

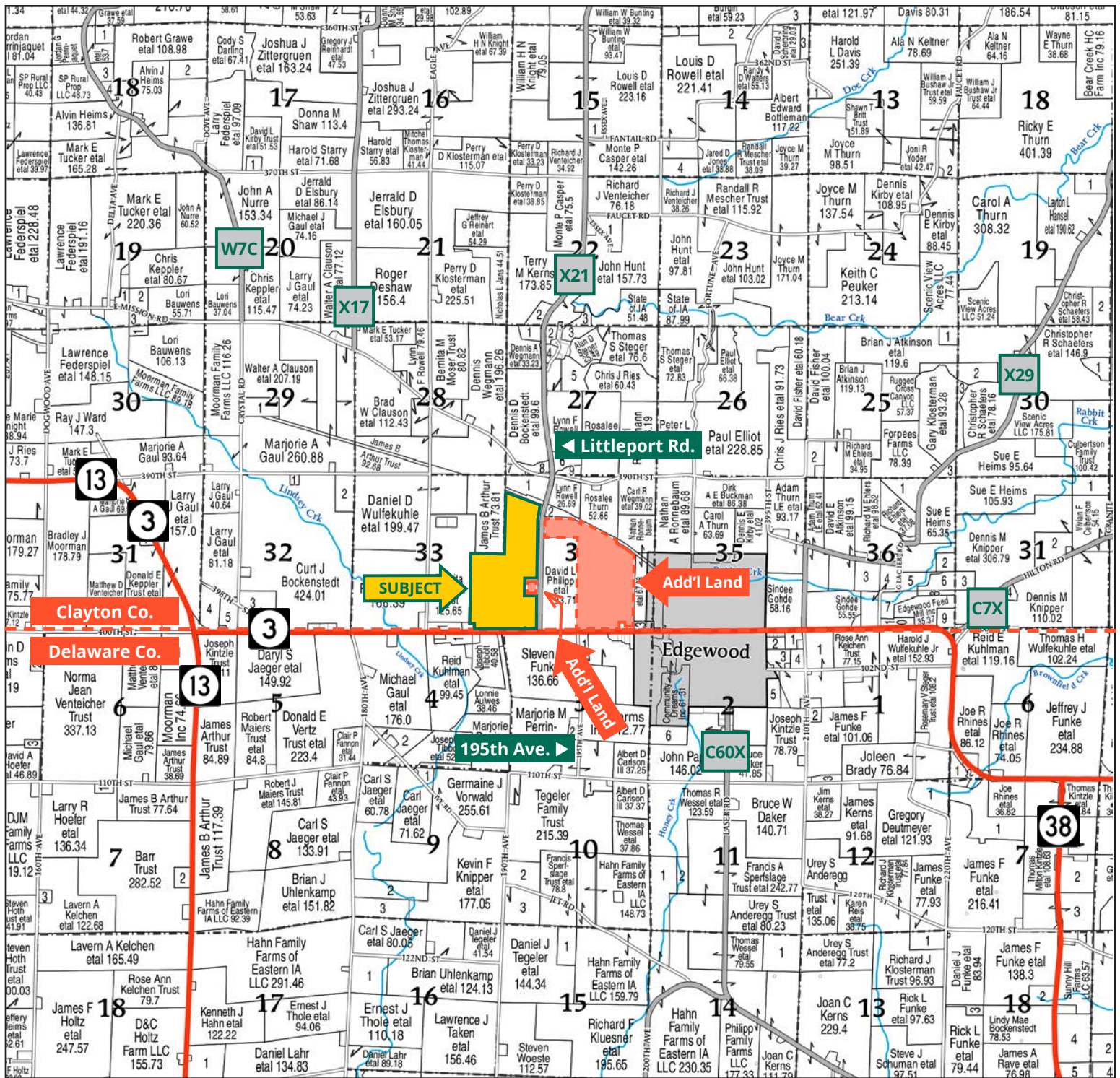
Helle Family Farm



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198.69 Acres, m/l
Clayton County, IA

