

Mahaska County Land For Sale

119.0 acres m/l – Section 26, Monroe Township

Description: 119 acres m/l of Mahaska County farmland for sale. This farm is secluded and has a unique setting for those who enjoy the outdoors and privacy. The cropland and CRP provide good income earnings, while the timber and eastern border of the property running along Pleasant Creek provide excellent fishing and habitat for wildlife. The cropland is leased for the 2019 crop year.

Agents



Vince Johnson

641-891-5326

vince@iowalandsales.com



Matt Mann

641-990-4016

matt@iowalandsales.com

Property Information



Price & Terms

\$452,200 total, \$3,800 per acre on 119 acres. 10% down upon acceptance of offer, balance due in cash at closing.

Legal Description

Mahaska County – 119 acres m/l in the Southwest Quarter of the Southwest Quarter, Lot 7 in the Northeast Quarter of the Southwest Quarter, Southeast Quarter of the Southwest Quarter West of the River, Southwest Quarter of the Southeast Quarter West of the River, Lots 1, 2, 3, 4 in the Northwest Quarter of the Southeast Quarter West of the River, Lot 5 West of the River, except Parcel A in the Southwest Quarter of Southwest Quarter, all in Section 26, Township 76 North, Range 14 West of the 5th P.M., Mahaska County, Iowa.

Estimated Net Taxes

N

Taxes Payable 2018-2019: \$2,558

Net Taxable acres: 118.7

Possession

Cropland is leased for the 2019 crop year. Contact agent for details regarding farm lease. Possession will be granted to buyer at closing.

FSA Data

DCP Cropland: 44.28 acres
Corn Base Acres: 44.28 acres
Corn PLC Yield: 102 bushels per acre

Conservation Reserve Program (CRP)

Acres Enrolled: 26.5 acres
Rate: \$242.53 per acre
Annual Payment: \$6,427.00
Expiration: September 30, 2026
Bottom field adjoining Pleasant Creek consisting of 26.5 acres is the field enrolled in the CRP.

