

LAND FOR SALE

114.62+/- Acres, Floyd County, Iowa

Priced at \$800,000

Highlights:

- Just off hard surface road, suitable for large equipment
- Lays well and all one field
- Ethanol plant and grain market close by

L-2100111

Property Location: From Charles City, go two miles north on T54, then turn right on 155th Street and go east 2.25 miles. Property is on the south side of the road.

Legal Description: The North three-fourths of the East half of the Southwest Quarter and the West half of the Southeast Quarter of Section 16, Township 96 North, Range 15 West of the 5th P.M. except a parcel described as follows: Commencing at the East quarter corner of said Section 16, thence due West along the center of Section a distance of 1353.95 feet to the point of beginning; thence South 02 degrees 06 minutes 37 seconds East 1393.40 feet; thence North 39 degrees 03 minutes 00 West 1126.45 feet; thence due North 76 degrees 36 minutes 00 seconds West 1026.78 feet; thence due North 279.70 feet; thence due East 1657.05 feet to the point of beginning, Floyd County, Iowa.



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For additional information, please contact:

Randy Mitchell, Agent

New Hampton, Iowa

Cell: (641) 220-3410

RMitchell@FarmersNational.com

www.FarmersNational.com/RandyMitchell



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Property Description: Rented for 2021 crop year with good return on investment, good access, and some recreational acres.

Farm Data:

Cropland	106.65
Non-crop	7.97
Total	114.62

FSA Information

	<u>Base</u>	<u>Yield</u>
Corn	63 acres	112 bushels
Soybeans	37.4 acres	34 bushels

Improvements: Some tile

Taxes: \$2,606



Aerial Photo



Location Map



Soil Map



Soil Table

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	42.5	36.92	59	2s
178	Waukee loam, 0 to 2 percent slopes	5.7	4.96	69	2s
1936	Spillville-Hanlon-Coland complex, channeled, 0 to 3 percent slopes	0.2	0.14	29	5w
135	Coland clay loam, 0 to 2 percent slopes	16.4	14.25	74	2w
84	Clyde silty clay loam, 0 to 3 percent slopes	0.9	0.79	88	2w
777	Wapsie loam, 0 to 2 percent slopes	2.2	1.9	51	2s
485	Spillville loam, 0 to 2 percent slopes	3.1	2.68	90	2w
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	15.7	13.67	53	2s
198B	Floyd loam, 1 to 4 percent slopes	12.2	10.63	89	2w
781B	Lourdes loam, 2 to 5 percent slopes	1.9	1.67	76	2e
482B	Racine loam, 2 to 5 percent slopes	1.9	1.62	84	2e
482C	Racine loam, 5 to 9 percent slopes	0.1	0.11	77	3e
285B	Burkhardt sandy loam, 2 to 5 percent slopes	5.8	5.01	17	3s
407B	Schley silt loam, 1 to 4 percent slopes	2.7	2.31	81	2w
784B	Riceville silt loam, 1 to 4 percent slopes	0.1	0.06	68	2w
284	Flagler sandy loam, 0 to 2 percent slopes	2.3	1.98	56	3s
171B	Bassett loam, 2 to 5 percent slopes	1.5	1.31	85	2e
TOTALS		115.1	100%	64.27	2.08

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.