

# LAND FOR SALE

119.76± Acres, Bremer County, Iowa

OFFERED AT **\$1,616,760** or \$13,500 per acre

# **Highlights:**

- Bare 119.76 acre farm, located on a paved road, in northwest Bremer County, in northeast lowa
- Approximately ninety-nine percent tillable, all classified as NHEL and PC/NW, well-tiled and terraced
- Kenyon-Clyde-Floyd series soils, well-managed and maintained
- Average CSR2 of 84.36 and CSR of 77.2
- Paved road provides good access to grain markets, employment centers, and nice potential building site

#### For additional information, please contact:

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# **Property Information**

#### **Directions to Property:**

From Horton, Iowa, go one-half mile north on County paved road V-14 (Easton Avenue). The farm is located on the west side of this paved road (less acreage).

#### **Legal Description:**

S1/4 N1/2 NE 1/4 & East 26 acres of the SE1/4 NW1/4 & S1/2 NE1/4 (except South 640 feet of the East 425 feet thereof) all in Section 22, Township 93 North, Range 14 West of the 5th P.M., Polk Township Bremer County, Iowa

#### **Property Description:**

High-quality, 119.76 acre bare land tract, that has been well-managed and maintained for erosion control, with tile and terraces, grassed waterways and headlands. The farm has been no-tilled and well cared for. This is a great opportunity for an investment grade farm or an add-on tract for your existing operation.

#### **Farm Data:**

 
 Cropland Non-crop Road Total
 118.31 acres 0.03 acres 1.42 acres 119.76 acres

#### **FSA Information:**

	Base	Yield
Corn	116.70 acres	164 bushels/acre
ARC-CO	for 2023. ninetv-nine ເ	percent of total tillable acres

#### **Additional Comments:**

The Seller is willing to participate with 1031 exchange requirements.

#### **2022 Taxes:**

• \$3,366 per year (net), or \$28.11 per acre (net)

#### **Price:**

• \$1,616,760 or \$13,500 per acre

## **Property Location**



# **Aerial Map**



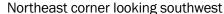
### Soils Map



# **Soils Description**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
83B	Kenyon loam, 2 to 5 percent slopes	34.97	29.43	90.0	97	91	2e
83C	Kenyon loam, 5 to 9 percent slopes	34.59	29.11	85.0	0	90	3e
84	Clyde silty clay loam, 0 to 3 percent slopes	17.55	14.77	88.0	86	91	2w
198B	Floyd loam, 1 to 4 percent slopes	17.0	14.3	89.0	0	85	2w
813B	Atkinson loam, till plain, 2 to 5 percent slopes	5.64	4.75	60.0	0	64	2e
323B	Fort dodge loam, 1 to 4 percent slopes	3.28	2.76	78.0	0	97	2e
814C	Rockton loam, till plain, 5 to 9 percent slopes	2.76	2.32	40.0	0	55	3e
813C	Atkinson loam, till plain, 5 to 9 percent slopes	2.73	2.3	56.0	0	63	3e
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	0.34	0.29	69.0	0	83	2s
TOTALS		118.8 6(*)	100%	84.36	41.24	87.25	2.34







Southwest corner looking northeast



Between two northwest terraces, looking north



East, looking west toward three terraces in southeast part of the farm



South, looking north toward two terraces along north boundary



From grassed lane looking west to north (panoramic view)



From grassed lane, looking southwest toward three terraces



South, looking north at grassed waterway

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.