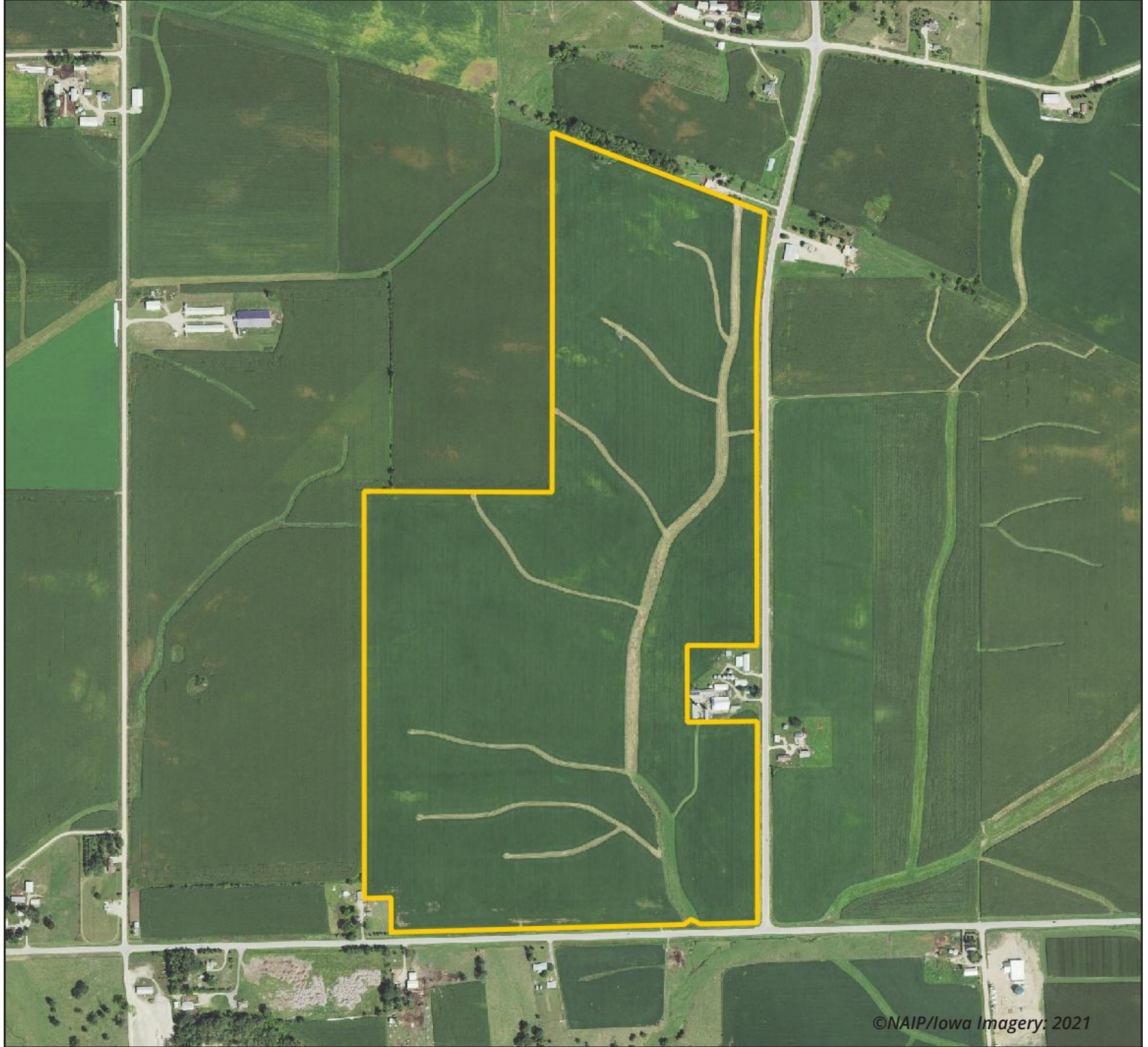


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Est. FSA/Eff. Crop Acres: 191.42 | CRP Acres: 11.34 | Alfalfa Acres: 6.37 | Soil Productivity: 84.30 CSR2



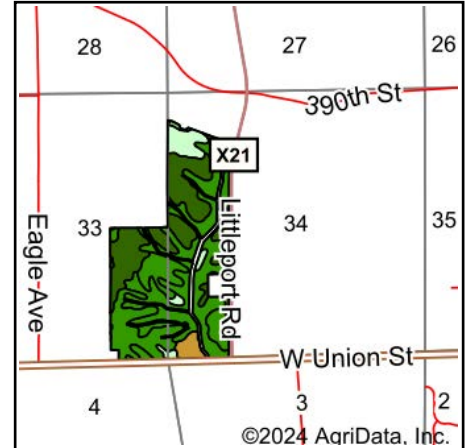
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State: **Iowa**
 County: **Clayton**
 Location: **34-91N-5W**
 Township: **Lodomillo**
 Acres: **191.42**
 Date: **12/26/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA043, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	75.86	39.7%		IIw	87
83B	Kenyon loam, 2 to 5 percent slopes	53.69	28.0%		Ile	90
171B	Bassett loam, 2 to 5 percent slopes	42.55	22.2%		Ile	85
408B	Olin sandy loam, 2 to 5 percent slopes	13.27	6.9%		Ile	64
109B	Backbone fine sandy loam, 2 to 5 percent slopes	5.37	2.8%		IVs	36
487B	Otter-Worthen silt loams, 1 to 4 percent slopes	0.68	0.4%		IIw	79
Weighted Average					2.06	84.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Edgewood: 1 mile west on IA-3. The property is on the northwest side of the intersection with Littleport Rd./Co Rd. X-21.

