

Poweshiek County Land for Sale

Offered in 3 parcels-

80 acres m/l – Section 36, Madison Township

160 acres m/l – Section 30, Jefferson Township

120 acres m/l – Section 11, Madison Township

Description: 360 Acres m/l of quality Poweshiek County farmland for sale in 3-parcels. Each parcel has been well maintained in the past and is leased for the 2018 crop year under a cash rent arrangement. Unique opportunity to purchase this many acres relatively close together in Poweshiek County.

Agents



Vince Johnson

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Matt Mann

641-990-4016

matt@iowalandsales.com

Property Information – Parcel 1



Price & Terms

\$680,000 total, \$8,500 per acre on 80 acres. 10% down upon acceptance of offer, balance due in cash at closing.

Legal Description

Poweshiek County – West Half of the Northeast Quarter in Section 36, Township 81 North, Range 14 West of the 5th P.M., Poweshiek County, Iowa.

Estimated Net Taxes

Ne

Taxes Payable 2017-2018: \$2,402

Net Taxable acres: 78.8

Possession

Possession will be granted at closing, subject to possessory rights of tenant and 2018 cash rent lease. Call Matt or Vince for additional details regarding 2018 cash rent lease.

FSA Data

Farm has been enrolled in the ARC-County Program

Total Cropland: 78.01

Corn base acres: 58.20

Bean base acres: 19.40

Corn PLC Yield: 167 bushels/acre

Bean PLC Yield: 54 bushels/acre

Corn Suitability Rating

CSR2: 71.1 per Agridata

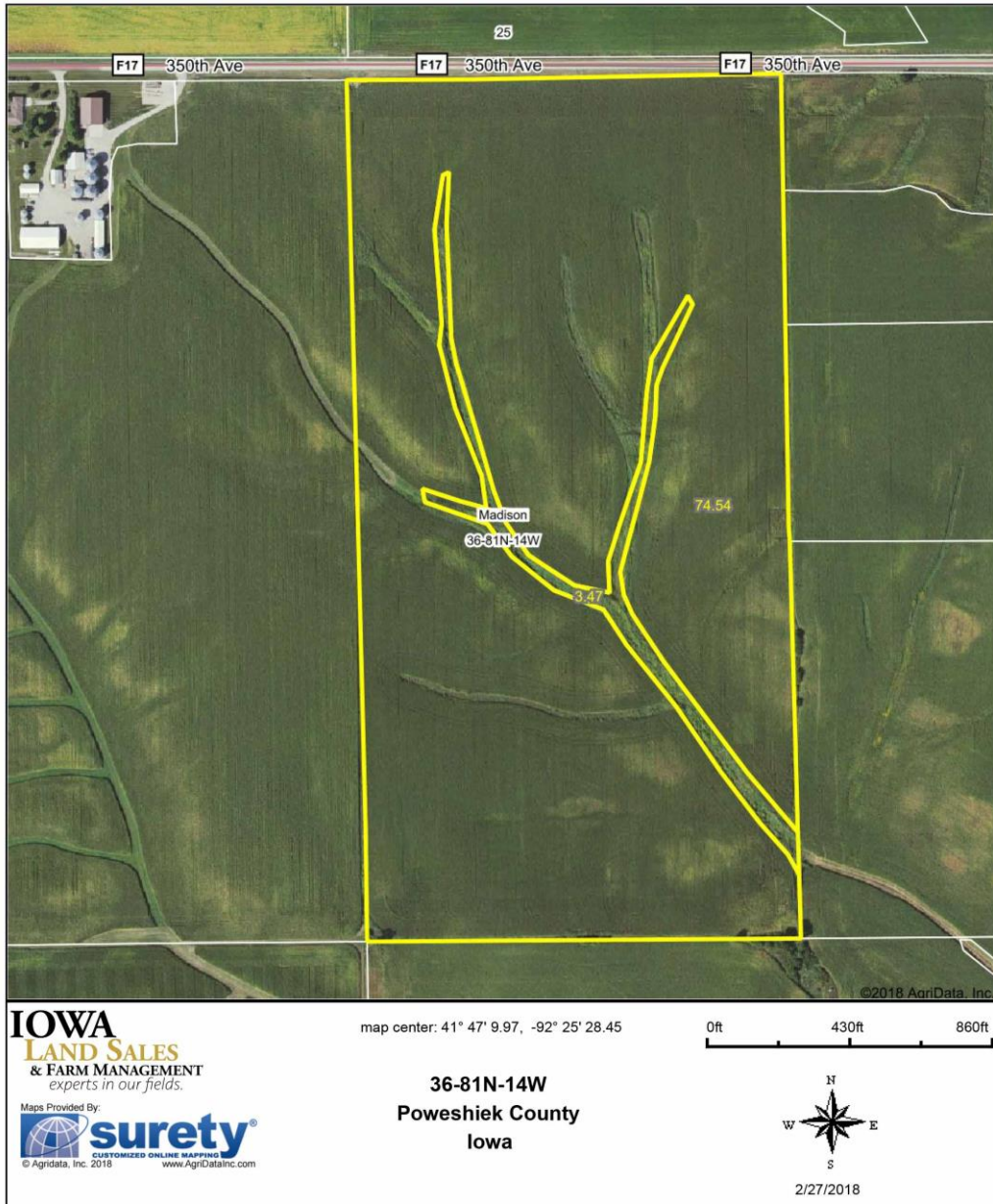
Poweshiek County Assessor: 71.1 CSR2 on 78.8 net acres

