

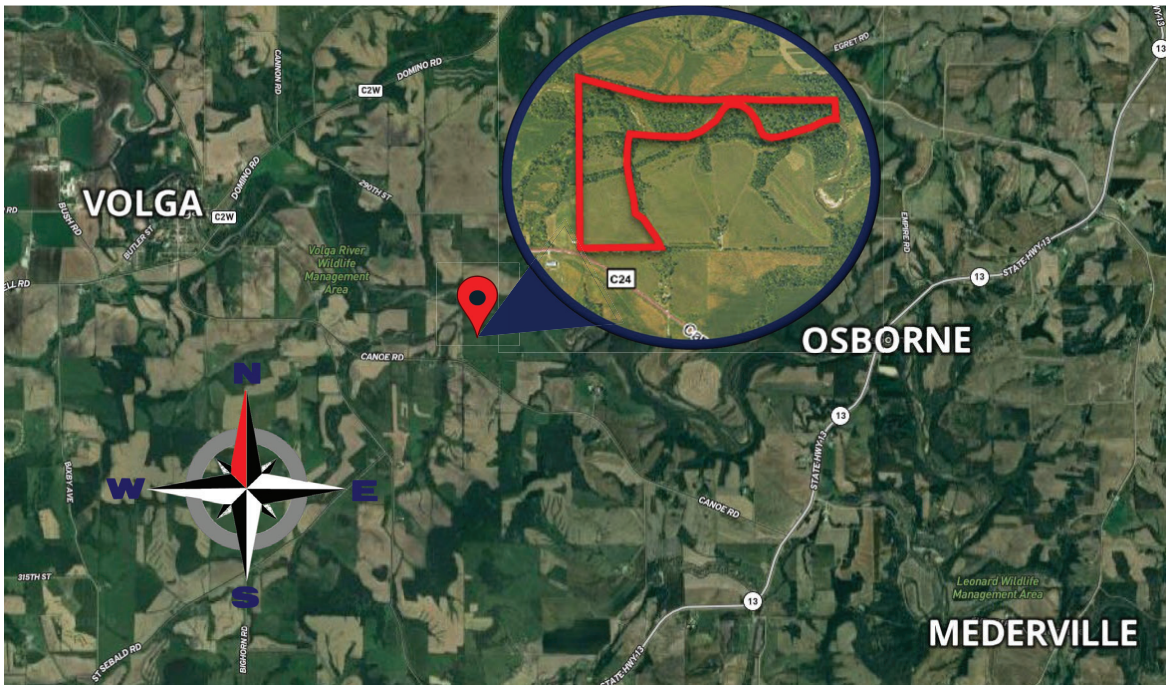


34 CRP Acres +
Recreational Appeal

**PROPERTY
FOR SALE**

Clayton County
79 Acres M/L

\$575,000 (\$7,278/A)



JAKE THOMSEN

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Property Details

**Clayton County
79 Acres M/L**

Legal Description:

Lot 1 in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, and NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 12, Township 92 North, Range 6 West, Clayton County, Iowa.

Township: Sperry

Location:

Located 1.5 miles east of Volga, Iowa off of Iowa Highway C24 also known as Canoe Road.

Acreage Breakdown:

Surveyed Acres: 78.537

Tillable Acres: 33.80*

CRP Acres: 33.80*

*Pending FSA reconstitution after survey recording. The figures listed are estimates.

Soil Productivity: Tillable CSR2: 30.8

Property Taxes: \$702**

**Exact property taxes are estimated pending assessor's survey update.

School District: Central School

Conservation Reserve Program (CRP):

