

## Poweshiek County Land For Sale

320 acres m/1 - Section 34, Scott Township | Section 35, Jackson Township

**Description:** 320 acres of quality Poweshiek county farmland offered for sale in 2 tracts. These farms are well-tiled, with one of the farms having an additional wind turbine income stream. The farms have open leases for the 2022 growing season. This is a great opportunity to own two farms within close proximity of each other.

**Tract 1:** 160 acres m/1 - \$ 8,400/acre

**Tract 2:** 160 acres m/1 - \$9,600/acre

### *Agents*

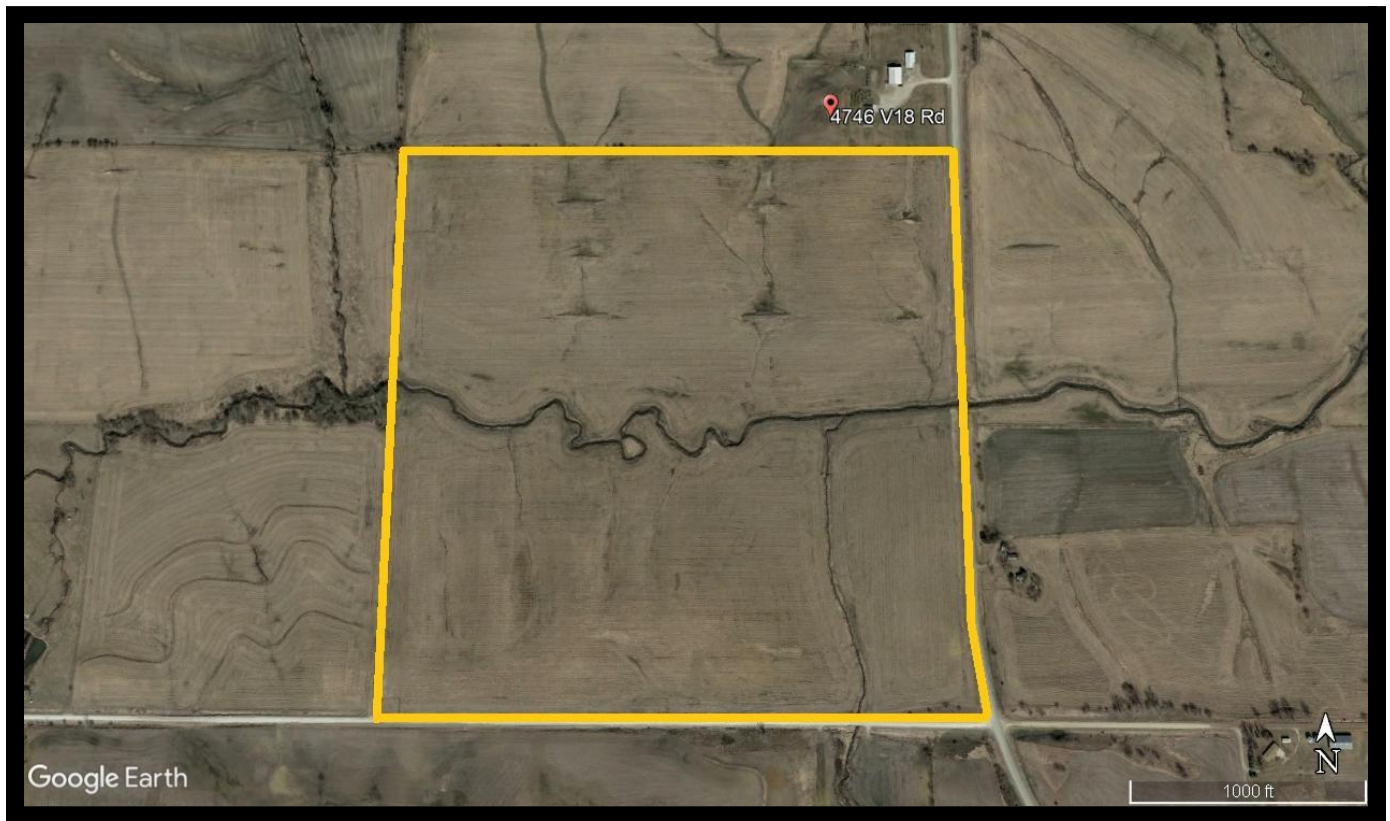
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(641) 891-5326  
[Vince@IowaLandSales.com](mailto:Vince@IowaLandSales.com)



## *Tract 1*



### ***Legal Description***

160 acres m/l in the SE 1/4 of Section 34, Scott Township 79 North, Range 14 West, 5<sup>th</sup> PM, Poweshiek County, Iowa

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

\$2,866/year

### ***Current Wind Turbine Income***

Tract 1 - 2MW ... \$10,665/year

\*Wind leases attached.

