

Iowa County Land For Sale

158.5 acres m/1 – Section 31, Lincoln Township

Description: 158.5 acres m/1 of Iowa County farmland for sale as one contiguous tract. This property has been well maintained and provides a unique opportunity to purchase a farm of this size in this area of Iowa County. The farm has an open lease and is available for the 2021 crop year.

Agents

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Property Information



Price & Terms

\$871,750 total, \$5,500 per acre on 158.5 acres. 10% down upon acceptance of offer, balance due at closing.

Legal Description

Iowa County – 159.4 acres m/l located in the East Half of the Southwest Quarter and West Half of the Southeast Quarter except Parcel B, all in Section 31, Township 79 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

Estimated Net Taxes

Taxes Payable 2020-2021: \$3,858.00

N

Possession

The farm has an open lease and the cropland is available for the 2021 crop year.

FSA Data

Farm Number: 7086

Tract Number: 1116

FSA Cropland Acres: 147.3

Corn Base Acres: 141.3

Corn PLC Yield: 110

Farm is considered Highly Erodible Land (HEL)

Corn Suitability Rating

CSR2: 53.2 per AgriData on Entire Farm

CSR2: 51 per AgriData on Cropland Acres

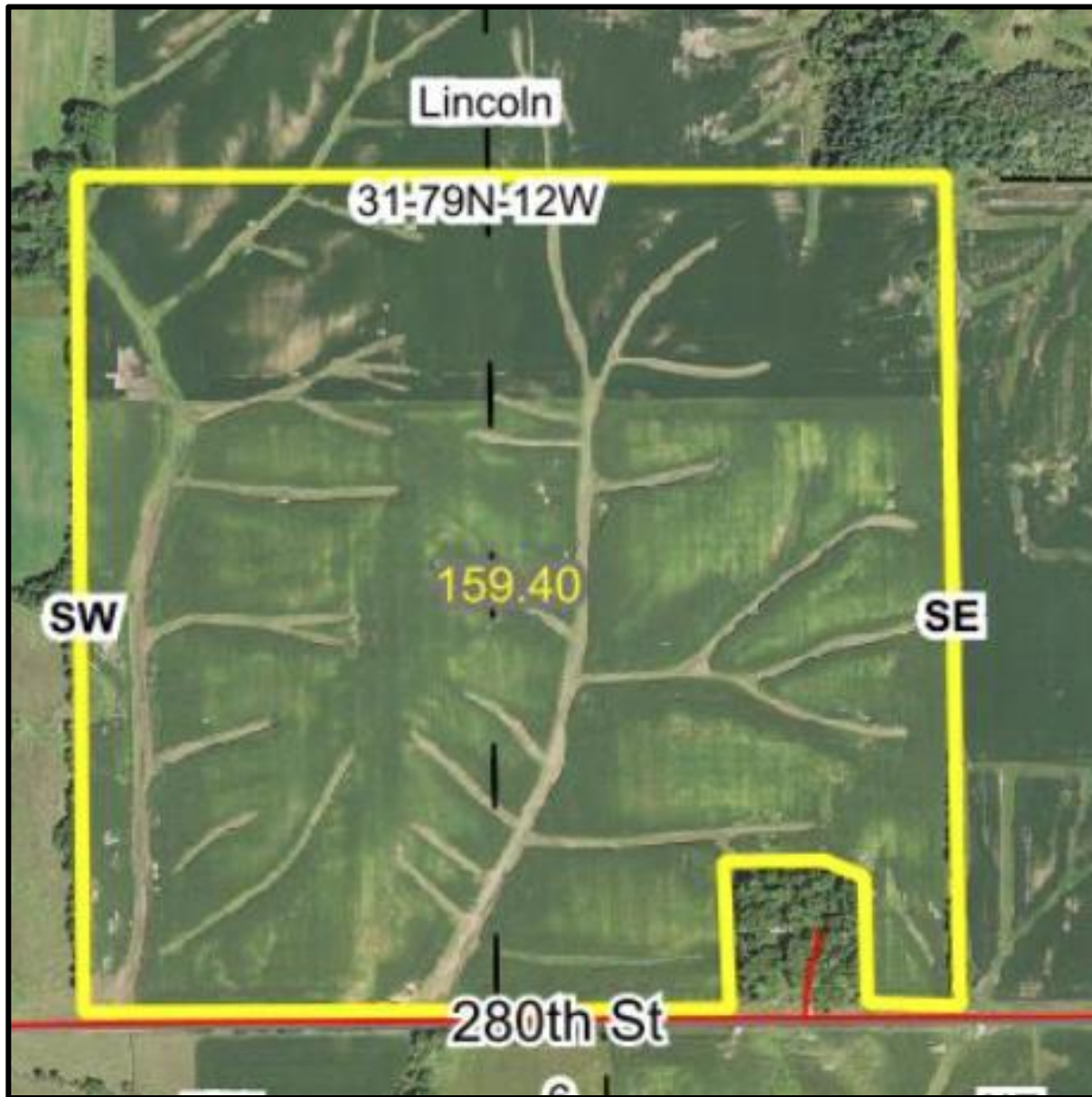
School District

This property is located in the HLV Community School District.

Wind Energy Lease

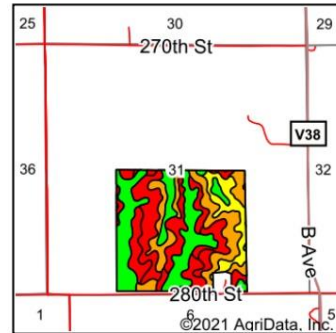
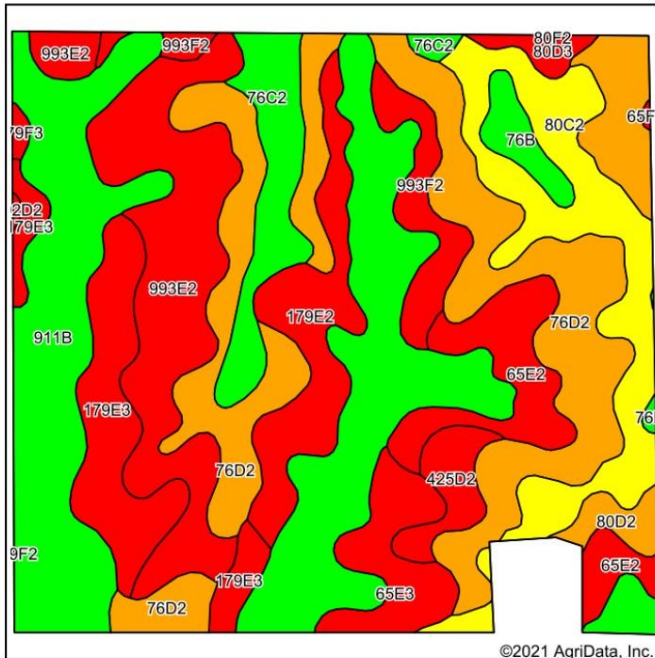
This property has a wind lease with the Diamond Trail Wind Project, generating \$5 per acre or approximately \$792.50 total, as wind rights income annually. For additional information regarding the wind lease, contact the seller's agent.

Aerial



Soils Map-Entire Farm

Soils Map



State: **Iowa**
 County: **Iowa**
 Location: **31-79N-12W**
 Township: **Lincoln**
 Acres: **157.46**
 Date: **1/5/2021**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