Simple Legal

The E½ SE¼ of Section 33, Township 91 North, Range 5 West of the 5th P.M., Clayton County, Iowa, lying south of the Railroad ROW, excepting Lot 1 and the house and buildings on approximately 4.70 acres. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$3,079,695.00
- \$15,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024-2025: \$9,711.00*

Net Taxable Acres: 198.69*

Tax per Net Taxable Acre: \$48.88*

**Taxes estimated pending survey of building site. Clayton County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1134, Part of Tract 208

FSA/Eff. Crop Acres: 191.42*

CRP Acres: 11.34

Cert. Alfalfa Acres: 6.37

Cert. Grass Acres: 0.58

Cert. Mixed Forage Acres: 1.32

Corn Base Acres: 155.03*

Corn PLC Yield: 163 Bu.

Bean Base Acres: 36.39*

Bean PLC Yield: 52 Bu.

**Acres are estimated pending reconstitution of farm by the Clayton County FSA office.*

CRP Contracts

There are 11.34 acres enrolled in a CP-8A contract that pays \$3,402.00 annually and expires September 30, 2033.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Bassett. CSR2 on the estimated FSA/ Eff. crop acres is 84.30. 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

The terrain is gently rolling.

Drainage

Drainage is natural with some tile. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Clayton County farm with an 84.30 CSR2. This farm is located just west of Edgewood on a hard-surfaced road.

Additional Land for Sale

Seller has two additional tracts of land for sale located east of this property. See Additional Land Aerial Photo.



