

## ***Poweshiek County Pastureland For Sale***

30.0 acres m/1 – Section 4, Sugar Creek Township

**Description:** 30 acres m/1 of Poweshiek County pastureland for sale. This farm is located directly north of Searsboro and has been used as pasture and hay land in the past. The property has a unique setting with a potential building site ¼ mile from Highway 146 and 8 miles south of Grinnell. A rare opportunity to purchase a smaller parcel of pastureland in Poweshiek County that is still available for grazing or haying in 2020.

### ***Agents***

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## *Property Information*



### ***Price & Terms***

\$105,000 total, \$3,500 per acre on 30 acres. 10% down upon acceptance of offer, balance due at closing.

### ***Legal Description***

*Poweshiek County* – 30 acres m/l located in Lot E of the SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Except Parcel A & Lot D of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , all in Section 4, Township 78 North, Range 16 West of the 5<sup>th</sup> P.M., Poweshiek County, Iowa.

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

Taxes Payable 2020-2021: \$458

Net Taxable acres: 29.88

### ***Possession***

The farm has an open lease and is available for haying or grazing for the remainder of 2020.

***Corn Suitability Rating***

CSR2: 52.0 per Poweshiek County Assessor on Entire Farm

CSR2: 51.2 per AgriData on Entire Farm

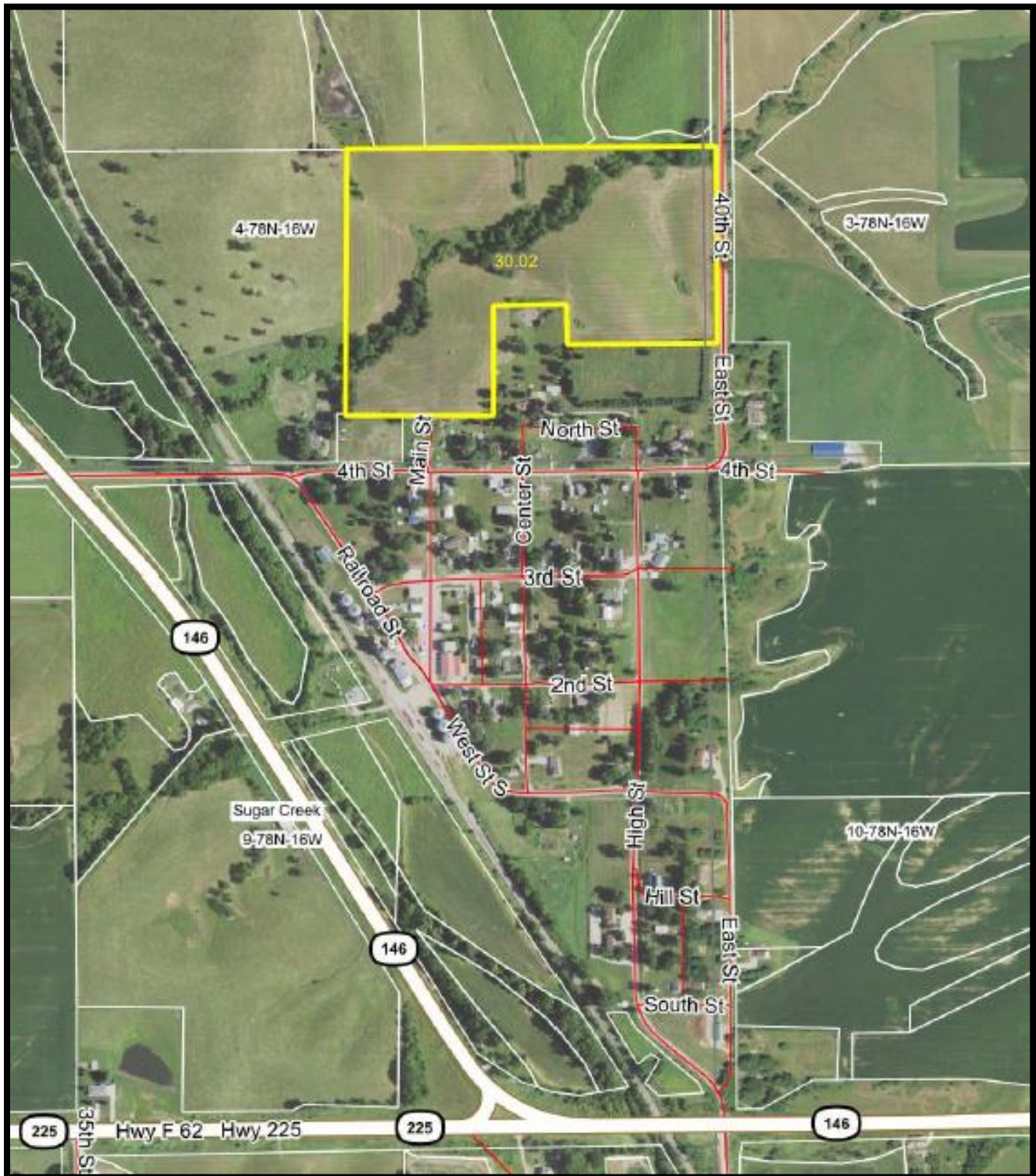
***School District***

Property is in the Lynnville-Sully School District.

