

## ***Poweshiek County Land For Sale***

98 acres m/1 – Section 1, Jackson Township

**Description:** 98 acres m/1 of Poweshiek County land for sale. Located east of Montezuma along Highway 85, this tract of land carries a CSR2 rating of 73 on the whole farm and a CSR2 rating of 76 on the tillable acres. Significant tiling improvements have recently been done. The cropland is available for the 2021 crop year, with early possession granted.

### ***Agents***

Matt Mann  
(641) 990-4016  
[Matt@IowaLandSales.com](mailto:Matt@IowaLandSales.com)



Vince Johnson III  
(641) 891-5326  
[Vince@IowaLandSales.com](mailto:Vince@IowaLandSales.com)



## *Property Information*



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

\$775,000 total, \$7,908 per acre on 98 acres. 10% down upon acceptance of offer, balance due at closing.

### ***Legal Description***

*Legal description will be available soon.*

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

***N***

Taxes Payable 2020-2021: \$2,554

Net Taxable acres: 98

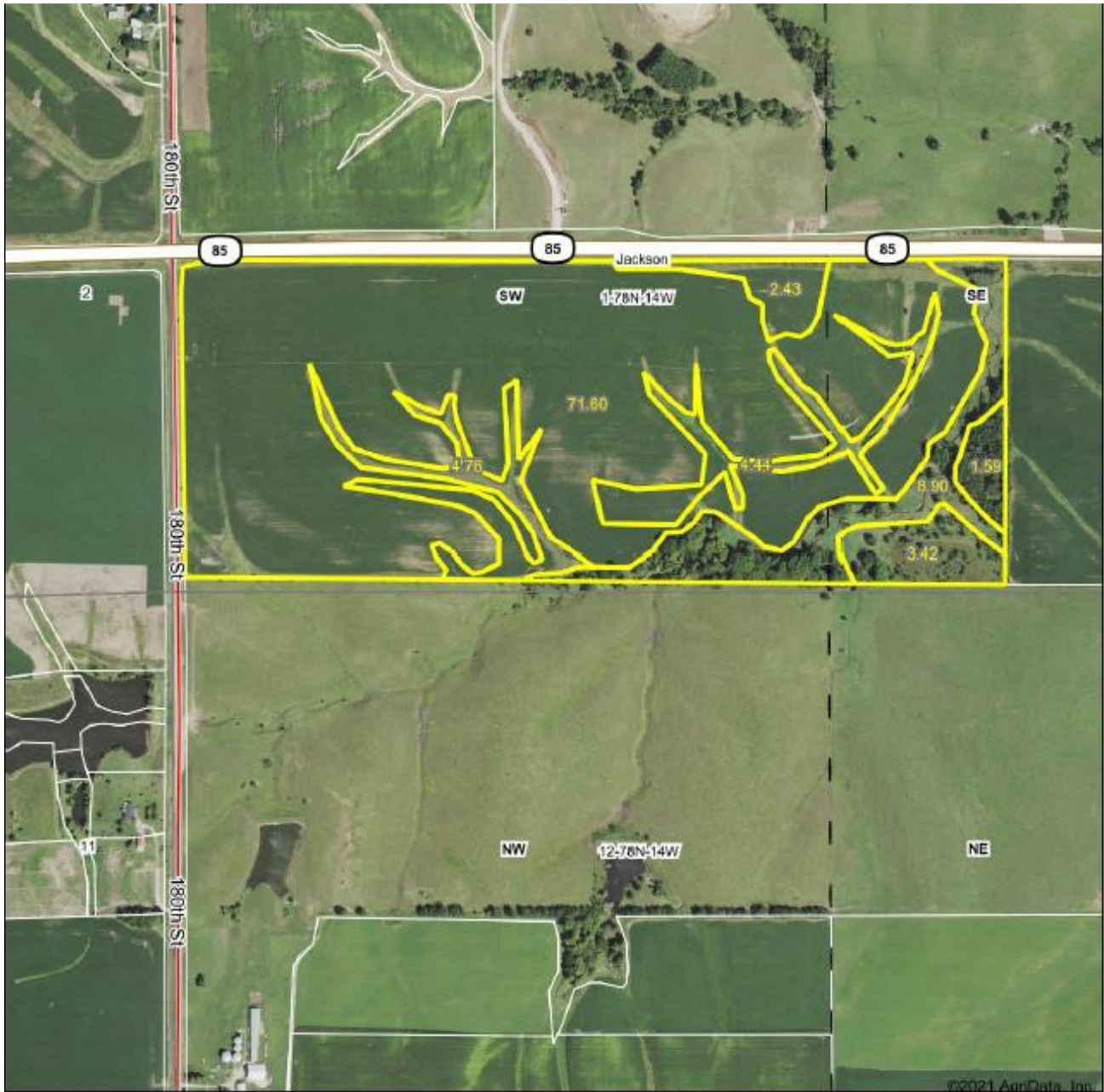
### ***Possession***

Early possession available with Potash and Phosphate applied. (See exhibit)

### ***Corn Suitability Rating***

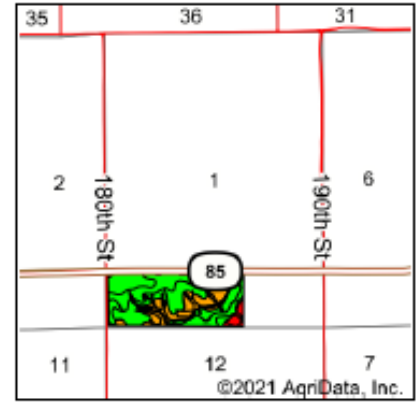
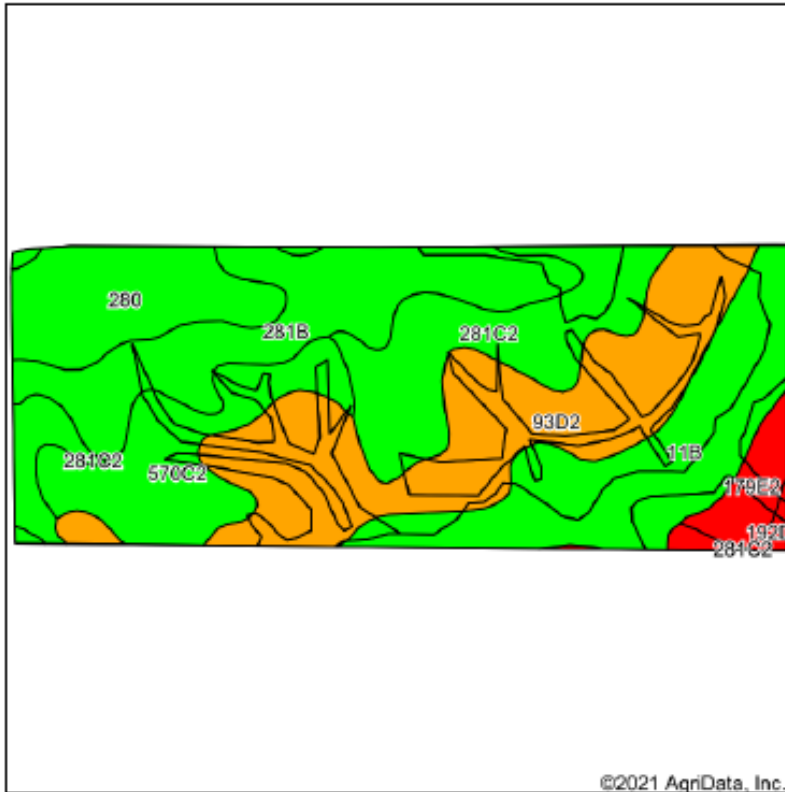
CSR2: 72.8 per AgriData on Entire Farm

*Aerial*



# Soils Map

## Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 1-78N-14W  
 Township: Jackson  
 Acres: 97.14  
 Date: 4/12/2021



Soils data provided by USDA and NRCS.

