

# LAND FOR SALE

46.76+/- Acres, Chickasaw County, Iowa  
*Priced at \$89,000*

## Highlights:

- Pasture/Recreational property close to New Hampton
- On hard surface road
- Rented for pasture the last five years



L-2100110

**Property Location:** Three and one half miles southwest of New Hampton, Iowa on B57, property is on the south side of the road.

**Legal Description:** Long legal on file.

**Property Description:** Good river bottom pasture, some trees for shade with nice open areas. River never dries up and can flood.

**Farm Data:** Pasture 46.76 acres

**2019 Taxes:** \$256.00



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**For additional information, please contact:**

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## Location Map



## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
84	Clyde clay loam, 0 to 3 percent slopes	0.1	0.15	88	2w
777	Wapsie loam, 0 to 2 percent slopes	1.2	2.54	55	2s
1585	Coland-Spillville complex, channeled, 0 to 2 percent slopes	38.8	84.11	17	5w
W	Water	1.1	2.43	-	-
585	Coland-Spillville complex, 0 to 2 percent slopes	0.0	0.02	78	2w
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	1.1	2.4	53	2s
RIVER	Water, rivers and streams	3.9	8.35	-	-
TOTALS		46.1	100%	17.12	4.31

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.