

LAND FOR SALE

58+/- Acres • Muscatine County, Iowa

Offered at \$768,500, or \$13,250 Per Acre



L-2300219

Highlights:

- High-quality, fifty-eight acre bare land tract, located in southeast Muscatine County in east central Iowa
- Approximately ninety-three percent tillable, is partially tilled, and classified as NHEL and PC/NW
- Highly-productive Tama-Downs-Muscatine series soils, with average CSR2 of 84.61 and CSR1 of 76.9
- Located on a paved road and close to Muscatine employment center, Mississippi River terminal markets, and grain processors



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For additional information, please contact:

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Property Information

Property Location: From the intersection of four-lane US Highway 61 and County paved road G-34 (275th Street), which is southwest of Muscatine and north of Grandview, go one-half mile west on county road G-34. The farm is located on the north side of G-34, beginning west of the first gravel road (Jasper Avenue) and continuing west to the east side of the second gravel road (Independence Avenue).

Legal Description: South 60 acres of the NW 1/4 (except parcel A, per Plat of Survey, Book 9, Page 562, which is the 1.954 acre building site acreage in the SW corner thereof) in Section 33, Township 76 North, Range 3 West of the 5th P.M., Seventy-Six Township, Muscatine County, Iowa

Property Description: High-quality, investment-grade farm, with attractive size for beginning farmer or first-time buyers. Full operating possession or excellent tenants and good ROI available. Good paved road location.

Farm Data:

Cropland	53.81 acres
Waterway	0.77 acres
Road	<u>3.42 acres</u>
Total	58.00 acres

Net taxable acres: 54.58

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	43.80 acres	153 bushels/acre
<i>Eighty-one percent of tillable acres - ARC-CO</i>		
Soybeans	6.00 acres	51 bushels/acre
<i>Eleven percent of tillable acres - ARC-CO</i>		

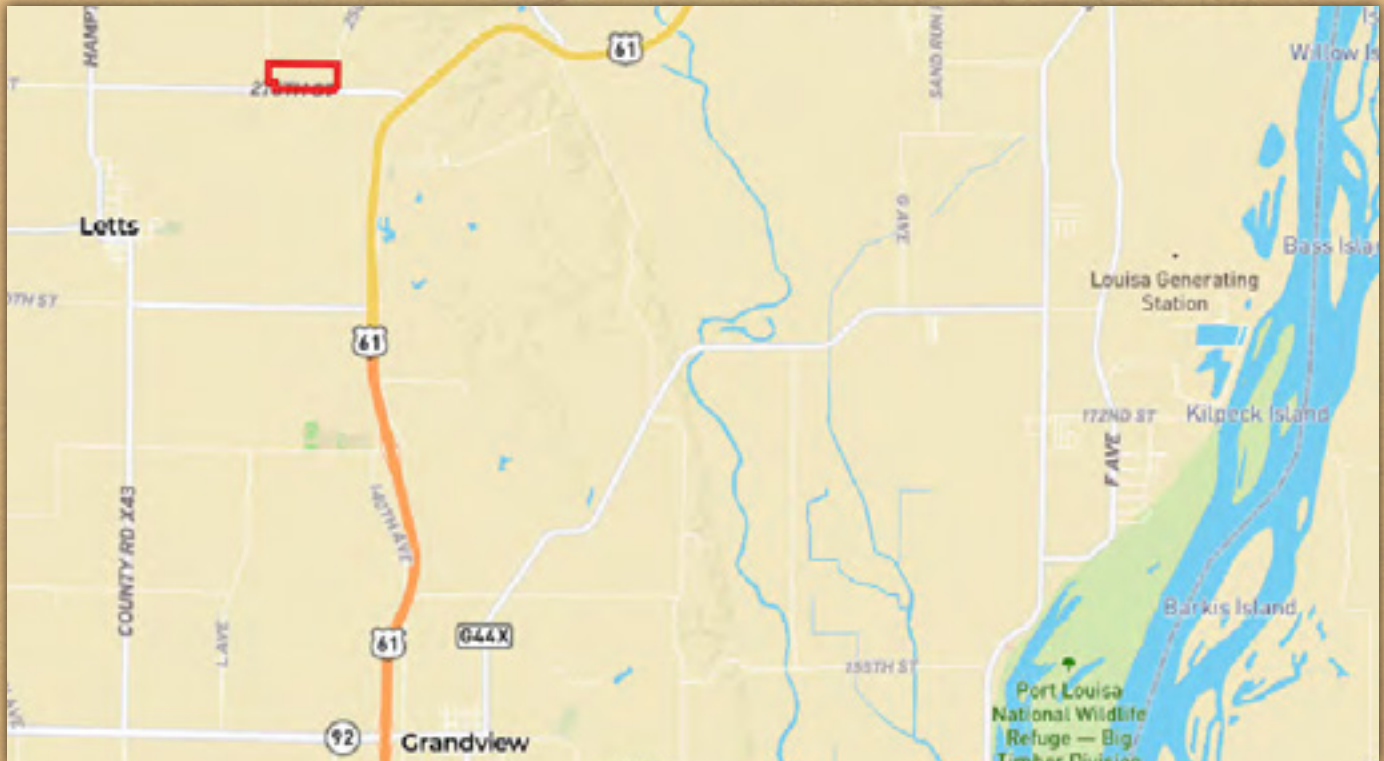
Taxes: \$1,910/year or \$32.93/acre (net)

Additional Comments: Seller plans to complete a section tax-deferred exchange. Buyer(s) to cooperate.



From south paved road, near east former waterway, looking northeast

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
121B	Tama silt loam, 2 to 5 percent slopes	15.28	28.04	95.0	0	94	2e
916C2	Downs silt loam, sandy substratum, 5 to 9 percent slopes, eroded	14.94	27.42	80.0	0	85	3e
467B	Radford silt loam, 2 to 5 percent slopes	7.56	13.87	75.0	0	83	2w
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	5.91	10.85	88.0	0	92	2e
160	Walford silt loam, 0 to 2 percent slopes	5.55	10.19	82.0	0	93	3w
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	2.99	5.49	77.0	0	90	3e
291	Atterberry silt loam, 0 to 2 percent slopes	2.1	3.85	90.0	0	98	1
352D2	Whittier silt loam, 9 to 14 percent slopes, moderately eroded	0.16	0.29	15.0	0	72	4e
TOTALS		54.49(*)	100%	84.61	-	89.56	2.4



From south paved road, near west former waterway looking northwest



From northwest corner looking east

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From northwest corner of excluded acreage, looking east



From southeast corner looking north



From southeast corner of excluded acreage looking north



From southeast corner of excluded acreage looking east

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.