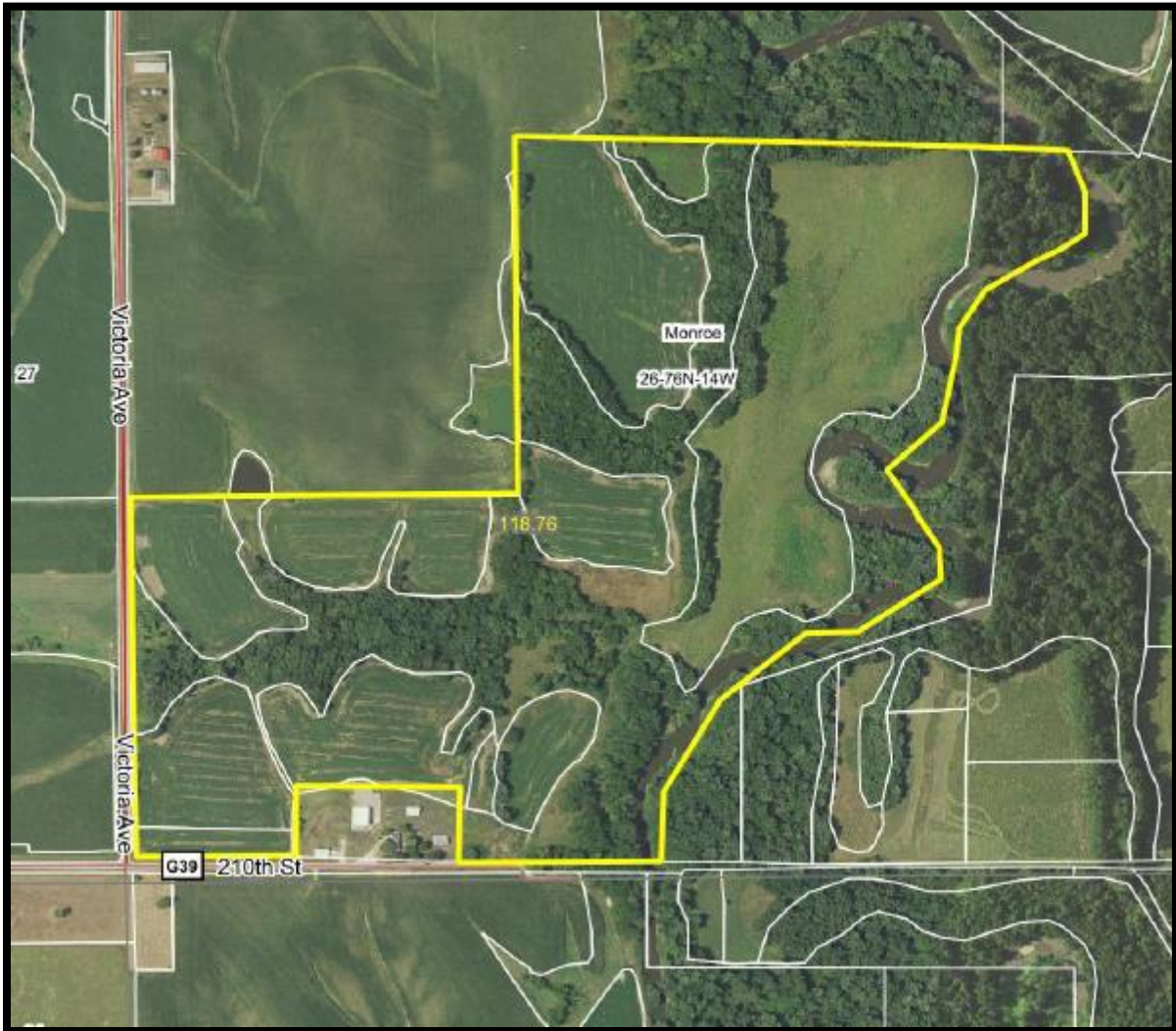
Corn Suitability Rating

CSR2: 66.2 per AgriData on Tillable Acres
CSR2: 55.3 per AgriData on Entire Farm

Directions from Rose Hill

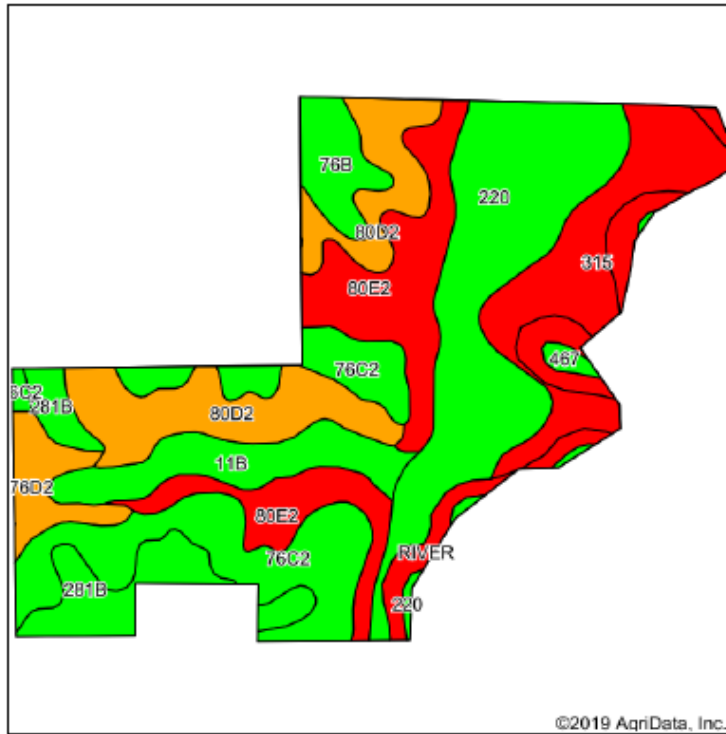
Travel Northeast on Highway 92 approximately .5 miles. Take first left onto Vermillion Avenue. Travel approximately 1.5 miles north on Vermillion Avenue until the road comes to a T intersection. Turn right on 210th Street and continue east .5 miles to reach subject property.

Aerial



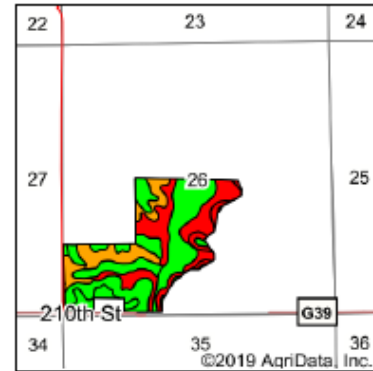
Soils Map-Entire Farm

Soils Map



Soils data provided by USDA and NRCS.

