

Wayne County Land For Sale

298 acres m/1 – Section 12, Warren Township

Description: 298 acres m/1 of quality Wayne County farmland for sale as one contiguous tract. This property has been well maintained in the past and provides a unique opportunity to purchase a farm of this size and quality in this area of Wayne County. The cropland is leased for the 2022 crop year.

Agents

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Vince@IowaLandSales.com



Property Information



Price & Terms

\$1,937,000 total, \$6,500 per acre on 298 acres. 10% down upon acceptance of offer, balance due at closing.

Legal Description

Wayne County – 298 acres m/l in the Southeast 1/4; Southwest 1/4 except the 9.6-acre Parcel Commencing 80 feet South of the Northwest Corner of the Southwest 1/4, then East 600 feet, South 750 feet, West 600 feet, North 750 feet to Point of Beginning; all in Section 12, Township 68 North, Range 22 West of the 5th P.M., Wayne County, Iowa. (Exact Legal Description will be determined from the Abstract)

Estimated Net Taxes

Taxes Payable 2021-2022: \$4,850.00

Net Taxable acres: 298.0

Net Taxes per acre: \$16.28

Possession

The cropland is leased for the 2022 crop year for \$180 per acre on the 245 tillable acres m/l, or \$44,100 total. There is a flex provision in the lease that can potentially trigger a bonus rent based on prices and yields. Contact agent to receive additional details regarding the flex lease provisions.

FSA Data

Farm Number: 4762

Tract Number: 3567

DCP Cropland: 283.10

Cropland: 242.10

Corn Base Acres: 146.25

Corn PLC Yield: 101 bushels per acre

Oat Base Acres: 3.08

Oat PLC Yield: 47 bushels per acre

Wheat Base Acres: 3.83

Wheat PLC Yield: 35 bushels per acre

**Information is estimated pending reconstitution of farm by Wayne County FSA Office*

Corn Suitability Rating

CSR2: 46.4 per AgriData on Entire Farm & 43.4 per AgriData on Cropland

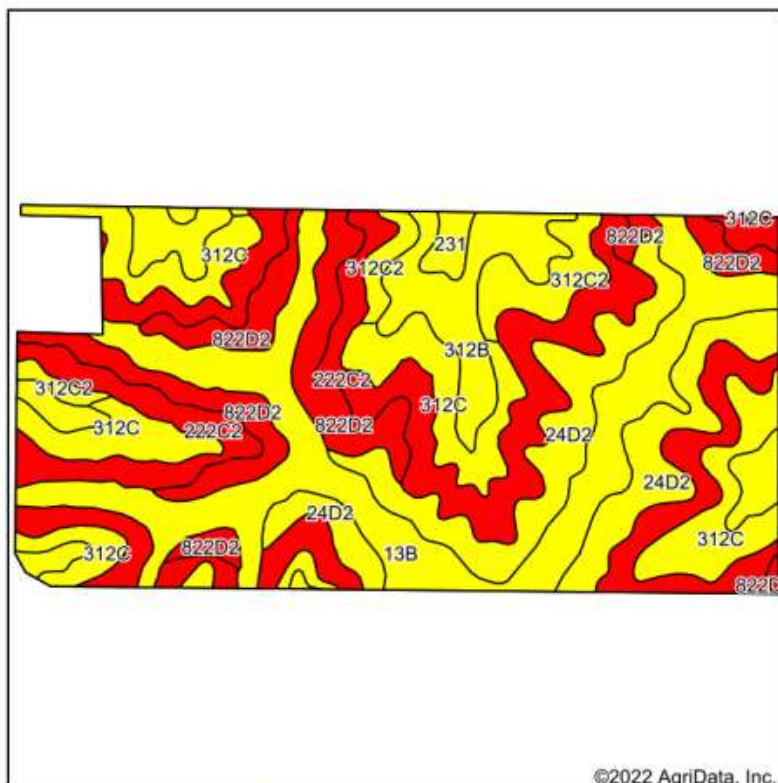
School District

This property is in the Wayne Community School District

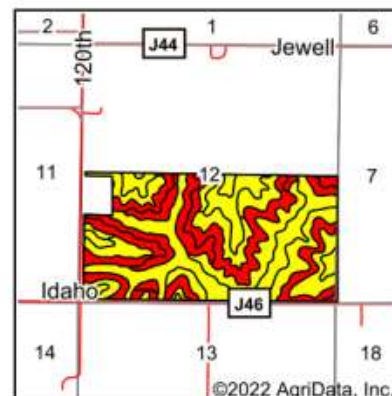
Aerial



Soils Map-Entire Farm



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wayne**
Location: **12-68N-22W**
Township: **Warren**
Acres: **298.76**
Date: **1/18/2022**