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 Corner Looking Southwest



Northwest Corner Looking Southeast

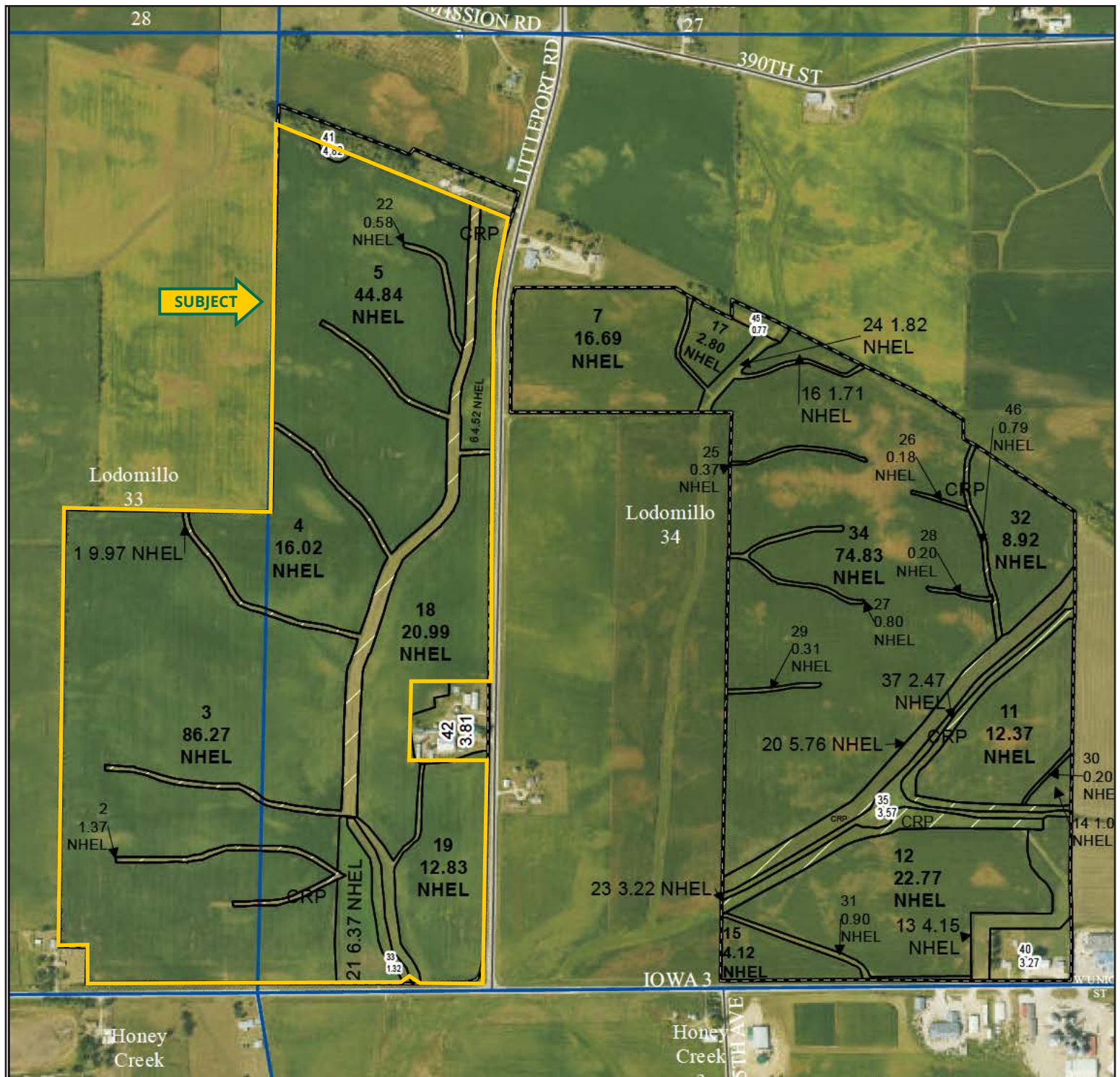


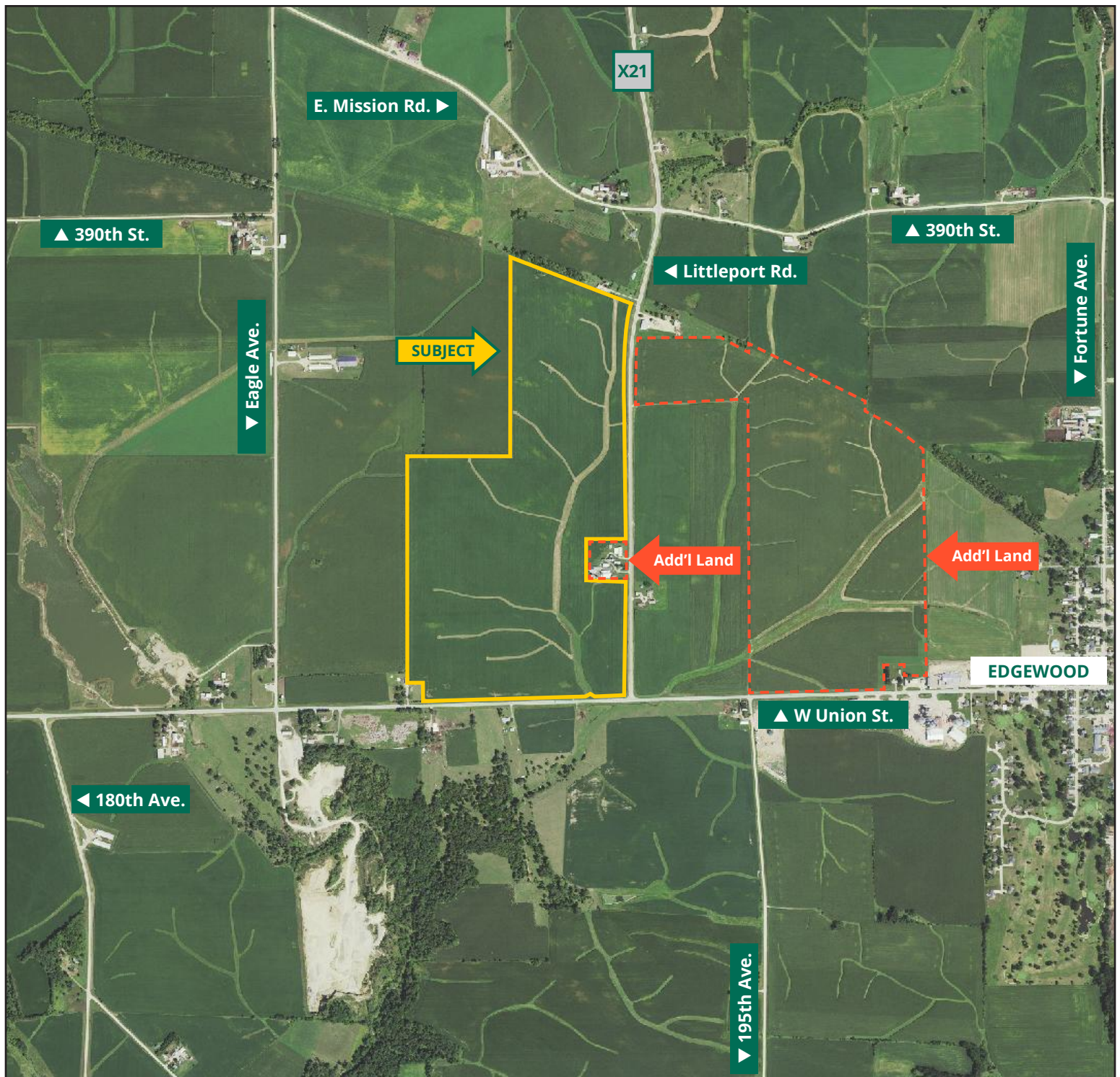
Southwest Corner Looking Northeast



Southeast Corner Looking Northwest







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