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# LAND FOR SALE

77.32± Acres, Muscatine County, Iowa

OFFERED AT  
**\$765,130**

## Highlights:

- Good quality farm with 81.5 CSR2
- Commodity end users and river markets nearby
- Open Tenancy for 2025



For additional information, please contact:

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# Property Information

**Directions to Property:** From Muscatine, take Highway 61 northwest 3 miles to Sweetland Road, go 2 miles north to 150th Street. Go east 1/2 mile and it is on the south side of the road.

**Legal Description:** N1/2 of NW1/4 of Section 34,T78N,R1W of the 5th Meridian. Exact legal to be obtained from abstract.

**Property Description:** The farm is in a strong agricultural area with nearby commodity end users and river markets. The farm is level to moderate sloping with a CSR2 of 81.5. Roads are two sides of the property to allow for quick access. Highway 61 is nearby for quick access to the markets. Tama and Downs are the top two soils on the farm.

## Farm Data:

Cropland	61.26 acres
<u>Non-crop</u>	<u>16.06 acres</u>
Total	77.32 acres

## FSA Information:

	Base	Yield
Corn	59.38 acres	154 bushels
Soybeans	1.88 acres	46 bushels

**Taxes:** \$2,610.00



**Aerial Map**



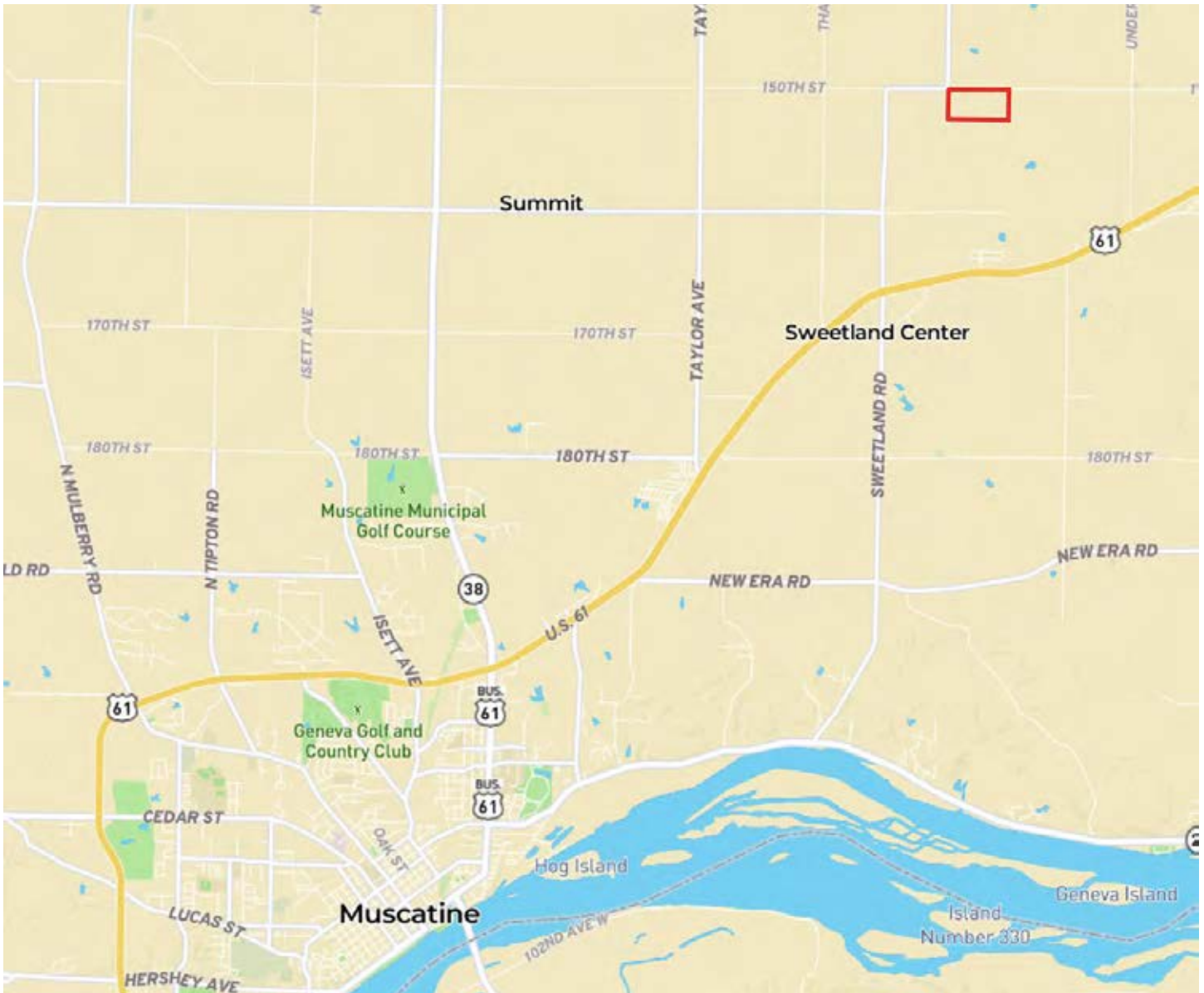
**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	10.99	14.23	92.0	0	97	2e
920C2	Tama silty clay loam, sandy substratum, 5 to 9 percent slopes, eroded	10.72	13.88	84.0	0	87	3e
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	8.84	11.45	82.0	0	86	3e
118	Garwin silty clay loam, 0 to 2 percent slopes	8.68	11.24	90.0	0	95	2w
467B	Radford silt loam, 2 to 5 percent slopes	8.67	11.23	75.0	0	83	2w
119	Muscatine silty clay loam, 0 to 2 percent slopes	8.5	11.01	100.0	0	96	1
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	6.59	8.53	57.0	0	82	4e
291	Atterberry silt loam, 0 to 2 percent slopes	5.58	7.23	90.0	0	98	1
122	Sperry silt loam, depressional, 0 to 1 percent slopes	3.86	5.0	36.0	0	63	3w
916C2	Downs silt loam, sandy substratum, 5 to 9 percent slopes, eroded	2.77	3.59	80.0	0	85	3e
160	Walford silt loam, 0 to 2 percent slopes	1.39	1.8	82.0	0	93	3w
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	0.64	0.83	39.0	0	80	4e
TOTALS		77.23(*)	100%	81.52	-	88.91	2.36

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.

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