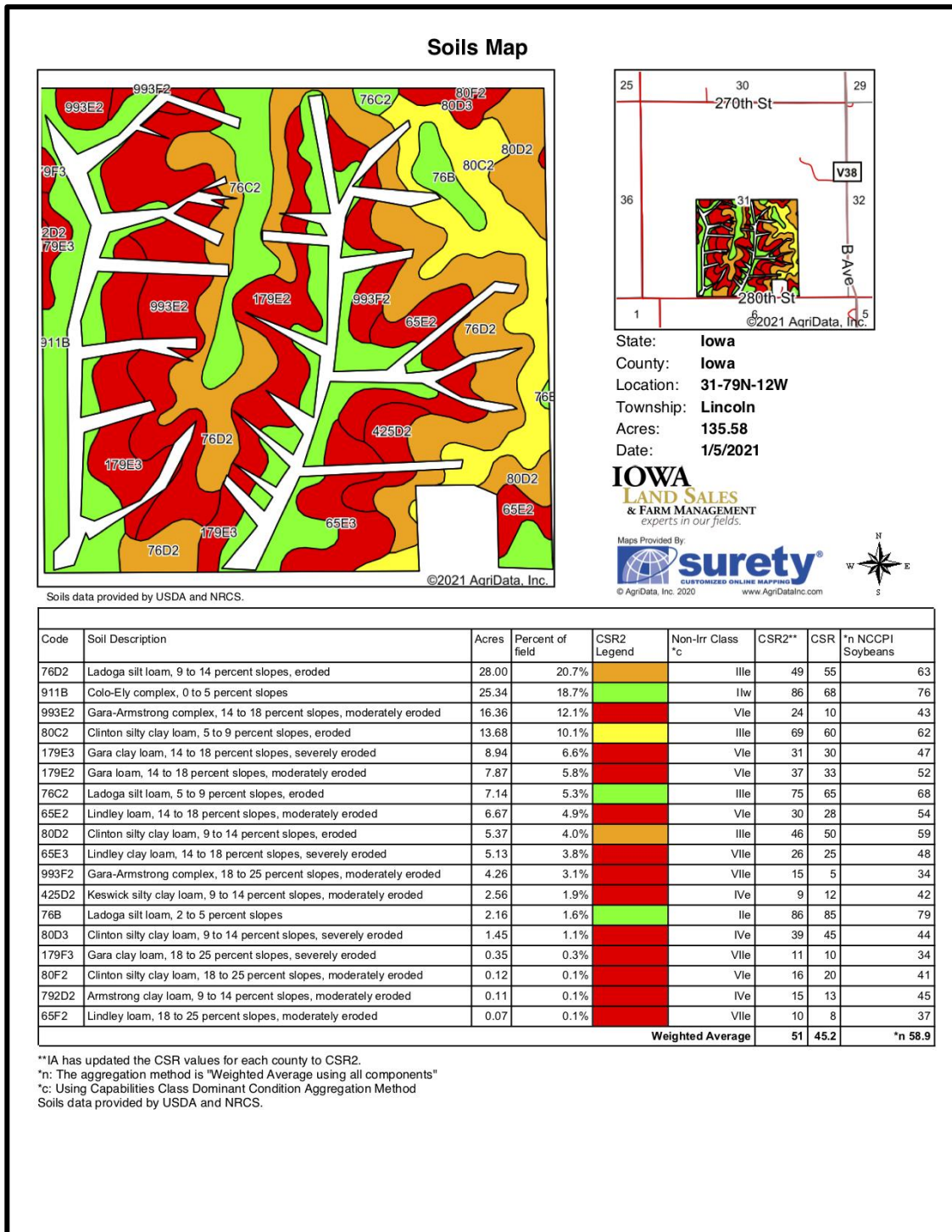
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Area Symbol: IA095, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
911B	Colo-Ely complex, 0 to 5 percent slopes	39.50	25.1%		IIw	86	68	76
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	29.38	18.7%		IIIe	49	55	63
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	18.42	11.7%		VIe	24	10	43
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	14.33	9.1%		IIIe	69	60	62
179E3	Gara clay loam, 14 to 18 percent slopes, severely eroded	10.55	6.7%		VIe	31	30	47
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	8.63	5.5%		VIe	37	33	52
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	7.72	4.9%		VIe	30	28	54
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	6.90	4.4%		IIIe	75	65	68
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	5.45	3.5%		IIIe	46	50	59
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	5.25	3.3%		VIIe	26	25	48
993F2	Gara-Armstrong complex, 18 to 25 percent slopes, moderately eroded	4.78	3.0%		VIIe	15	5	34
425D2	Keswick silty clay loam, 9 to 14 percent slopes, moderately eroded	2.75	1.7%		IVe	9	12	42
76B	Ladoga silt loam, 2 to 5 percent slopes	2.20	1.4%		IIe	86	85	79
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	1.10	0.7%		IVe	39	45	44
179F3	Gara clay loam, 18 to 25 percent slopes, severely eroded	0.32	0.2%		VIIe	11	10	34
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.10	0.1%		IVe	15	13	45
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	0.08	0.1%		VIIe	10	8	37
Weighted Average						53.2	46.5	*n 60.1

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Soils Map-Cropland Acres



Location 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 negotiable 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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