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L-2500262

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LAND FOR SALE

37.37± Acres, Chickasaw County, Iowa

PRICE REDUCED
\$7,000 per acre

Highlights:

- Great recreational/hunting property
- CRP payments are made in the fall of each year
- Adjoins county owned woodlands

For additional information, please contact:

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Property Information

Directions to Property: From New Hampton go west nine miles on Highway 18, then turn right and go north on Cheyenne Avenue 3¾ miles. Property will be on the west side of the road.

Legal Description: The Northeast Quarter of the Northeast Quarter in Section 21, Township 96, Range 14 West of the 5th P.M., Chickasaw County, Iowa. Land to be surveyed for exact legal.

Property Description: Good hunting property with income. Deer, turkey, pheasant.

Farm Data:

Cropland	3.68 acres
CRP	33.53 acres
Other	.52 acres
Total	37.73 acres

FSA Information:

	Base	Yield
Corn	3.68 acres	146 bushels

CRP:

- 6.6 acres with an annual payment of \$1,837, expiring September 30, 2035.
- 26.93 acres with an annual payment of \$6,092, expiring September 30, 2035.

2024-2025 Taxes: \$990.59 (estimated amount). Exact amount to be determined by survey.

Price: \$7,000 per acre

Aerial Map



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.

Soil Map



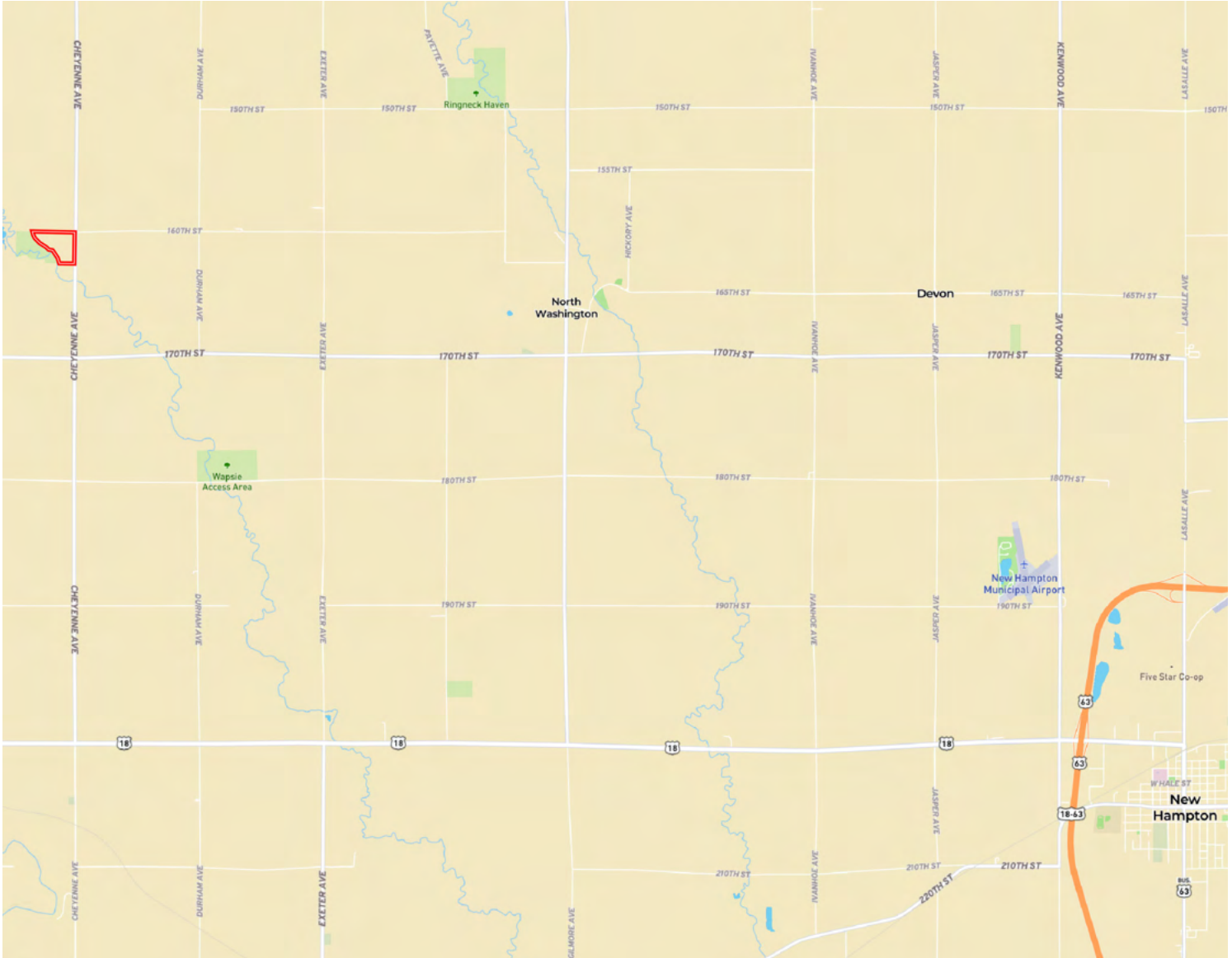
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
1727	Udolpho loam, 0 to 2 percent slopes, rarely flooded	26.89	72.23	48.0	0	78	2w
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	7.3	19.61	54.0	0	82	2w
84	Clyde clay loam, 0 to 3 percent slopes	1.44	3.87	88.0	0	91	2w
153	Shandep clay loam, 0 to 1 percent slopes	1.01	2.71	50.0	0	83	3w
1585	Spillville-Coland complex, 0 to 2 percent slopes, frequently flooded	0.31	0.83	22.0	0	65	5w
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.26	0.7	53.0	0	81	2s
TOTALS		37.21(*)	100%	50.57	-	79.29	2.05



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Location Map



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