©2019 AqriData, Inc.



State: Iowa
 County: Mahaska
 Location: 26-76N-14W
 Township: Monroe
 Acres: 118.76
 Date: 4/29/2019












IOWA
LAND SALES
 & FARM MANAGEMENT
experts in our fields.

Map Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AqriData, Inc. 2019 www.AqriDataInc.com



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
220	Nodaway silt loam, 0 to 2 percent slopes	24.54	20.7%		IIw	76	80	80
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	18.03	15.2%		IIIe	75	68	64
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	16.85	14.2%		IVe	35	43	52
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	15.57	13.1%		IIIe	46	59	56
315	Nodaway-Alluvial land complex, 0 to 2 percent slopes	12.85	10.8%		IIw	5	20	29
281B	Otley silty clay loam, 2 to 5 percent slopes	7.80	6.6%		Ile	91	92	76
11B	Colo-Ely complex, 0 to 5 percent slopes	7.70	6.5%		IIw	86	68	74
RIVER	Water, rivers and streams	6.60	5.6%			0		0
76B	Ladoga silt loam, 2 to 5 percent slopes	4.23	3.6%		Ile	86	87	78
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	3.90	3.3%		IIIe	49	58	60
467	Radford silt loam, 0 to 2 percent slopes	0.69	0.6%		IIw	78	95	95
Weighted Average						55.3	*-	*n 59.2

**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.

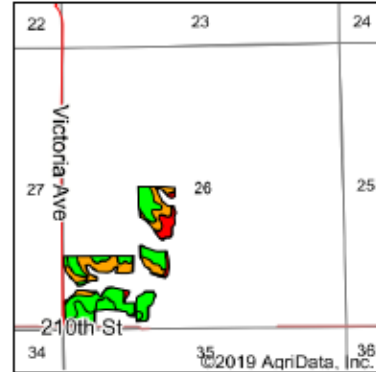
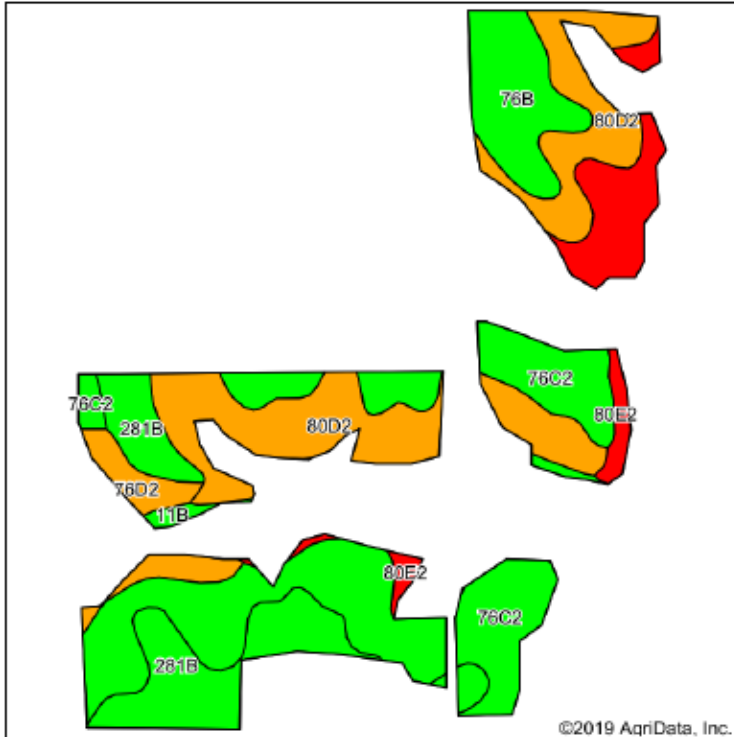
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map-Cropland

Soils Map



State: Iowa
 County: Mahaska
 Location: 26-76N-14W
 Township: Monroe
 Acres: 43.69
 Date: 4/29/2019

IOWA
LAND SALES
 & FARM MANAGEMENT
experts in our fields.