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Map Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA185, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	75.85	25.4%		IVw	28	44
13B	Zook-Olmits-Vesser complex, 0 to 5 percent slopes	57.12	19.1%		IIw	68	74
312C	Seymour silt loam, 5 to 9 percent slopes	45.80	15.3%		IIIe	58	64
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	41.56	13.9%		IIIe	51	55
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	33.57	11.2%		IVe	10	50
312B	Seymour silt loam, 2 to 5 percent slopes	29.26	9.8%		IIIe	64	66
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	12.64	4.2%		IIIe	56	60
231	Edina silt loam, 0 to 2 percent slopes	2.96	1.0%		IIIw	59	65
Weighted Average					3.18	46.4	*n 58

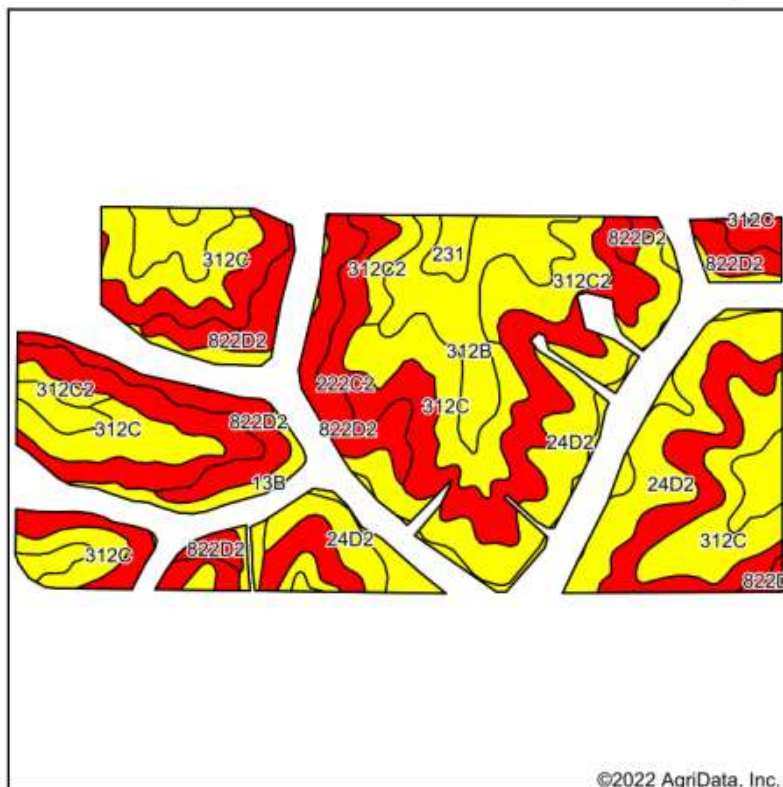
**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

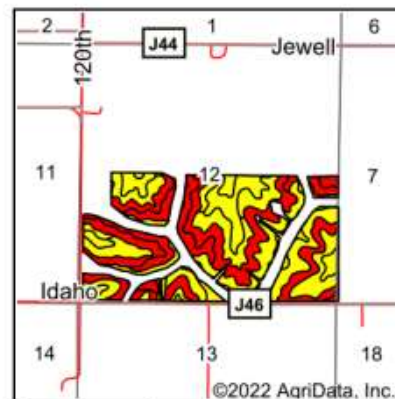
Soils data provided by USDA and NRCS.

Soils Map-Current Cropland



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Wayne**
Location: **12-68N-22W**
Township: **Warren**
Acres: **243.39**
Date: **1/18/2022**

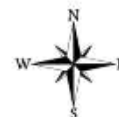
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Maps Provided By



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Area Symbol: IA185, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	72.11	29.6%		IVw	28	44
312C	Seymour silt loam, 5 to 9 percent slopes	45.19	18.6%		IIIe	58	64
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	38.24	15.7%		IIIe	51	55
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	29.61	12.2%		IVe	10	50
312B	Seymour silt loam, 2 to 5 percent slopes	29.18	12.0%		IIIe	64	66
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	13.65	5.6%		IIw	68	74
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	12.53	5.1%		IIIe	56	60
231	Edina silt loam, 0 to 2 percent slopes	2.88	1.2%		IIIw	59	65
Weighted Average					3.36	43.4	*n 55.6