Directions from Brooklyn

Travel north of Brooklyn on the V18 pavement 4 miles. Turn right onto 350th Avenue and continue east 1 mile and subject property will be on the south side of the gravel road.

Parcel 1 Aerial

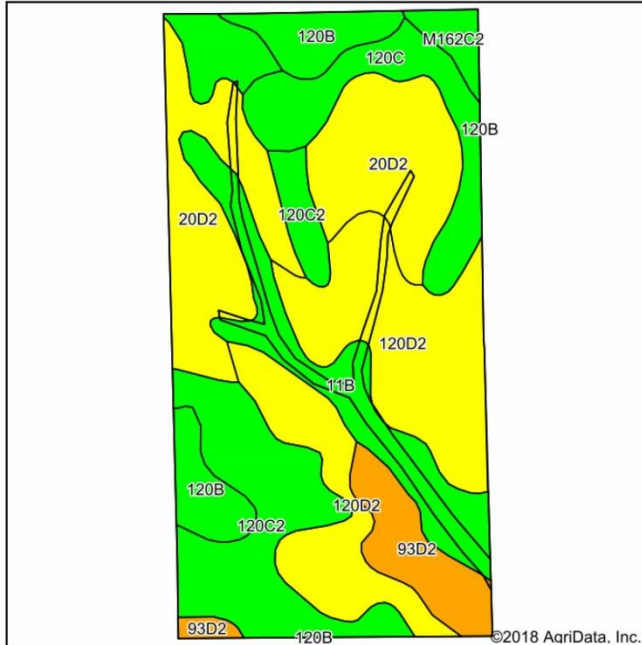
Aerial Map



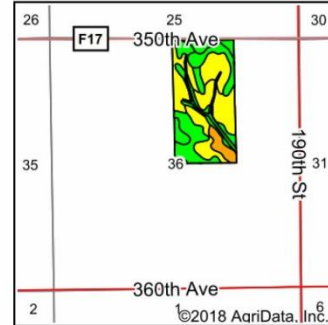
Field borders provided by Farm Service Agency as of 5/21/2008.

Parcel 1 Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Poweshiek**
 Location: **36-81N-14W**
 Township: **Madison**
 Acres: **78.01**
 Date: **2/27/2018**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 www.AgridataInc.com



Area Symbol: IA157, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2** CSR
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	19.41	24.9%		IIIe	62 66
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	17.73	22.7%		IIIe	55 65
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	14.69	18.8%		IIIe	87 76
11B	Colo-Ely complex, 0 to 5 percent slopes	8.07	10.3%		IIw	83 68
120C	Tama silty clay loam, 5 to 9 percent slopes	6.76	8.7%		IIIe	90 79
120B	Tama silty clay loam, 2 to 5 percent slopes	5.13	6.6%		Ile	95 93
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	4.93	6.3%		IIIe	44 25
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	1.29	1.7%		IIIe	82
Weighted Average						71.1 *

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Property Information – Parcel 2



Price & Terms

\$960,000 total, \$6,000 per acre on 160 acres. 10% down upon acceptance of offer, balance due in cash at closing.

