

HDK Properties

LIST PRICE = \$79,000

Legal Description: irregular parcel located in NE quarter of section 33, T82N, R33W, Carroll County, IA

Location: West of Velvet Ave and North of IA Hwy 141 in Coon Rapids, IA

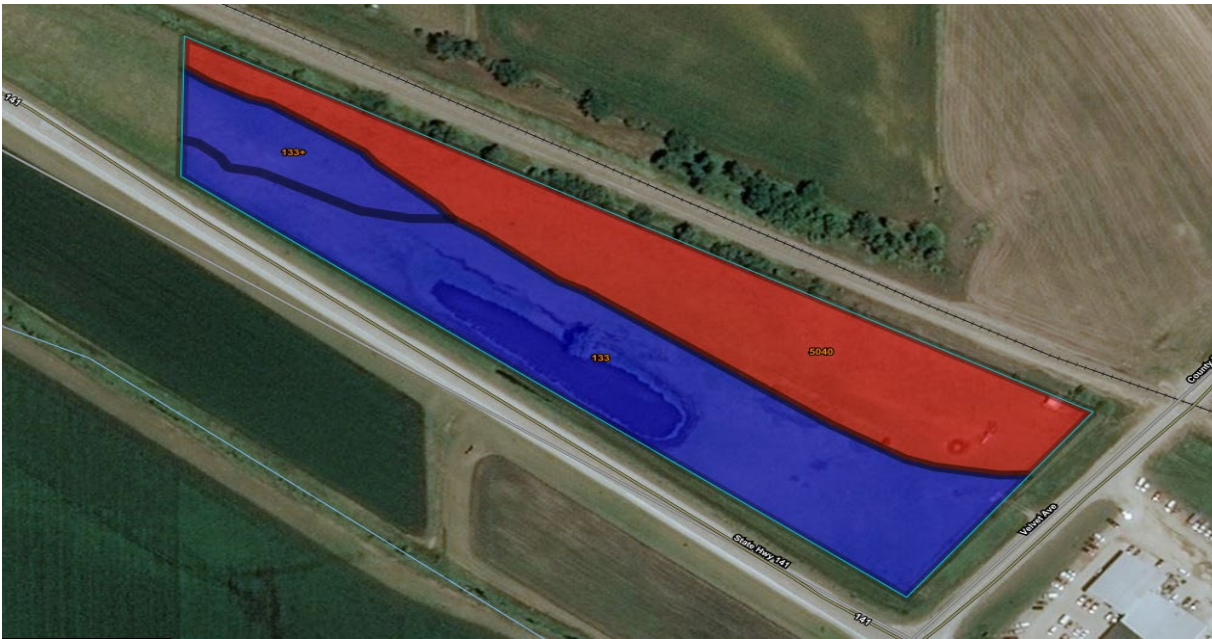
PROPERTY DESCRIPTION

- Total acres 8.55 m/l
- Tillable acres 6.5 (estimated)
- Utility lease with Wisconsin Independent Networks, Annual payment \$1,409, renews 2024
- Over 4,000' of new drainage tile in 2017
- Large pond
- Excellent access to hard surfaced roads
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COMMUNITY INSURANCE AND REAL ESTATE-110 5TH Ave-Coon Rapids, IA 50058-(712)999-2288

REALTOR: Chris Eddy (515)577-4428 BROKER: John Hyland (712)830-1127



| Tables — Iowa Corn Suitability Rating CSR2 (IA) — Summary By Map Unit | | | | |
|---|---|--------|--------------|----------------|
| Summary by Map Unit — Carroll County, Iowa (IA027) | | | | |
| Summary by Map Unit — Carroll County, Iowa (IA027) | | | | |
| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
| 133 | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 78 | 4.1 | 47.8% |
| 133+ | Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded | 78 | 0.8 | 8.9% |
| 5040 | Udorthents, loamy | 5 | 3.7 | 43.3% |
| Totals for Area of Interest | | | 8.6 | 100.0% |

Terms and Conditions:

1. Sale price shall be lump sum bid for entire property. Property boundaries will not be verified by survey.
2. Buyer (or buyers) to reimburse seller for all expenses associated with 2020 crop (if any)
3. 10% down payment shall be submitted with buyer's offer. Balance due at closing.
4. Taxes will be prorated to the date of closing.
5. If mutually agreed to by both parties in writing, buyer may be given access to real estate prior to closing date.

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6. All facts and figures have been researched from reliable sources but are not guaranteed or warranted by the sellers or realtors.