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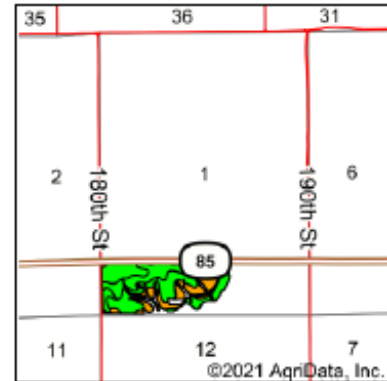
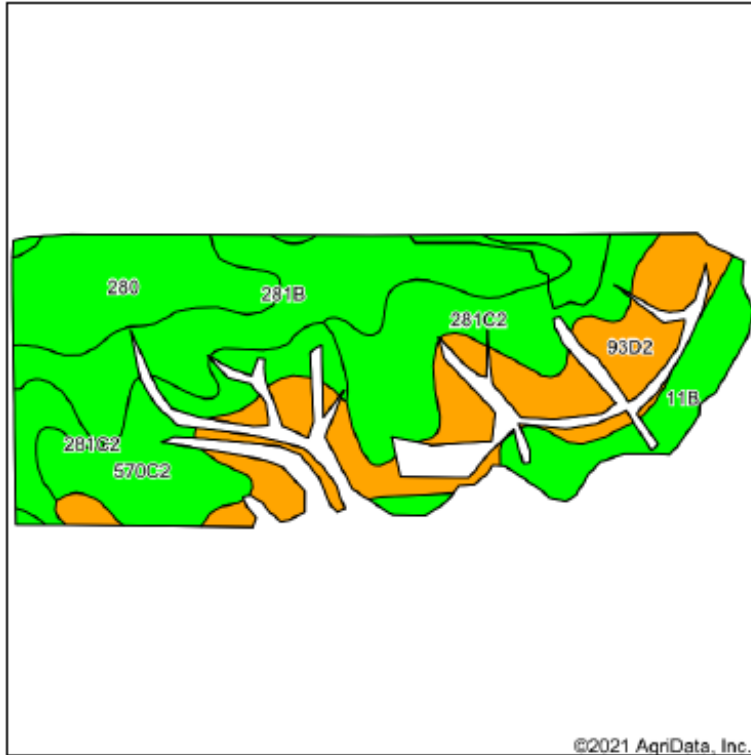
Area Symbol: IA157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	24.27	25.0%	Orange	IIIe	44	25	54
11B	Colo-Ely complex, 0 to 5 percent slopes	16.94	17.4%	Green	IIw	86	68	76
281B	Otley silty clay loam, 2 to 5 percent slopes	16.19	16.7%	Green	Ile	91	91	77
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	15.25	15.7%	Green	IIIe	82	71	65
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	10.88	11.2%	Green	IIIe	72	68	75
280	Mahaska silty clay loam, 0 to 2 percent slopes	9.75	10.0%	Green	Iw	94	96	77
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.86	2.9%	Red	VIe	34	33	53
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	0.52	0.5%	Red	IVe	36	38	53
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.48	0.5%	Red	IVe	16	15	45
<b>Weighted Average</b>						<b>72.8</b>	<b>62.9</b>	<b>*n 68</b>

\*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.

## Estimated Tillable Map

### Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 1-78N-14W  
 Township: Jackson  
 Acres: 74.03  
 Date: 4/12/2021

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Maps Provided By  
**surety**  
 CUSTOMER ONLINE MAPS  
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Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	16.49	22.3%		IIIe	44	25	54
281B	Otley silty clay loam, 2 to 5 percent slopes	16.07	21.7%		IIe	91	91	77
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	15.00	20.3%		IIIe	82	71	65
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	9.92	13.4%		IIIe	72	68	75
280	Mahaska silty clay loam, 0 to 2 percent slopes	9.75	13.2%		IW	94	96	77
11B	Colo-Ely complex, 0 to 5 percent slopes	6.80	9.2%		IIW	86	68	76
<b>Weighted Average</b>						<b>76.1</b>	<b>67.7</b>	<b>*n 69.1</b>