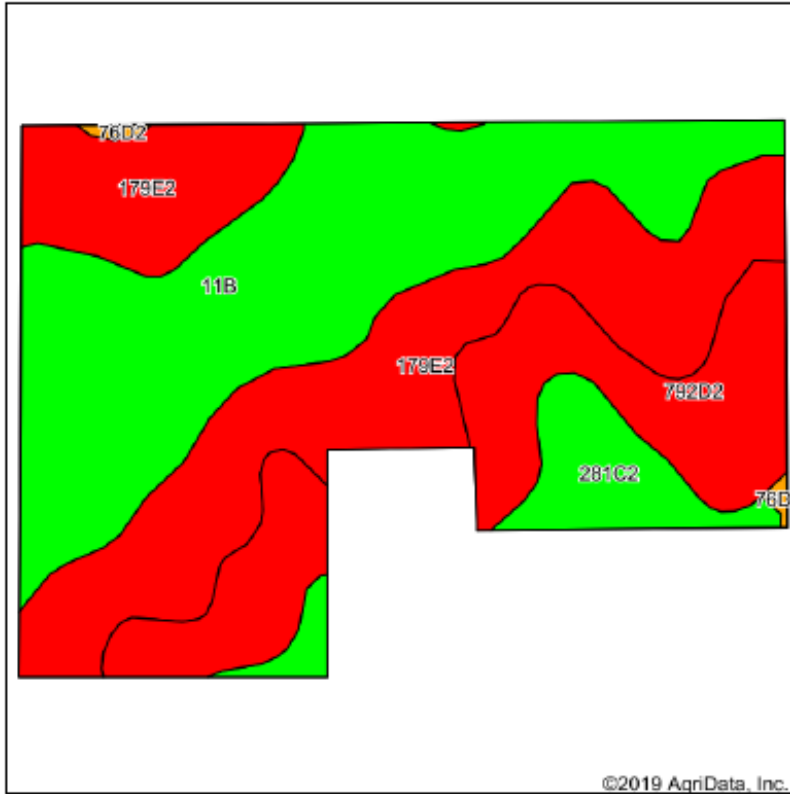
***Directions***

From Interstate 80, take Exit 182 (Grinnell Exit) and travel south for approximately 8 miles. Turn east onto 4<sup>th</sup> Street and travel ¼ mile. Turn north onto Main Street and property will be located at the end of the city block. Property can also be accessed from traveling another ¼ mile on 4<sup>th</sup> Street and turn north onto 40<sup>th</sup> Street. Travel north past the Searsboro Cemetery and the property is located on the west side of the gravel road. Iowa Land Sales & Farm Management for sale signs will be located on property.

*Aerial*



*Soils Map-Entire Farm*



State: Iowa  
 County: Poweshiek  
 Location: 9-78N-16W  
 Township: Sugar Creek  
 Acres: 30.02  
 Date: 6/17/2020

**IOWA**  
**LAND SALES**  
 & FARM MANAGEMENT  
*experts in our fields.*

Map Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

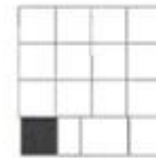
Area Symbol: IA157, Soil Area Version: 23								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
11B	Colo-Ely complex, 0 to 5 percent slopes	11.02	36.7%		llw	86	68	74
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	10.84	36.1%		Vle	34	33	49
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	5.91	19.7%		IVe	7	10	39
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	2.12	7.1%		llle	82	71	61
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.13	0.4%		llle	49	56	60
<b>Weighted Average</b>						<b>51.2</b>	<b>44.1</b>	<b>*n 57.1</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.