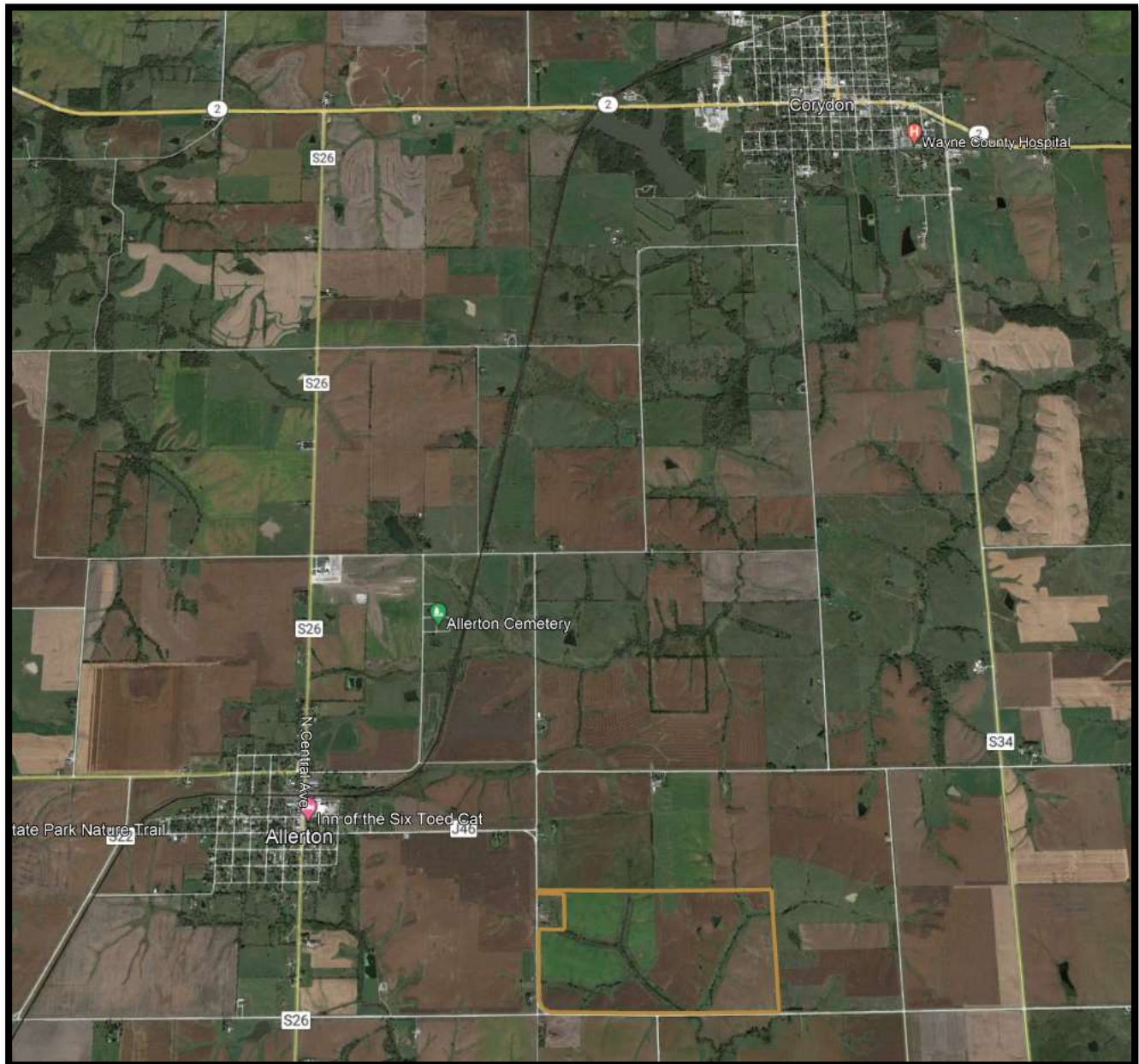
**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Location Map



Sale Terms & Announcements

Method: This property is being offered for sale as an individual tract.

Contract & Earnest Payment: A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

Closing & Possession: Closing date will be on or about 30 days upon acceptance of offer. Possession will be granted to the buyer at closing.

Announcements: All property is sold on an “As is, Where is” basis. No warranty or guaranty, either expressed or implied, is made by the seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each party and at their own risk.

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