1.82	15.9%		IVe	40
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.50	4.4%		VIe	29
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	0.45	3.9%		VIe	24
425D	Keswick loam, 9 to 14 percent slopes	0.22	1.9%		IVe	8
65G	Lindley loam, 25 to 40 percent slopes	0.10	0.9%		VIIe	7
Weighted Average					3.46	51.9

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Birmingham: Go west on 115th St. / Co. Rd. J12 for 1.6 miles and then south on Keystone Ave. for 1½ miles. Property is located on the west side of the road.

Simple Legal

NE¼ of the NE¼ of Section 22, Township 70 North, Range 10 West of the 5th P.M., Van Buren Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$272,000
- \$6,800/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 2024 - 2025: \$378.00
Gross Acres: 40.00
Net Taxable Acres: 37.20
Tax per Net Taxable Acre: \$10.16

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 2026, Tract 758
FSA/Eff. Crop Acres: 11.48

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soil is Weller. CSR2 on the FSA/ Eff. crop acres is 51.90. 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

Level or nearly level to strongly sloping.

Drainage

Natural.

Buildings/Improvements

There is an old acreage site with a dilapidated house. There is also a 40' x 48' barn built in 1890 and a 24' x 32' shed built in 1900.

Water & Well Information

None.

Comments

This exceptional 40-acre hunting property is right in the heart of Van Buren County, a region known for trophy whitetail deer. The farm is secluded and located in a highly-managed neighborhood. The property is nestled between larger blocks of timber and has multiple options for food plots.



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.

September 2024 - Looking Southwest



September 2024 - Looking Northwest



December 2024 - Looking Northeast



December 2024 - View of the Building Site



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