Legal Description

Poweshiek County – Southeast Quarter in Section 30, all in Township 81 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa.

Estimated Net Taxes

Ne

Taxes Payable 2017-2018: \$3,734

Net Taxable acres: 156.0

Possession

Possession will be granted at closing, subject to possessory rights of tenant and 2018 cash rent lease. Call Matt or Vince for additional details regarding 2018 cash rent lease.

FSA Data

Farm has been enrolled in the ARC-County Program

Total Cropland: 154.05

Corn base acres: 80.80

Bean base acres: 57.50

Oat base acres: 6.90

Corn PLC Yield: 113 bushels/acre

Bean PLC Yield: 37 bushels/acre

Oat PLC Yield: 37 bushels/acre

Corn Suitability Rating

CSR2: 60.1 per Agridata

Poweshiek County Assessor: 60.1 CSR2 on 156 net acres

Directions from Hartwick

Travel west of Harwich on 350th Avenue (gravel road) 2.5 miles and subject property will be on the north side of the road.

Parcel 2 Aerial

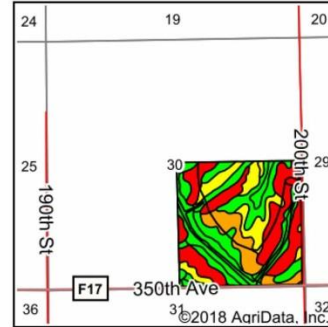
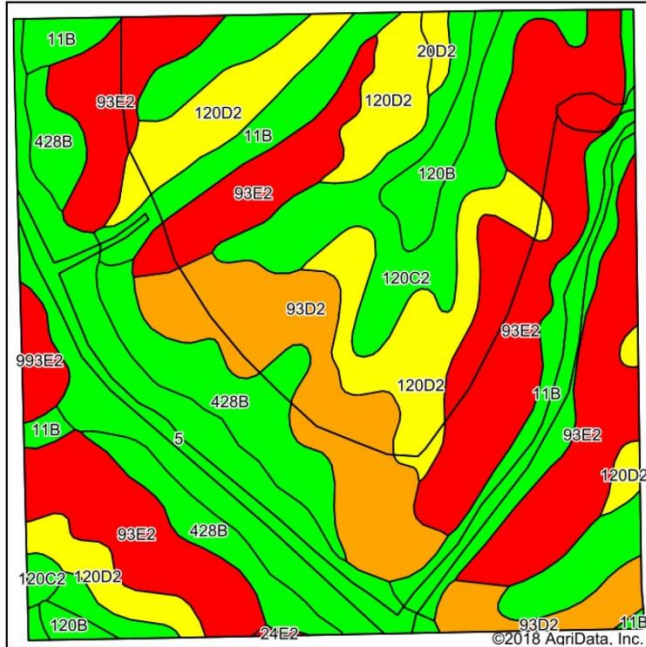
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008.

Parcel 2 Soils Map

Soils Map



State: **Iowa**
 County: **Poweshiek**
 Location: **30-81N-13W**
 Township: **Jefferson**
 Acres: **161.25**
 Date: **2/27/2018**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately eroded	47.84	29.7%		Vle	30	10
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	22.33	13.8%		IIIe	62	66
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	18.73	11.6%		IIIe	87	76
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	17.45	10.8%		IIIe	44	25
5	Ackmore-Colo complex, 0 to 2 percent slopes	17.17	10.6%		IIw	79	83
11B	Colo-Ely complex, 0 to 5 percent slopes	16.42	10.2%		IIw	83	68
428B	Ely silty clay loam, 2 to 5 percent slopes	13.56	8.4%		Ile	88	88
120B	Tama silty clay loam, 2 to 5 percent slopes	3.72	2.3%		Ile	95	93
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	1.79	1.1%		Vle	24	5
120C	Tama silty clay loam, 5 to 9 percent slopes	1.43	0.9%		IIIe	90	79
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	0.70	0.4%		IIIe	55	65
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	0.11	0.1%		IVe	36	38
Weighted Average						60.1	50

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Property Information – Parcel 3



Price & Terms

\$600,000 total, \$5,000 per acre on 120 acres. 10% down upon acceptance of offer, balance due in cash at closing.

Legal Description

Poweshiek County – West Half of the Southwest Quarter and Southwest Quarter of the Northwest Quarter in Section 11, all in Township 81 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa.

Estimated Net Taxes

Ne

Taxes Payable 2017-2018: \$2,342

Net Taxable acres: 115.3

Possession

Possession will be granted at closing, subject to possessory rights of tenant and 2018 cash rent lease. Call Matt or Vince for additional details regarding 2018 cash rent lease.

FSA Data

Farm has been enrolled in the ARC-County Program

Total Cropland: 107.2

Corn base acres: 57.7

Oat base acres: 4.9

Corn PLC Yield: 113 bushels/acre

Oat PLC Yield: 52 bushels/acre

Corn Suitability Rating

CSR2: 51.7 per Agridata

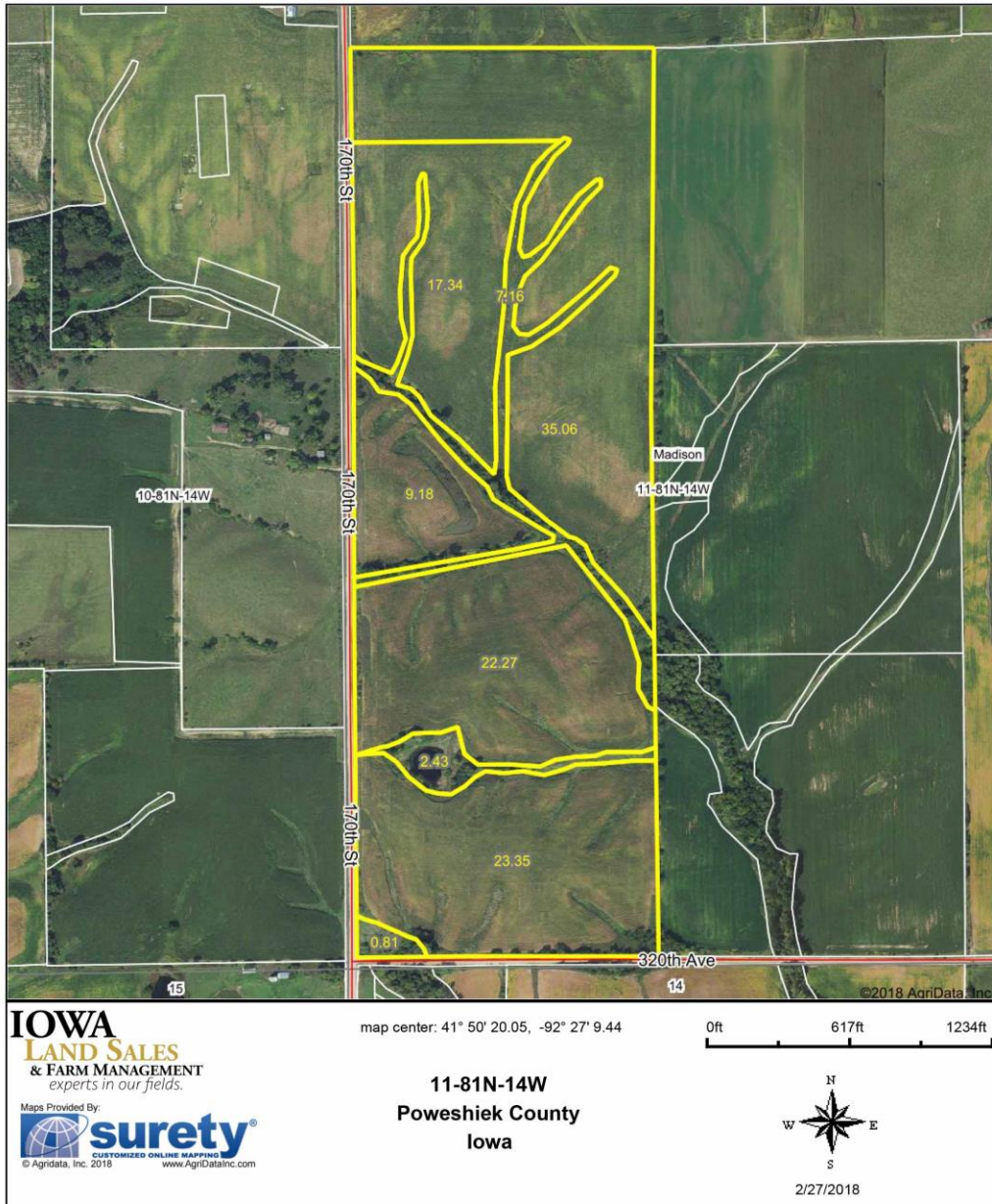
Poweshiek County Assessor: 51.5 CSR2 on 115.3 net acres

Directions from Brooklyn

Travel north of Brooklyn on V18 pavement 6 miles and turn left on 328th Avenue (Holiday Lake pavement). Continue west on 328th Avenue 1.25 miles and follow gravel road back north on 170th Street .5 miles north and subject property will be on the east side of the road.

Parcel 3 Aerial

Aerial Map



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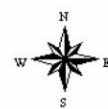
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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map center: 41° 50' 20.05, -92° 27' 9.44

0ft 617ft 1234ft

11-81N-14W
Poweshiek County
Iowa

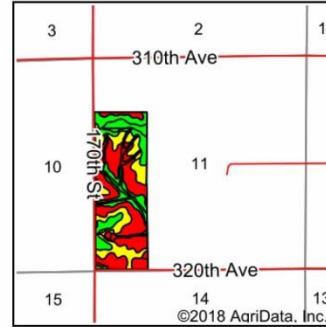
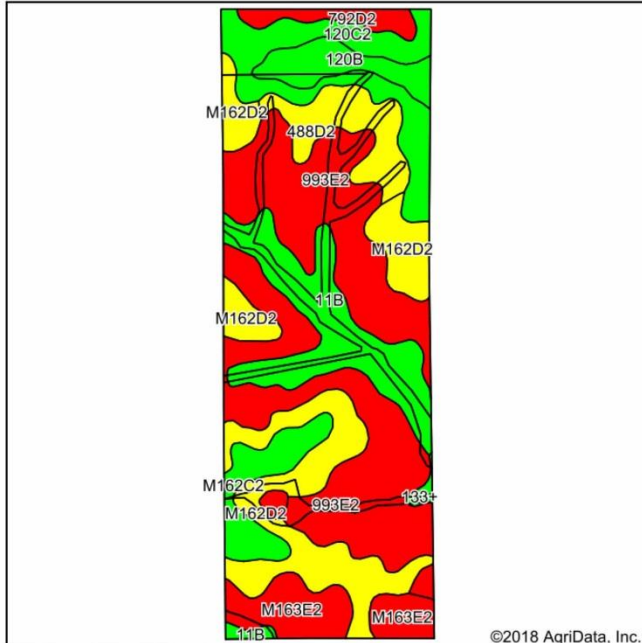


2/27/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

Parcel 3 Soils Map

Soils Map



State: **Iowa**
 County: **Poweshiek**
 Location: **11-81N-14W**
 Township: **Madison**
 Acres: **117.6**
 Date: **2/27/2018**

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Soils data provided by USDA and NRCS.

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Area Symbol: IA157, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	40.86	34.7%			Vle	24 5
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	21.93	18.6%			IVe	57
11B	Colo-Ely complex, 0 to 5 percent slopes	14.48	12.3%			Ilw	83 68
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	11.56	9.8%			IIIe	87 76
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	7.86	6.7%			IVe	36
488D2	Downs variant, silt loam, 9 to 14 percent slopes, moderately eroded	7.04	6.0%			IIIe	57 58
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	5.58	4.7%			IIIe	82
120B	Tama silty clay loam, 2 to 5 percent slopes	4.76	4.0%			Ile	95 93
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	2.54	2.2%			IVe	7 10
W	Water	0.55	0.5%				0 0
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.44	0.4%			Ilw	78 85
Weighted Average						51.7	*-