Maps Provided By:








 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

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
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	15.08	34.5%		IIIe	75	68	64
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	11.17	25.6%		IIIe	46	59	56
281B	Otley silty clay loam, 2 to 5 percent slopes	6.74	15.4%		IIe	91	92	76
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	4.13	9.5%		IVe	35	43	52
76B	Ladoga silt loam, 2 to 5 percent slopes	4.08	9.3%		IIe	86	87	78
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.00	4.6%		IIIe	49	58	60
11B	Colo-Ely complex, 0 to 5 percent slopes	0.49	1.1%		IIw	86	68	74
Weighted Average						66.2	68.4	ⁿ 63.9

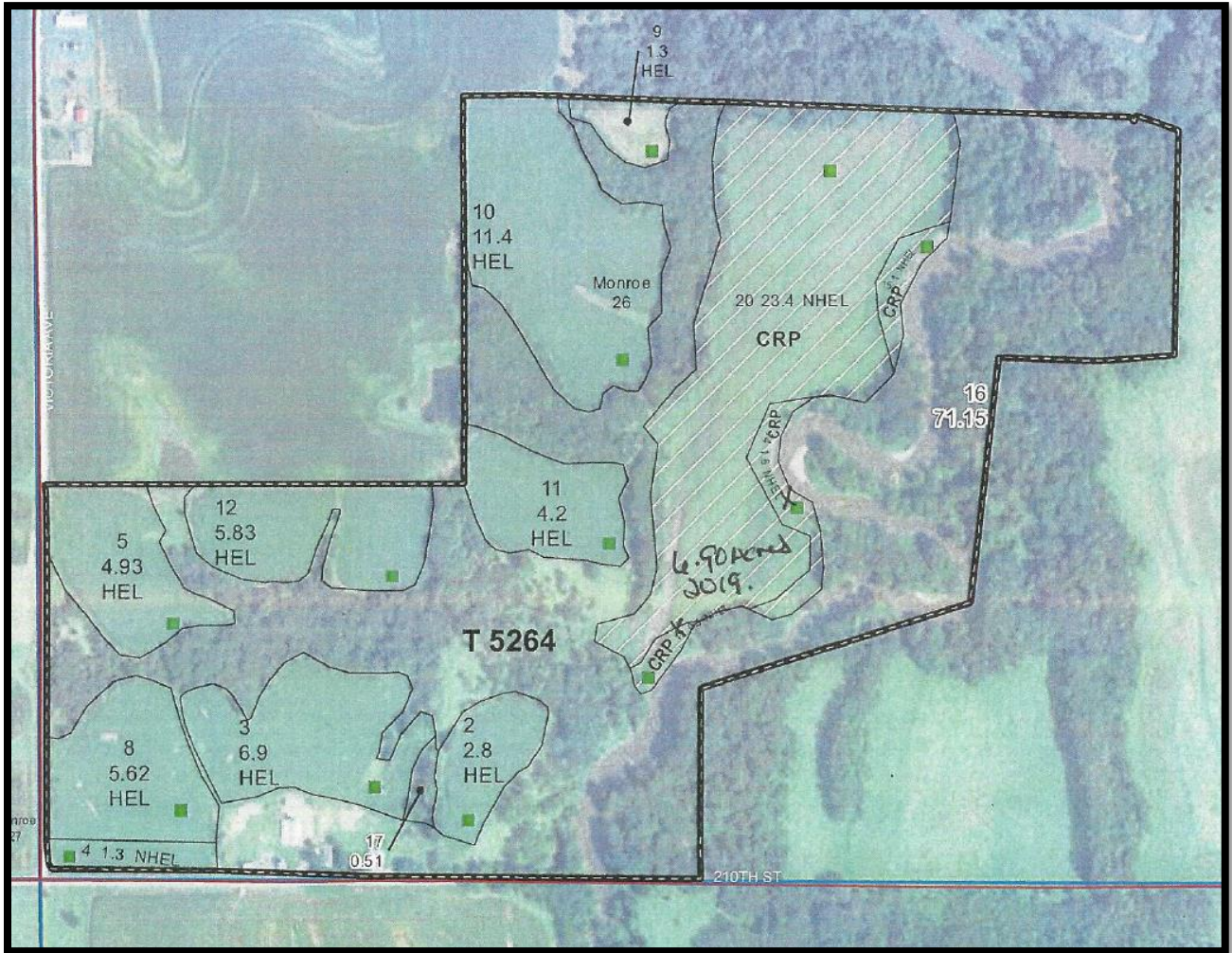
^{**}IA has updated the CSR values for each county to CSR2.

