

Owner Name **Renae D. Franzen and Clyde A. Franzen**
 Price **\$202,500**



CROPS Yes
DOCUMENTS ON FILE Aerial Photo, Plat Map
FENCING Barbed Wire, Partial Fencing
FINANCE TYPE Cash, Conventional
HUNTING Deer, Pheasant, Turkey
LAND USE Grain, Timber
LOT DESCRIPTION Crop Land, Sloping, Timber
ROAD FRONTAGE Dirt, Unimproved
SOIL TYPE Loamy
TOPOGRAPHY Partially Wooded, Rolling, Sloping
Public Remarks This listing consists of approximately 37.5 acres of farmland that includes 30.5 acres of tillable land and 7 acres of timber. The land will be split from a larger farm. It is located on a minimum maintenance county road. The road travels through a large timber to get to this farmland. The 30.5 acres of cropland has been in CRP, but comes out this September. The FSA says currently there is no program to extend or renew the CRP. The land has a nice cover of grass and has been well maintained with very few "wild" trees growing in the CRP. On the east/southeast side of the cropland is 7 acres of timber. The 37.5 acres is surrounded by many timber tracts on 3 sides with a larger field of CRP bordering on the north side. It is very secluded and of course is an excellent hunting area for white tail deer and turkey. The average CSR of the land is 74.20 with the soil types being all Fayette silt loam. The asking price is under the market for land with a CSR in the 70's but location and the size of the parcel is a limiting factor. The land is zoned CFP - Conservation and Flood Plain. It does not flood and is zoned this way because of the large area of trees in this zoned area.

MLS # 20184256
County Fayette
Type Crop

Property Name/Subdivision

Elementary School
Middle/Jr High School
Sr. High School
Zoning CP

Flood C/X - Not in Flood Plain
Assessed Value 46,500 estimate
Gross Taxes 625
Acres 37.50

Drainage adequate
Tillable Acres 30.5
Wooded Acres 7
Pasture Acres

Road Acres
Lot Dimensions app. 1320' x 1237.5'

Legal Description THE NORTH 7.5 ACRES OF THE SOUTH 5/8 OF THE NW1/4 OF THE SE1/4, THE SOUTH 17.5 ACRES OF THE NW1/4 OF THE SE1/4, AND THE NORTH 12.5 ACRES OF THE SW1/4 OF THE SE1/4, SECTION 11, TOWNSHIP 95 NORTH, RANGE 9 WEST OF THE FIFTH P.M., FAYETTE COUNTY, IOWA.



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