

# LAND FOR SALE

**34.11+/- Acres, Chickasaw County, Iowa**  
**Priced at \$230,242.50 or \$6,750 Per Acre**

## Highlights:

- Farmland with some recreational
- Close to town
- Possible building site

L-1900707

**Property Location:** From New Hampton go east on Highway 24 two and a half miles, then turn north on Panora Avenue. Go a half mile to 200th Street and turn right. Go east one quarter of a mile and the property is on the south side of the road.

**Legal Description:** The Northeast Quarter of the Northeast Quarter except Parcel C and Parcel BB, including the 7.20 slough bill acres all in Section 10, Township 95 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa.



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**For additional information, please contact:**

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**Property Description:** Farmland is close to the ethanol plant, has some recreational ground with good access.

**FSA Information:**

	<b>Base</b>	<b>Yield</b>
Corn	22.9 acres	135 bushels
Soybeans	4.4 acres	41 bushels

**Farm Data:**

Cropland	27.30 acres
Other	<u>6.81 acres</u>
Total	34.11 acres

**Taxes:** \$492

**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
284C	Flagler sandy loam, 5 to 9 percent slopes	2.3	6.7	44	3e
177B	Saude loam, 2 to 5 percent slopes	7.1	20.77	55	2s
285D	Burkhardt sandy loam, 5 to 14 percent slopes	2.0	5.81	5	6e
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	6.8	19.67	59	2s
84	Clyde clay loam, 0 to 3 percent slopes	8.4	24.43	88	2w
407B	Schley loam, 1 to 4 percent slopes	0.1	0.23	81	2w
585	Coland-Spillville complex, 0 to 2 percent slopes	7.5	21.89	78	2w
394B	Ostrander loam, 2 to 5 percent slopes	0.2	0.5	88	2e
TOTALS		34.4	100%	65.46	2.3

**Property Description**



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.