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

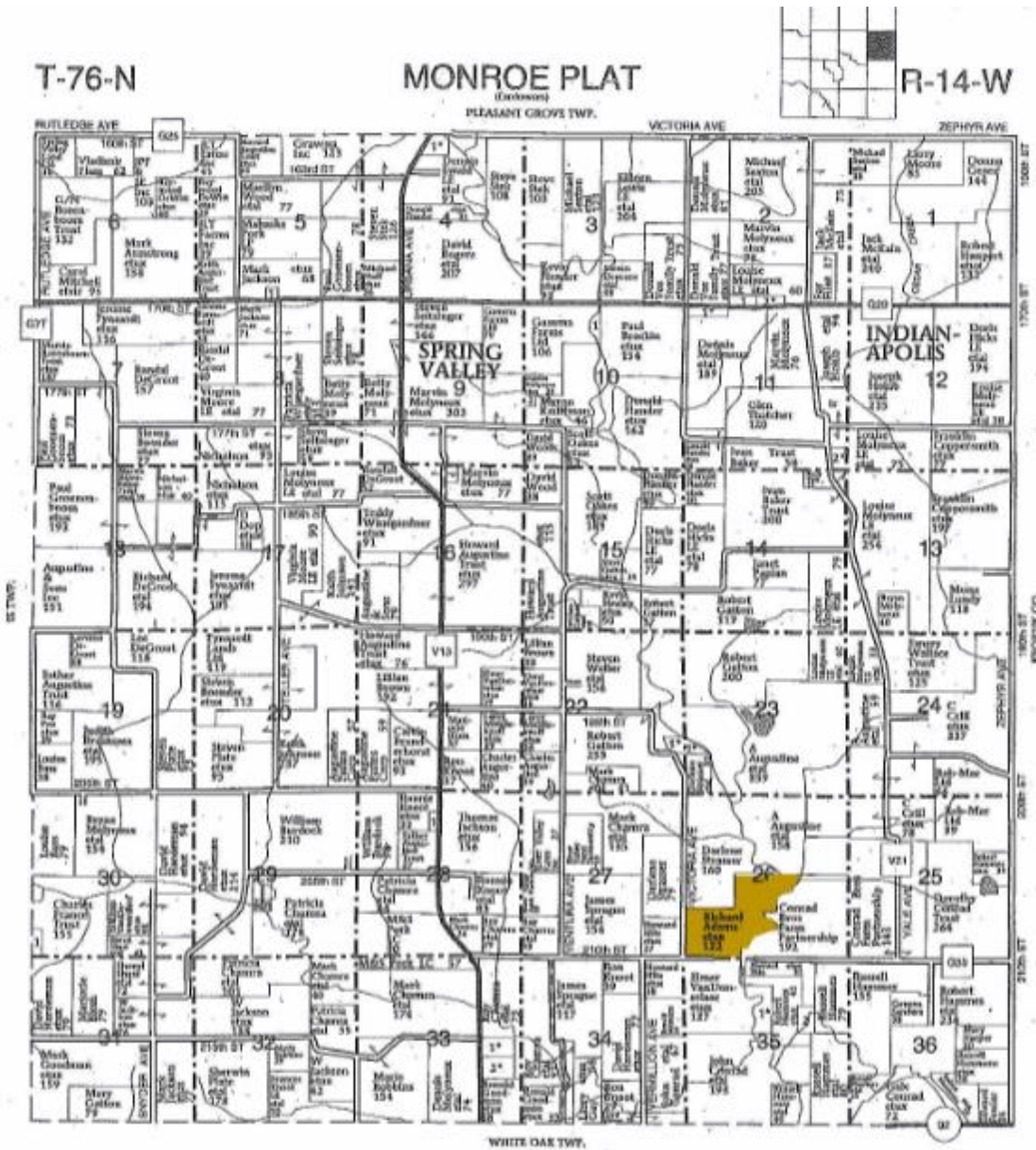
^c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

CRP Map



Plat Map



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.

Disclaimer: Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.