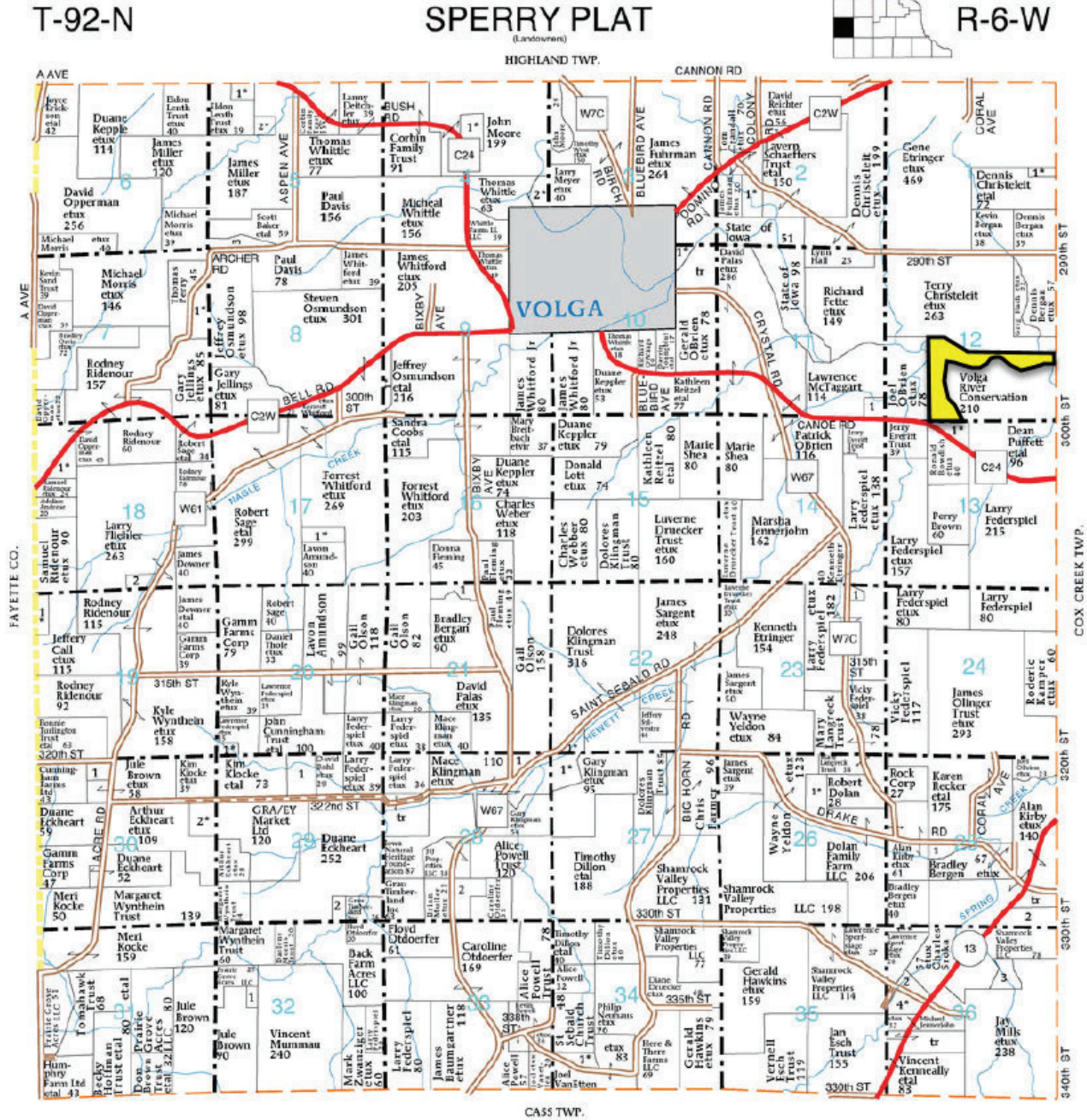
There are two separate CRP contracts: 3.39 acres at \$300.00/Acre = \$1,017 annually, expiring 09/30/2039 and 30.41 acres at \$178.58/Acre = \$5,430 annually, expiring 09/30/2027.

Comments:

Located along the Volga River, this property offers CRP income, potential for a single-family home, and strong recreational appeal. Hewett Creek, known for its trout fishing, joins the Volga near the northwest corner. The rivers are home to trout, smallmouth bass, and walleye. It's also a great hunting property for deer and turkeys, with timber throughout.

