

# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

## HOFFMANN 80 ACRES M/L SCOTT CO., IOWA

LISTING #464



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# LAND FOR SALE

**TOTAL**  
REALTY CO.  
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## Hoffmann, 80 Acres M/L, Scott Co., Iowa

|                              |  |
|------------------------------|--|
| <b>TOTAL ACRES:</b>          | <b>80 acres MOL</b>                    |
| <b>PRICE:</b>                | <b>\$2,240,000</b>                     |
| <b>Price Per Acre:</b>       | \$28,000                               |
| <b>Owner:</b>                | Lowell C. Hoffmann                     |
| <b>Operator:</b>             | owner                                  |
| <b>County &amp; State:</b>   | Scott Co., Iowa                        |
| <b>Location:</b>             | 201 W. Lincoln Rd., Eldridge, IA 52748 |
| <b>Possession Date:</b>      | To be agreed                           |
| <b>Drainage Info:</b>        | Excellent                              |
| <b>Average Productivity:</b> | 91.7 CSR2                              |
| <b>Taxable Acres:</b>        | 77.52                                  |
| <b>Net RE Taxes:</b>         | \$5,136                                |
| <b>Taxes Payable In:</b>     | 2016/2017                              |
| <b>Topography:</b>           | Level to rolling                       |

### LEGAL DESCRIPTION:

Parcel ID numbers 932303007AD, 932303004, 932319003, 932317003 & 932301001 totaling 77.52 taxable acres all lying in the NW 1/4 of Section 23, Township 79 North, Range 3 East of the 5th P.M.

### COMMENTS & BUILDING INFORMATION:

80 acres MOL of Prime Development Land within the Eldridge City Limits.

### Also includes:

3 bedroom, brick ranch home  
Attached 2 car garage  
40'x 12' Lean-to  
72'x 44' Steel building  
70'x 46' Steel building

### TO CONTACT LISTING AGENT:

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[www.totalrealtyco.com](http://www.totalrealtyco.com)

### F.S.A. INFORMATION:

|                       |       |
|-----------------------|-------|
| <b>Farmland:</b>      | 77.55 |
| <b>Crop Acres:</b>    | 74.72 |
| <b>CRP Acres:</b>     |       |
| <b>Wheat Base:</b>    |       |
| <b>Wheat Yield:</b>   |       |
| <b>Corn Base:</b>     | 55.9  |
| <b>Corn Yield:</b>    | 151   |
| <b>Soybean Base:</b>  | 18.7  |
| <b>Soybean Yield:</b> | 37    |

### APPROXIMATE BREAKDOWN OF ACRES:

|                        |       |
|------------------------|-------|
| <b>Total Acres:</b>    | 80    |
| <b>Tillable Acres:</b> | 74.72 |
| <b>CRP Acres:</b>      |       |
| <b>Farmstead:</b>      | 2.83  |
| <b>Roads:</b>          | 2.45  |
| <b>Waterways:</b>      |       |
| <b>Timber:</b>         |       |
| <b>Pasture:</b>        |       |

### LEASE/FSA INFORMATION: