

## ***Mahaska County Land For Sale***

29 Acres m/l – 1214 Snyder Ave., Barnes City, IA 50027

***Price:*** \$2,950/acre

***Description:*** 29 acres m/l of quality Mahaska County pasture for sale located in Section 17, Pleasant Grove Township. Pasture has a pond and great fencing. Fence is mostly new to 3 years old around the parcel. Loads of turkey and deer if looking for a recreational property.

### ***Agents***

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## ***Property Information***

### ***Estimated Net Taxes***

\$360/year

### **FSA Data**

FSA information is not available at this time.

(FSA map on the following pages)

Aerial Map



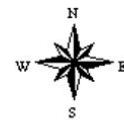
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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 41° 28' 29.69, -92° 30' 20.97

0ft 420ft 840ft

**17-77N-14W**  
**Mahaska County**  
**Iowa**

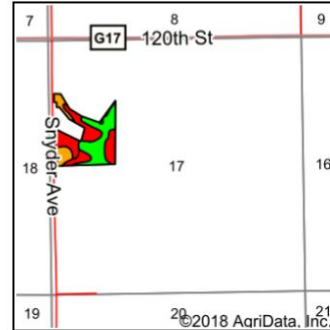
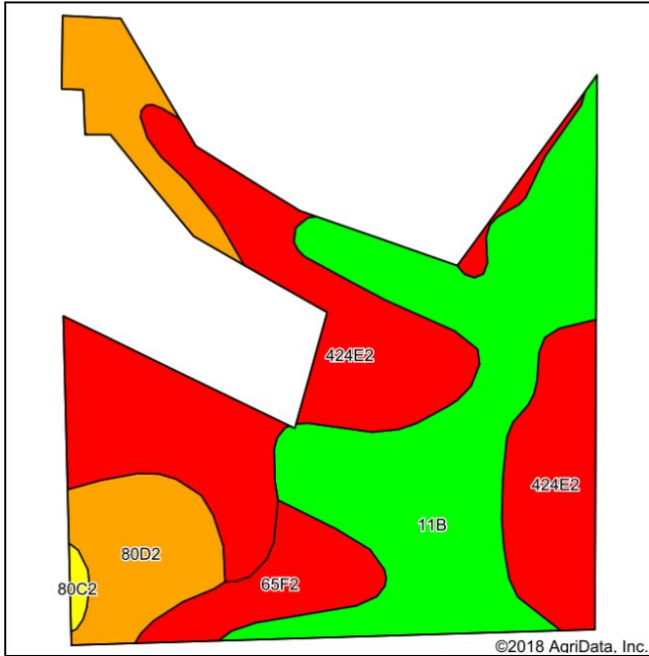


1/3/2019

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

**CSR2 Data**

**Soils Map**



State: **Iowa**  
 County: **Mahaska**  
 Location: **17-77N-14W**  
 Township: **Pleasant Grove**  
 Acres: **27.7**  
 Date: **1/3/2019**






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Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %c	CSR2**	CSR	*n NCCPI Soybeans
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	11.16	40.3%		Vle	19	5	41
11B	Colo-Ely complex, 0 to 5 percent slopes	10.10	36.5%		Ilw	86	68	74
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	4.34	15.7%		Ille	46	59	56
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	1.94	7.0%		Vlle	10	8	36
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.16	0.6%		Ille	69	63	59
<b>Weighted Average</b>						<b>47.3</b>	<b>37</b>	<b>*n 55.1</b>

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## ***Sales Terms & Announcements***

**Method:** The property is being offered for sale as one 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 will occur 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 at their own risk.

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