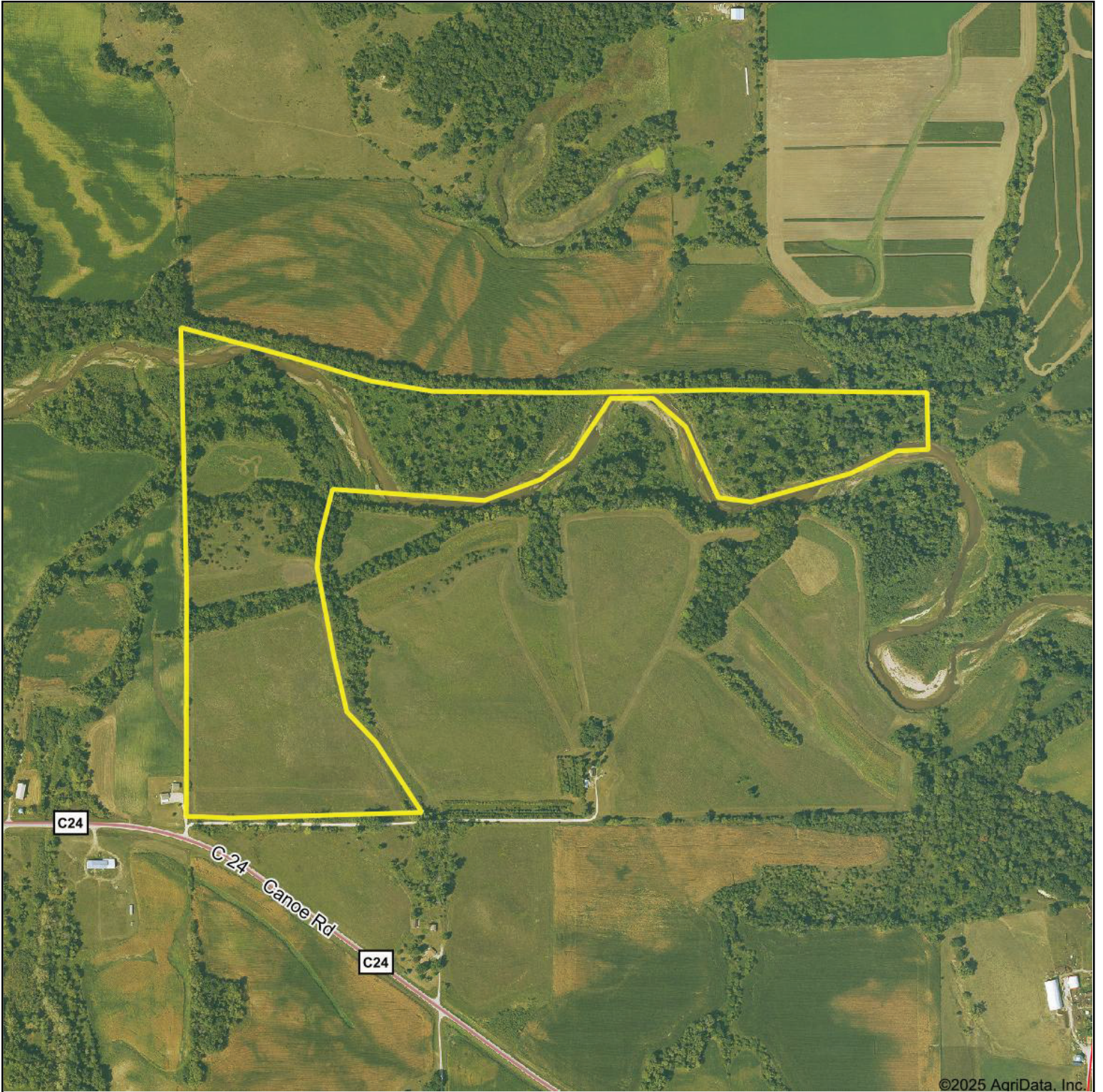
Plat Map

Clayton County 79 Acres M/L



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Aerial Map



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Boundary Center: 42.793603, -91.495208



