

Poweshiek County Land For Sale

77.0 acres m/1 – Section 3, Lincoln Township

Description: 77 Acres m/1 of quality Poweshiek County farmland for sale. This farm has been well maintained in the past and is has an open lease for the 2019 crop year. Unique opportunity to purchase a high-quality farm along Highway 21 in Poweshiek County.

Agents



Vince Johnson

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Matt Mann

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Property Information



Price & Terms

\$646,800 total, \$8,400 per acre on 77 acres. 10% down upon acceptance of offer, balance due in cash at closing.

Legal Description

Poweshiek County – The North Half of the Northwest Quarter in Section 3, Township 79 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa.

Estimated Net Taxes

Ne

Taxes Payable 2018-2019: \$2,174

Net Taxable acres: 73.05

Possession

Open lease for the 2019 crop year. Possession will be granted to buyer at closing.

FSA Data

Cropland: 74.69 acres

Corn Base Acres: 39.91 acres

Soybean Base Acres: 18.4 acres

Corn PLC Yield: 146 bushels per acre

Soybean PLC Yield: 46 bushels per acre

Farm is enrolled in the ARC-County Farm Program

Corn Suitability Rating

CSR2: 72.8 per AgriData

Poweshiek County Assessor: 72.5 CSR2 on 73.05 net acres

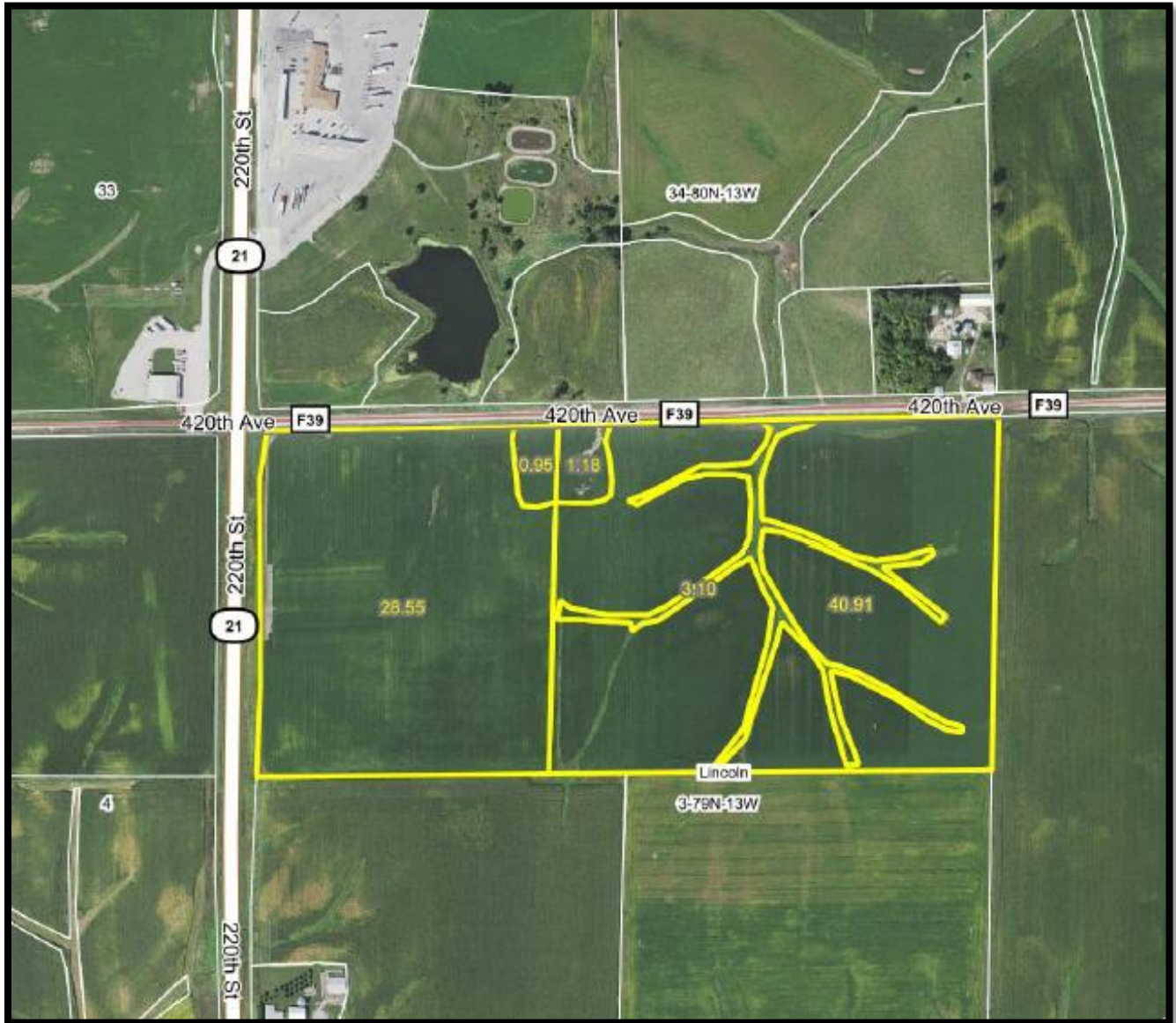
Wind Lease

This property has a wind lease with the North English Wind Project, which is currently in the development phase. For additional information regarding the wind lease, contact Matt or Vince.

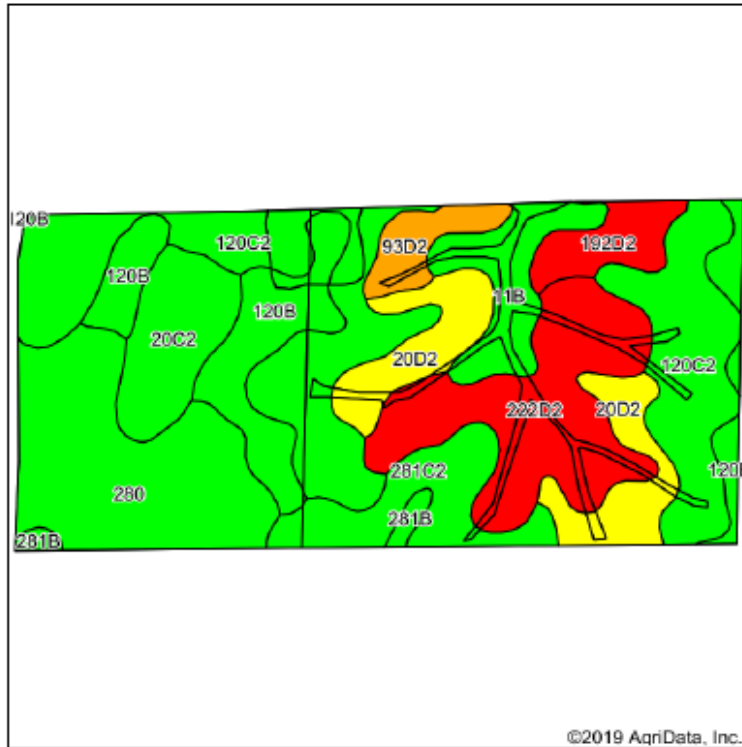
