

LAND FOR SALE

80+/- Acres • Chickasaw County, Iowa
Priced at \$920,000

Highlights:

- Quality soil types
- All one field
- Open for new operator in 2022

L-2100440

Property Location: From Alta Vista, Iowa, go two and a half miles south to 140th Street and turn left. Go east two and half miles; property will be on the north side of the road.

Legal Description: The East half of the Southwest Quarter of Section 3, Township 96 North, Range 13 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: Quality farm, high percentage tillable, and all one field.

Farm Data:

Cropland	77.2 acres
CRP	2.4 acres
Other	.4 acres
Total	80.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	57.9 acres	173 bushels
Soybeans	19.3 acres	52 bushels

CRP: 2.4 acres under contract, expiring September 30, 2027. Annual payment of \$654.

2019 Taxes: \$2,052

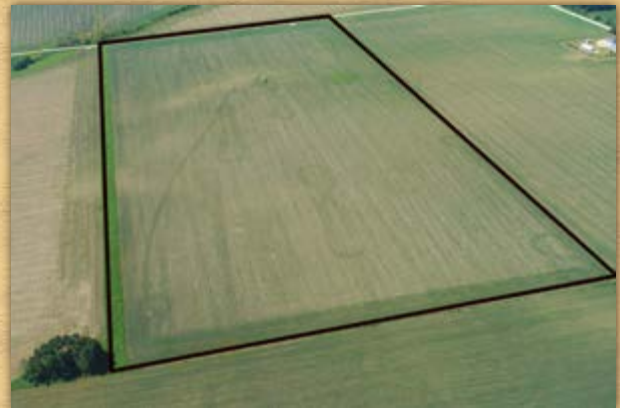
Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.0	0.01	54	2w
84	Clyde clay loam, 0 to 3 percent slopes	11.2	14.07	88	2w
284B	Flagler sandy loam, 2 to 5 percent slopes	3.0	3.82	49	3e
153	Shandep clay loam, 0 to 1 percent slopes	2.7	3.4	50	3w
394B	Ostrander loam, 2 to 5 percent slopes	7.1	8.97	88	2e
198B	Floyd loam, 1 to 4 percent slopes	9.4	11.83	89	2w
284C2	Flagler sandy loam, 5 to 9 percent slopes, moderately eroded	0.0	0.03	41	3e
399	Readlyn silt loam, 1 to 3 percent slopes	20.5	25.69	91	1
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.1	22.71	87	2w
776D2	Lilah sandy loam, 5 to 14 percent slopes, moderately eroded	4.6	5.71	5	6s
83B	Kenyon loam, 2 to 5 percent slopes	2.9	3.7	90	2e
407B	Schley loam, 1 to 4 percent slopes	0.1	0.08	81	2w
TOTALS		79.7	100%	81.2	2.04

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.