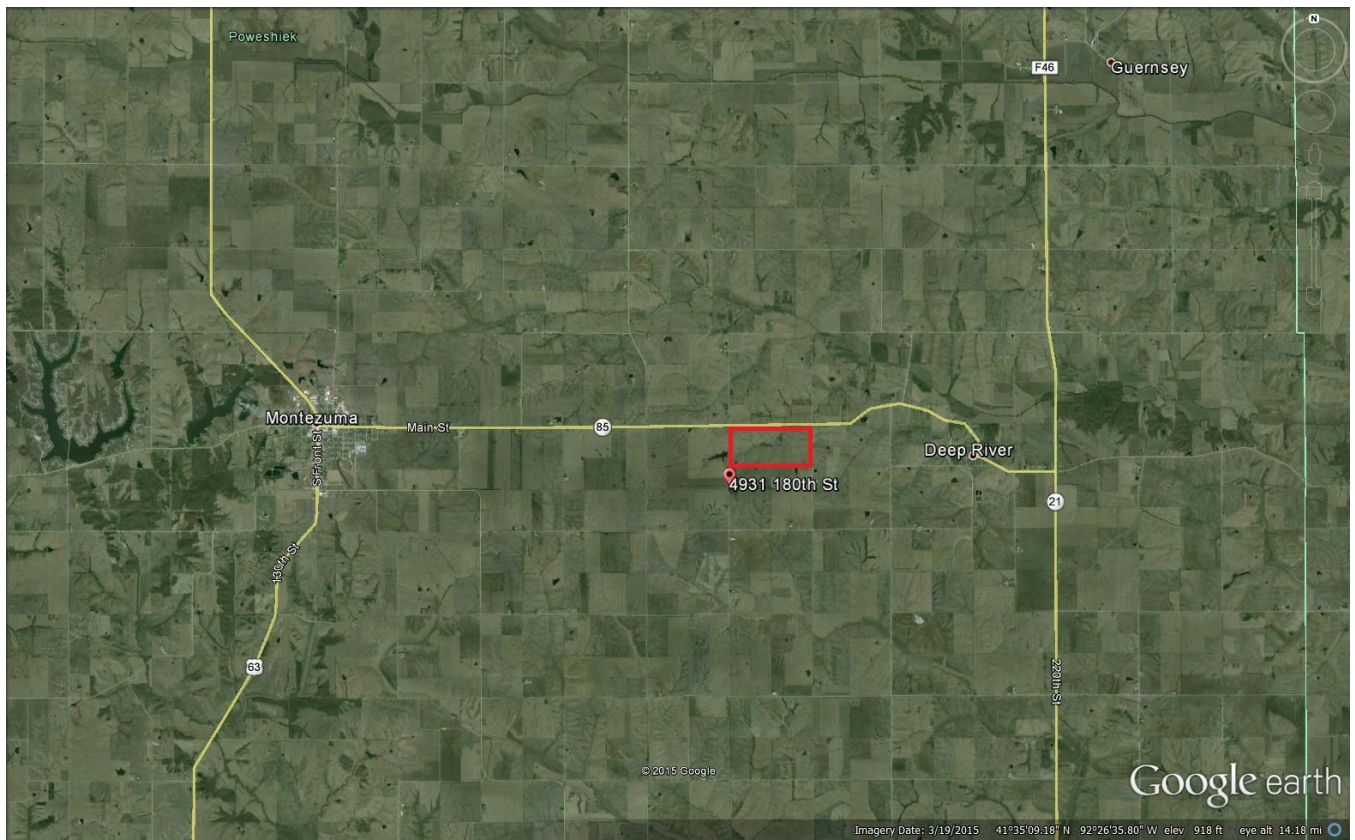
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\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

*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 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.