Directions

Farm is located ½ mile south of Interstate 80 along Highway 21 on the east side of the pavement. Turn east onto 420th Avenue from Highway 21 and the farm is located on the south side of the gravel road.

Aerial

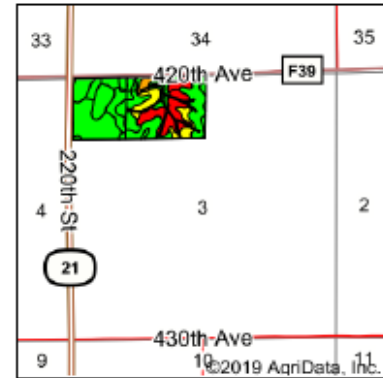


Soils Map



Soils data provided by USDA and NRCS.

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State: Iowa
 County: Poweshiek
 Location: 3-79N-13W
 Township: Lincoln
 Acres: 74.69
 Date: 1/31/2019

IOWA
LAND SALES
 & FARM MANAGEMENT
experts in our fields.

Maps Provided By:



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Area Symbol: IA157, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	19.36	25.9%	IIIe	IIIe	87	76	64	
280	Mahaska silty clay loam, 0 to 2 percent slopes	11.80	15.8%	IIw	IIw	94	96	79	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	10.41	13.9%	IVe	IVe	21	10	44	
120B	Tama silty clay loam, 2 to 5 percent slopes	8.08	10.8%	IIe	IIe	95	93	79	
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	6.69	9.0%	IIIe	IIIe	55	65	71	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	4.77	6.4%	IIIe	IIIe	82	71	61	
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	4.62	6.2%	IIIe	IIIe	81	73	76	
11B	Colo-Ely complex, 0 to 5 percent slopes	3.92	5.2%	IIw	IIw	86	68	74	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	2.43	3.3%	IVe	IVe	16	15	46	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	1.97	2.6%	IIIe	IIIe	44	25	50	
281B	Otley silty clay loam, 2 to 5 percent slopes	0.64	0.9%	IIe	IIe	91	91	76	
Weighted Average						72.8	66.7	*n 66.1	