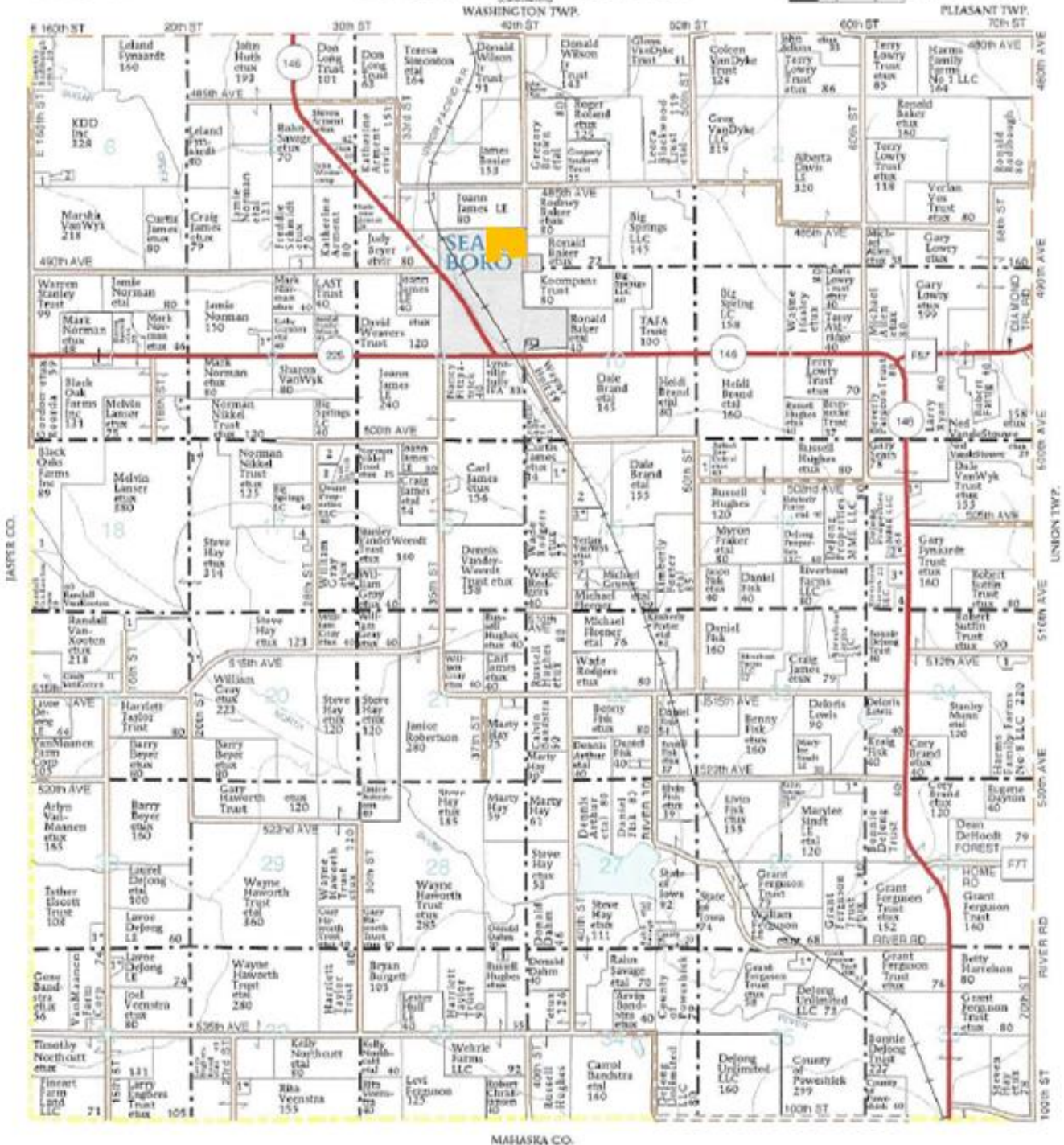
*Plat Map*

T-78-N

**SUGAR CREEK PLAT**



R-16-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.

***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.