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LAND FOR SALE

98.59± Acres, Fayette County, Iowa

OFFERED AT
\$7,911 Per Acre

Highlights:

- 70% cropland in two separate fields
- The other acres could be pastured or great hunting
- One mile from hard surface road and access to grain market

For additional information, please contact:

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Property Information

Directions to Property:

From Fayette, go west on Highway 93 for five and one-half miles to Q Avenue. Turn left and go one mile south. Property will be on the east side of the road.

Legal Description:

The North 60 acres of the Northwest Quarter of Section 33, and the South 40 acres of the Southwest Quarter of Section 28, all in Township 93 North, Range 9 West of the 5th P.M., Fayette County, Iowa.

Property Description: Nice sized farm, some drainage tile and pasture/recreational ground.

Farm Data:

Cropland	69.91 acres
Other	<u>28.68 acres</u>
Total	98.59 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	46.62 acres	161 bushels
Soybeans	22.60 acres	43 bushels

2024-2025 Taxes: \$2,816.00

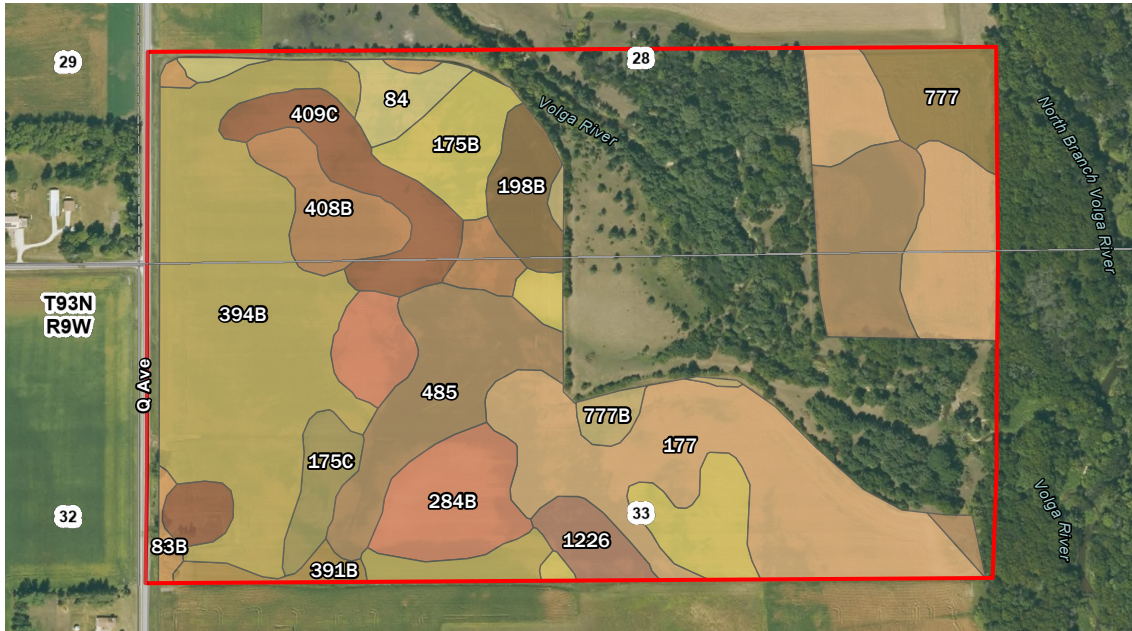
Price: \$7,911 per acre

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



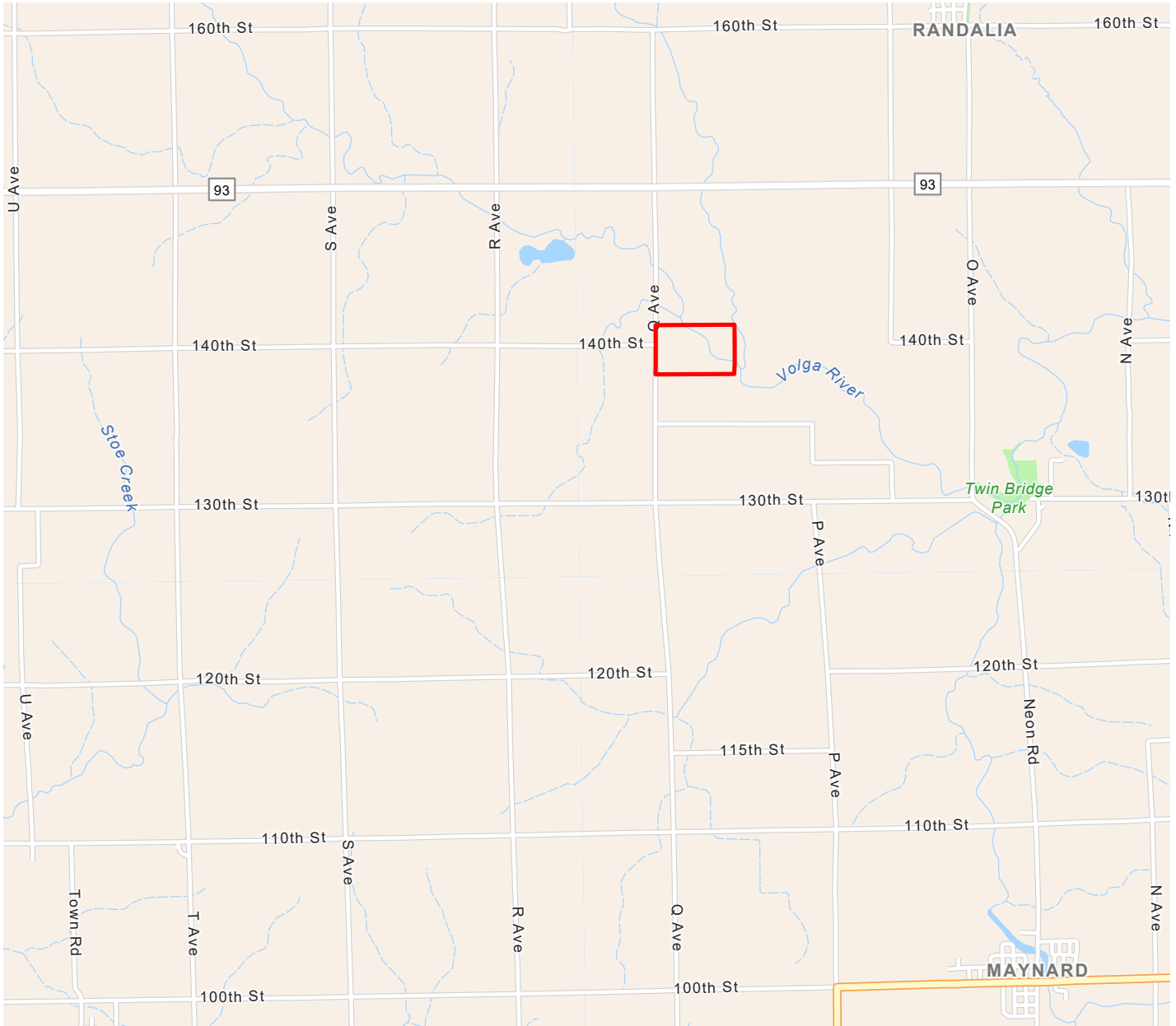
Map Symbol	Name	Non-IRR LCC	CSR	ACRES
394B	Ostrander loam, 2 to 5 percent slopes	2e	88	16.1
177	Saude loam, 0 to 2 percent slopes	2s	60	16
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2w	76	9.5
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3e	50	5.3
284B	Flagler sandy loam, 2 to 5 percent slopes	3e	49	4.9
409C	Dickinson fine sandy loam, till substratum, 5 to 9 percent slopes	3e	69	4.3
408B	Olin sandy loam, 2 to 5 percent slopes	2e	64	3.4
777	Wapsie loam, 0 to 2 percent slopes	2s	49	2.6
198B	Floyd loam, 1 to 4 percent slopes	2w	89	1.9
84	Clyde clay loam, 0 to 3 percent slopes	2w	88	1.6
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	3e	45	1.5
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2s	59	1.4
777B	Wapsie loam, 2 to 5 percent slopes	2e	45	0.8
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2w	87	0.8
83B	Kenyon loam, 2 to 5 percent slopes	2e	90	0.6
TOTAL			68.8	70.7



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