

LAND FOR SALE

22.55+/- Acres • Chickasaw County, Iowa
Price Reduced to \$320,000

Highlights:

- Unique and attractive home overlooking pond.
- Tillable acres are good quality soil types.
- Home and pond can be purchased separate from tillable acres.

L-2100386

Property Location: On Highway 18, property is on the east edge of Fredericksburg on the south side of the road.

Legal Description: Parcel E in the North half of the Northeast Quarter and Parcel J of the survey in the Northwest Quarter of the Northeast Quarter, all in Section 18, Township 94 North, Range 11 West of the 5th P.M., Chickasaw County, Iowa.



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For additional information, please contact:

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Property Information

Property Description: Perfect get away property not far off the beaten path with income from tillable acres. Includes a nice one bed, one bath home with deck on two sides overlooking pond with many mature trees.



Farm Data:

Cropland 15.66 acres
 Other 6.89 acres
 Total 22.55 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	6.85 acres	137 bushels

2019 Taxes: \$1,176

Aerial Photo



Tillable Map



Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.0	0.0	87	2w
171C	Bassett loam, 5 to 9 percent slopes	1.2	7.18	80	3e
171B	Bassett loam, 2 to 5 percent slopes	5.7	33.99	85	2e
407B	Schley loam, 1 to 4 percent slopes	2.9	17.27	81	2w
198B	Floyd loam, 1 to 4 percent slopes	4.2	25.28	89	2w
394B	Ostrander loam, 2 to 5 percent slopes	2.7	16.27	88	2e
TOTALS		16.7	100%	85.45	2.07

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.