**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

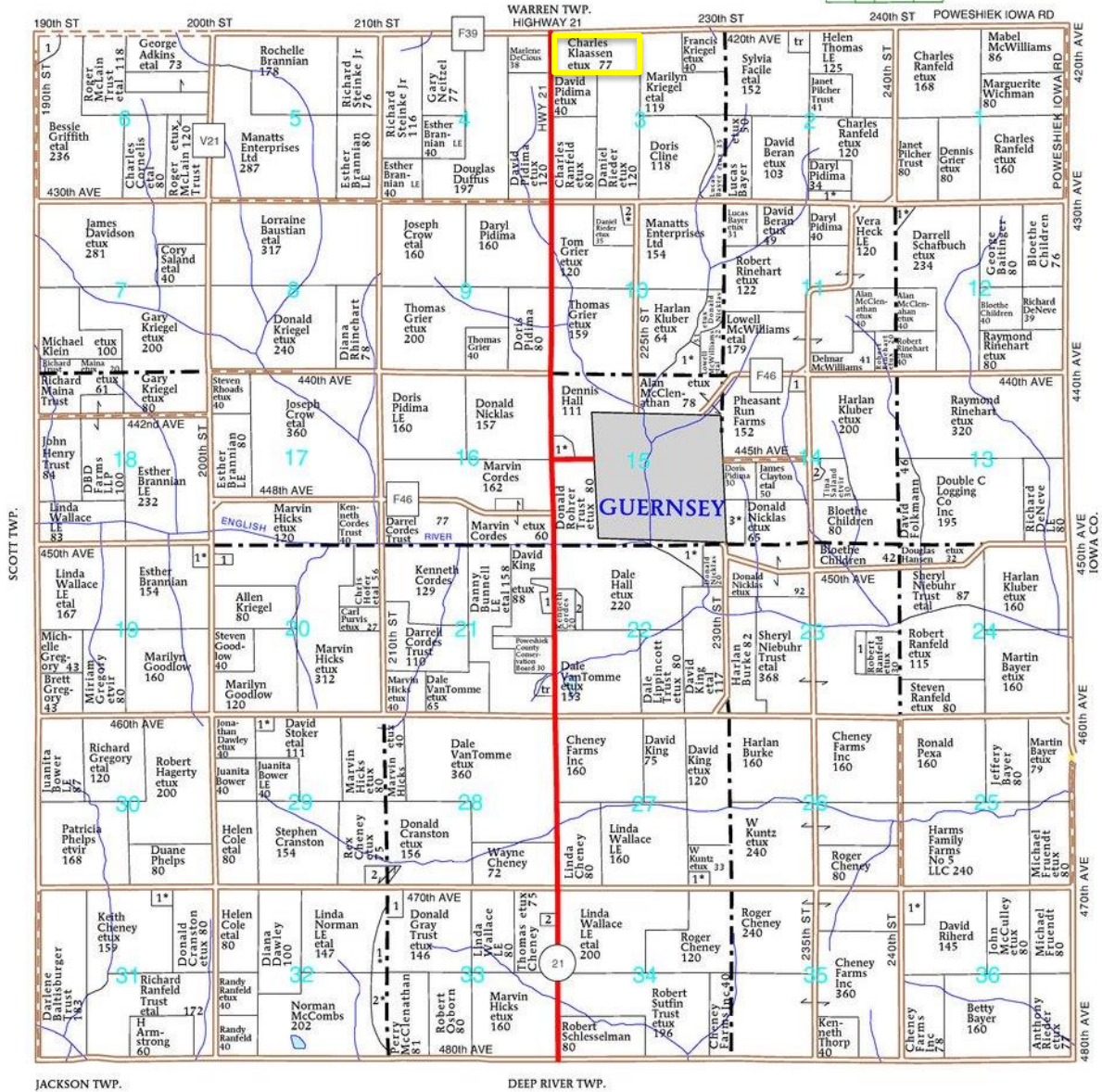
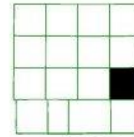
Soils data provided by USDA and NRCS.

Plat Map

T-79-N

LINCOLN PLAT
 (Landowners)

R-13-W



Sale Terms & Announcements

Method: This 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.

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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