

# LAND FOR SALE

87.05+/- Acres • Chickasaw County, Iowa  
Priced at \$479,000

## Highlights:

- Buyer to receive rent for 2021 if closed between June 1st and June 10th
- Good percent return on investment
- Good access driveways and lays good

L-2100254

**Property Location:** From New Hampton, go eight miles south on Highway 63 to 290th Street, then turn left and go east 2.1 miles. Property will be on the south side of the road.

**Legal Description:** Parcel 2020-17 in the Northwest Quarter of Section 28, Township 94 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa.



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# Property Information

**Property Description:** Farm has two fields and should be a good investment property.

**Farm Data:**

Cropland	78.54 acres
Non-crop	4.93 acres
Other	<u>3.58 acres</u>
<b>Total</b>	<b>87.05 acres</b>

**FSA Information:**

	<b>Base</b>	<b>Yield</b>
Corn	78.54 acres	134 bushels

**2019 Taxes:** \$1,342



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
1585	Coland-Spillville complex, channeled, 0 to 2 percent slopes	0.0	0.05	17	5w
285D	Burkhardt sandy loam, 5 to 14 percent slopes	4.9	6.25	5	6e
776B	Lilah sandy loam, 2 to 5 percent slopes	4.3	5.52	5	4s
777	Wapsie loam, 0 to 2 percent slopes	35.4	45.11	55	2s
284	Flagler sandy loam, 0 to 2 percent slopes	4.9	6.25	54	3s
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	2.7	3.5	53	2s
153	Shandep clay loam, 0 to 1 percent slopes	1.4	1.73	50	3w
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	6.0	7.7	59	2s
775B	Billett sandy loam, 2 to 5 percent slopes	1.9	2.46	67	3s
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.4	1.84	50	3e
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	15.4	19.58	54	2w
<b>TOTALS</b>		<b>78.5</b>	<b>100%</b>	<b>49.19</b>	<b>2.48</b>

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.