**New Century FS**  
 A Division of GROWMARK, Inc  
 PO Box 781  
 Grinnell IA 50112  
 Pest Lic#: PD 03878 015

**Invoice**

**77014025**

Invoice Date 04/09/2021  
 Due Date 05/25/2021 REGULAR

Customer ID 2182149

Salesperson 0073  
 Shipping Loc. 077  
 Field ID Lester Lester  
 Farm ID Lester Lester Farm  
 Acres 74 xCORNSTALKS  
 Ticket(s) 77006795

**Shawn Ranfeld**  
 2272 510Th Ave  
 Deep River, IA 52222

**Comments:** Lesters 74ac Bean Spread, Applied 4-7-21

Quantity	Description	Unit Price	Total \$
4.910 TN (4.910 1T)	0-0-62 White Potash	365.00 /TN	1,792.15 Book
2.970 TN (2.970 1T)	11-52-0 Map Bulk	515.00 /TN	1,529.55 Book
7.880 TN	Manufacturing Tax (Fertilizer)	.17 /TN	1.34
.327 TN	Groundwater Tax (Fertilizer)	.915 /TN	.30
74.000 P/A (74.000 1P)	Dry Truck Spread	5.75 /P/A	425.50

**COPY**

Terms: A Finance Charge is computed at a rate of 2% per month (APR 24%) to unpaid balances the day following the due date.

Sub Total 3,748.84

**Amount Due 3,748.84**

**Shawn Ranfeld County Permit # P1-1E7513 12/31/2022**  
 Pesticide # Tylor Pence PA49212 Exp. Date 12/31/2022

**Invoice**

**77014025**

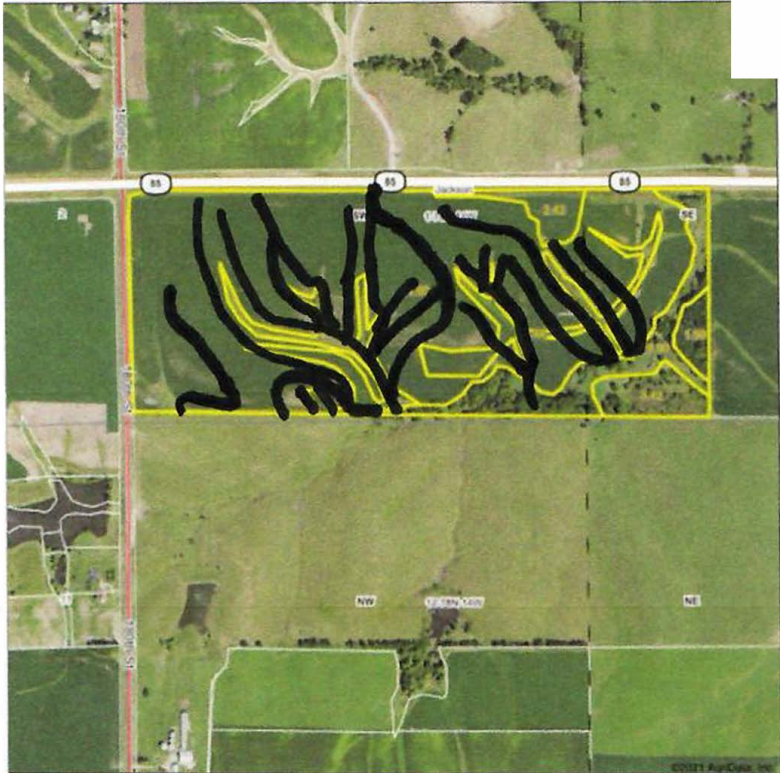


Iowa  
Poweshiek County  
1-78N-14W

Tile Installed



Aerial Map



Map Center: 41° 34' 56.56, -92° 25' 33.52

0ft      630ft      1260ft

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AGENCY

1865 East 15th Street, Des Moines, IA 50319  
515.281.1111  
www.iowalandsales.com

Scale data provided by USDA and NRCS

7. The aquiferation method is weighted average used in the Aquifer Classification Data Development System.

Code	Soil Description
8003	Shaly, clayey sandstone, 1 to 14 percent slopes, no
11B	Clayey loess, 0 to 9 percent slopes
251B	Clayey loess, 0 to 9 percent slopes
261C	Clayey loess, 0 to 9 percent slopes
300	Very clayey loess, 0 to 9 percent slopes
1762	Clay loam, 14 to 18 percent slopes, somewhat
2422	Sandy loam, 14 to 18 percent slopes, somewhat
15202	Sandy clay loam, 0 to 14 percent slopes, somewhat





	4 Inch Tile	8882.92 ft
	6 Inch Tile	1265.56 ft