12-92N-6W
Clayton County
Iowa

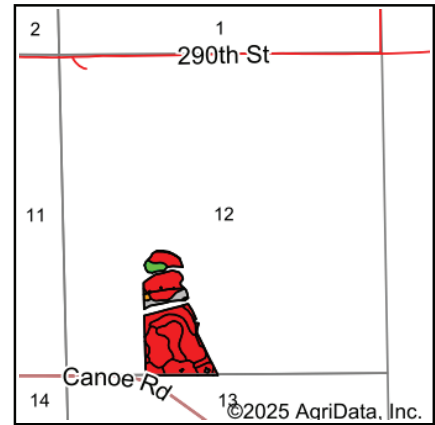
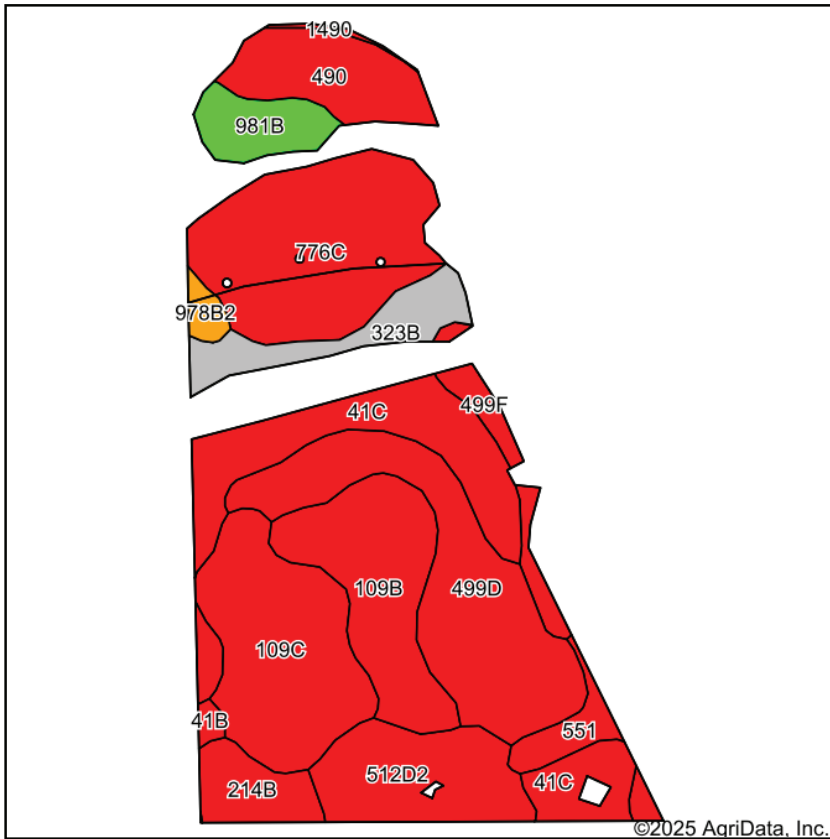


Maps Provided By:



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Tillable Soils Map



State: **Iowa**
 County: **Clayton**
 Location: **12-92N-6W**
 Township: **Sperry**
 Acres: **34.53**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

| Area Symbol: IA043, Soil Area Version: 28 | | | | | |
|---|---|-------|------------------|-------------|-------------|
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | CSR2** |
| 499D | Nordness silt loam, 5 to 14 percent slopes | 5.41 | 15.8% | | 5 |
| 776C | Lilah sandy loam, 5 to 9 percent slopes | 5.37 | 15.6% | | 5 |
| 109C | Backbone fine sandy loam, 5 to 9 percent slopes | 4.59 | 13.3% | | 32 |
| 41C | Sparta loamy fine sand, 5 to 12 percent slopes | 4.50 | 13.0% | | 16 |
| 109B | Backbone fine sandy loam, 2 to 5 percent slopes | 3.64 | 10.5% | | 36 |
| 512D2 | Marlean loam, 5 to 14 percent slopes, moderately eroded | 2.77 | 8.0% | | 28 |
| 490 | Caneek silt loam, 0 to 2 percent slopes | 2.13 | 6.2% | | 56 |
| 323B | Fort Dodge loam, 2 to 5 percent slopes | 1.55 | 4.5% | | 79 |
| 981B | Worthen silt loam, 2 to 5 percent slopes | 1.18 | 3.4% | | 94 |
| 214B | Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes | 1.15 | 3.3% | | 47 |
| 499F | Nordness silt loam, 14 to 25 percent slopes | 0.87 | 2.5% | | 5 |
| 551 | Calamine loam, 1 to 3 percent slopes | 0.83 | 2.4% | | 55 |
| 978B2 | Festina silt loam, 1 to 6 percent slopes, moderately eroded | 0.31 | 0.9% | | 84 |
| 41B | Sparta loamy fine sand, 2 to 5 percent slopes | 0.15 | 0.4% | | 38 |
| 1490 | Caneek silt loam, channeled, 0 to 2 percent slopes | 0.08 | 0.2% | | 5 |
| Weighted Average | | | | | 28.1 |

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

Soils data provided by USDA and NRCS.

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FSA Map



| <u>Acres</u> | <u>Rental</u> Rate | <u>Practices</u> | <u>Expiration</u> Date | <u>Annual</u> Payment |
|--------------|-----------------------|------------------|---------------------------|--------------------------|
| 3.39 | \$ 300.00 | CP4D | 9/30/2039 | \$ 1,017.00 |
| 30.41 | \$ 178.58 | CP4D | 9/30/2027 | \$ 5,430.00 |

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Property Photos

Clayton County
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Southwest corner looking northeast



Northwest corner looking southeast

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Property Photos

Clayton County
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Buck on property November 2024



Turkeys on property November 2024