

# LAND FOR SALE

674.05+/- Acres, Fayette County, Iowa  
*Priced at \$5,830,532.50*

## Highlights:

- Unique large tract of quality farmland
- Partially tilled and close to grain market
- Good access driveways

L-1900684

## Property Location:

- **Tract 1:** From West Union, go south one mile to 210th Street, then turn right and go west one half mile; property is on the south side of the road.
- **Tract 2:** From West Union, go three miles south to W-14, then turn right and go west one and one half mile to M Avenue, then turn south and go one half mile. Property is on the west side of the road.



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For additional information, please contact:

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**Legal Description:** Long legal on file, contact agent for details.

**Property Description:** Unique, large tract of land, close to town with good access driveways, partially tiled, with good quality soil types.

**Taxes:**

- **Tract 1:** \$17,971
- **Tract 2:** \$2,345.95

**CRP:**

**Tract 1:**

- 17.1+/- acres, \$2,735 per acre, expiring September 2021
- 3.83+/- acres, \$965 per acre, expiring September 2022
- 11.81+/- acres, \$2,848, expiring September 2022

**Tract 2:**

- 4.13+/- acres, \$1,041 per acre, expiring September 2022

**Farm Data:**

• **Tract 1**

Cropland	563.31 acres
CRP	<u>32.74 acres</u>
Total	596.05 acres

• **Tract 2**

Cropland	72.13 acres
CRP	4.13 acres
Non-crop	<u>2.74 acres</u>
Total	79.00 acres

**FSA Information:**

• <b>Tract 1</b>	<b>Base</b>	<b>Yield</b>
Corn	520.10 acres	170 bushels
Soybeans	111.30 acres	45 bushels
• <b>Tract 2</b>	<b>Base</b>	<b>Yield</b>
Corn	62.34 acres	170 bushels
Soybeans	9.79 acres	45 bushels

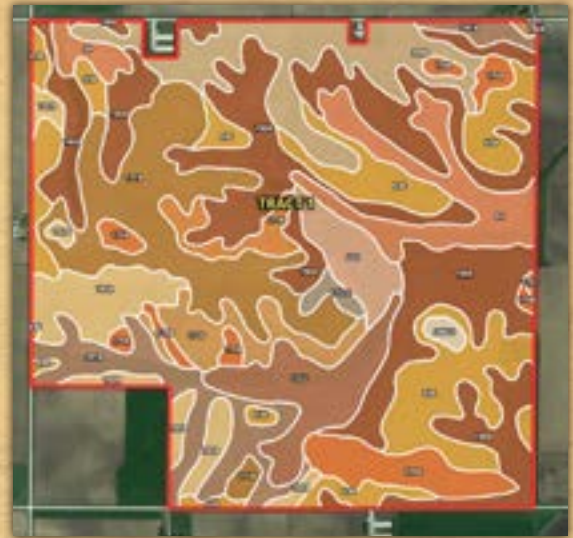
**Property Location Map**



**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.6	0.1	45	3e
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	34.4	5.54	50	3e
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	2.6	0.42	10	3s
83B	Kenyon loam, 2 to 5 percent slopes	90.1	14.51	90	2e
198B	Floyd loam, 1 to 4 percent slopes	162.4	26.18	89	2w
171C2	Bassett loam, 5 to 9 percent slopes, eroded	3.7	0.6	77	3e
221	Palms muck, 1 to 4 percent slopes	16.6	2.67	44	3w
84	Clyde clay loam, 0 to 3 percent slopes	42.4	6.83	88	2w
782B	Donnan loam, 2 to 5 percent slopes	39.6	6.38	43	2e
171B	Bassett loam, 2 to 5 percent slopes	75.2	12.12	85	2e
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	31.3	5.04	54	2w
177B	Saude loam, 2 to 5 percent slopes	10.3	1.66	55	2s
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	20.6	3.32	59	2s
391B	Clyde-Floyd complex, 1 to 4 percent slopes	41.4	6.67	87	2w
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	0.1	0.02	74	3e
394B	Ostrander loam, 2 to 5 percent slopes	49.2	7.93	88	2e
TOTALS		620.5	100%	78.3	2.09



**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
83B	Kenyon loam, 2 to 5 percent slopes	11.8	14.84	90	2e
198B	Floyd loam, 1 to 4 percent slopes	26.3	32.98	89	2w
394B	Ostrander loam, 2 to 5 percent slopes	5.9	7.41	88	2e
177B	Saude loam, 2 to 5 percent slopes	2.1	2.65	55	2s
177C	Saude loam, 5 to 9 percent slopes	5.3	6.68	50	3e
84	Clyde clay loam, 0 to 3 percent slopes	7.0	8.74	88	2w
408B	Olin fine sandy loam, 2 to 5 percent slopes	0.4	0.48	73	2e
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	20.9	26.21	59	2s
TOTALS		79.8	100%	77.54	2.07