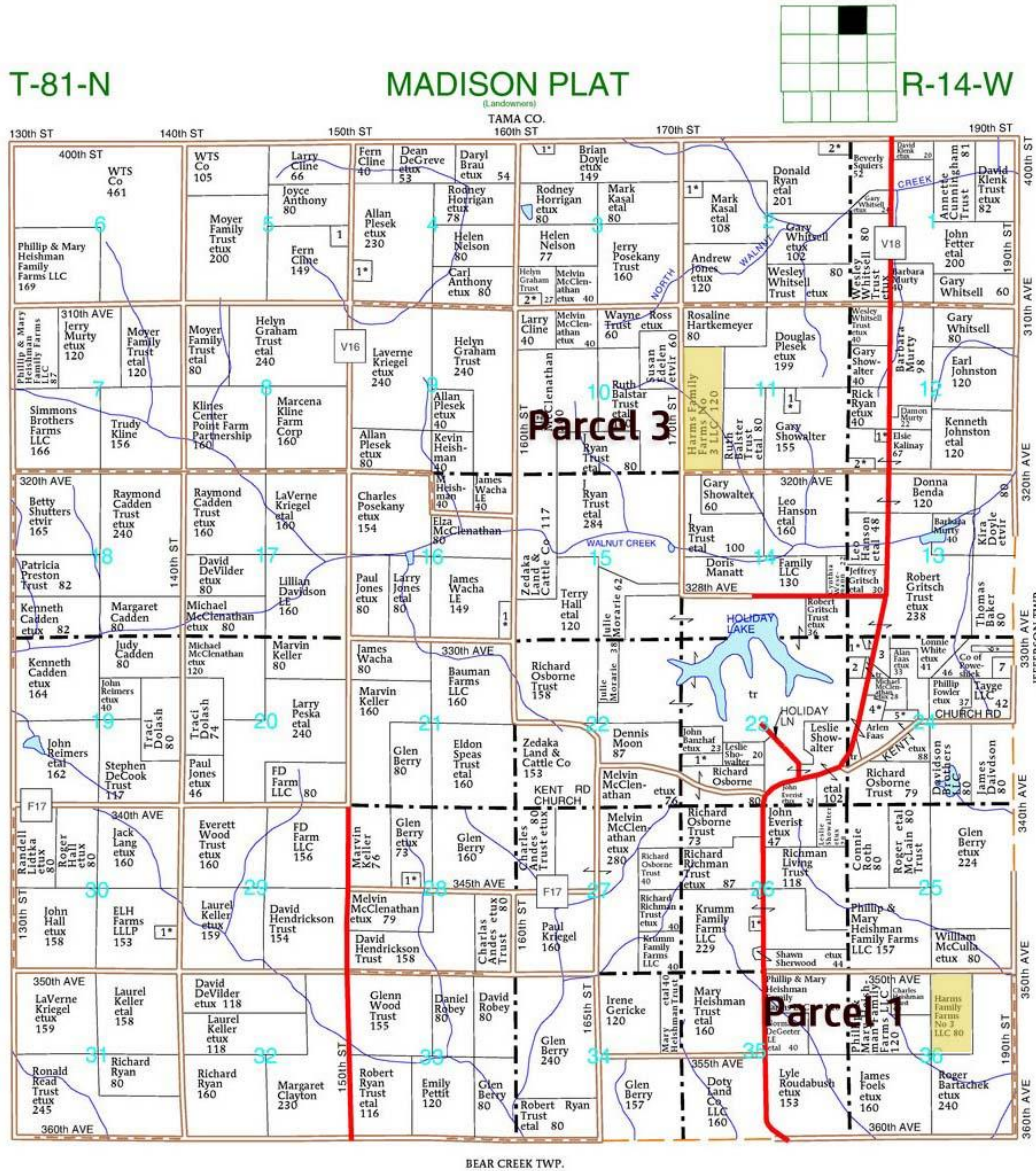
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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Plat Map – Parcels 1 & 3



Sale Terms & Announcements

Method: Each 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 subject to the 2018 cash rent lease for each parcel.

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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