### ***Possession***

Possession will be granted to the buyer at closing subject to the 2021 farm lease.

***FSA Data***

Farm Number: 5728

Tract Number: 10554

Farmland Acres: 152.79

Cropland Acres: 146.73

Corn Base Acres: 43.72

Corn PLC Yield: 157

Soybean Base Acres: 43.96

Soybean PLC Yield: 42

Oats Base Acres: .62

Oats PLC Yield: 55

***Corn Suitability Rating***

CSR: 55.5

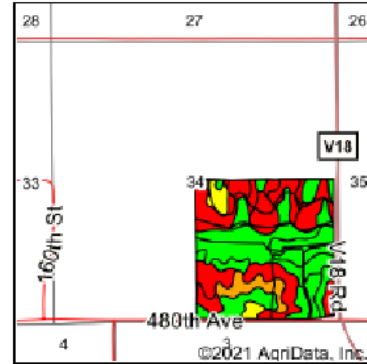
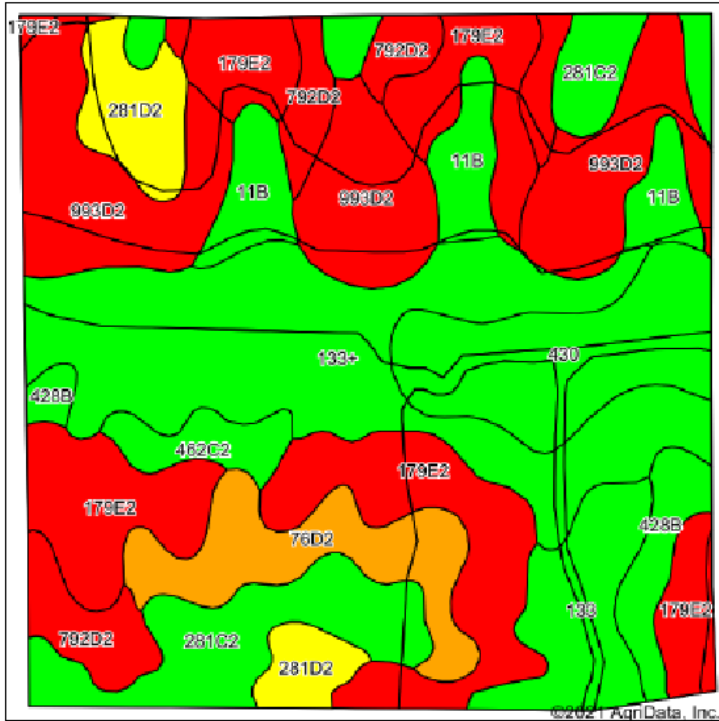
CSR2: 56.2

***Directions***

From Montezuma, take Highway 63 south, take left onto E Main St/IA-85. Continue on Ia-85 east for approximately 4 miles, then turn left onto V18 Rd/County Hwy-V18 for approximately 1.75 miles.



*Soils Map*



State: Iowa  
 County: Poweshiek  
 Location: 34-79N-14W  
 Township: Scott  
 Acres: 152.78  
 Date: 7/20/2021

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Maps Provided By:  
  
 CUSTOMER-ORIENTED ONLINE MAPPING  
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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
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	28.59	18.7%			IIw	78	85
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	28.20	18.5%			VIe	34	33
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	24.01	15.7%			IVe	31	20
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	14.14	9.3%			IIIe	82	71
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	11.88	7.8%			IIw	70	63
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	8.72	5.7%			IIIe	49	56
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	8.72	5.7%			IVe	7	10
11B	Colo-Ely complex, 0 to 5 percent slopes	7.87	5.2%			IIw	86	68
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.20	4.7%			IIw	78	60
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	6.66	4.4%			IIIe	54	61
428B	Ely silty clay loam, 2 to 5 percent slopes	4.04	2.6%			IIe	88	88
462C2	Downs silt loam, benches, 5 to 9 percent slopes, moderately eroded	2.75	1.8%			IIIe	82	71
<b>Weighted Average</b>						<b>56.2</b>	<b>55.5</b>	<b>*n 84</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.

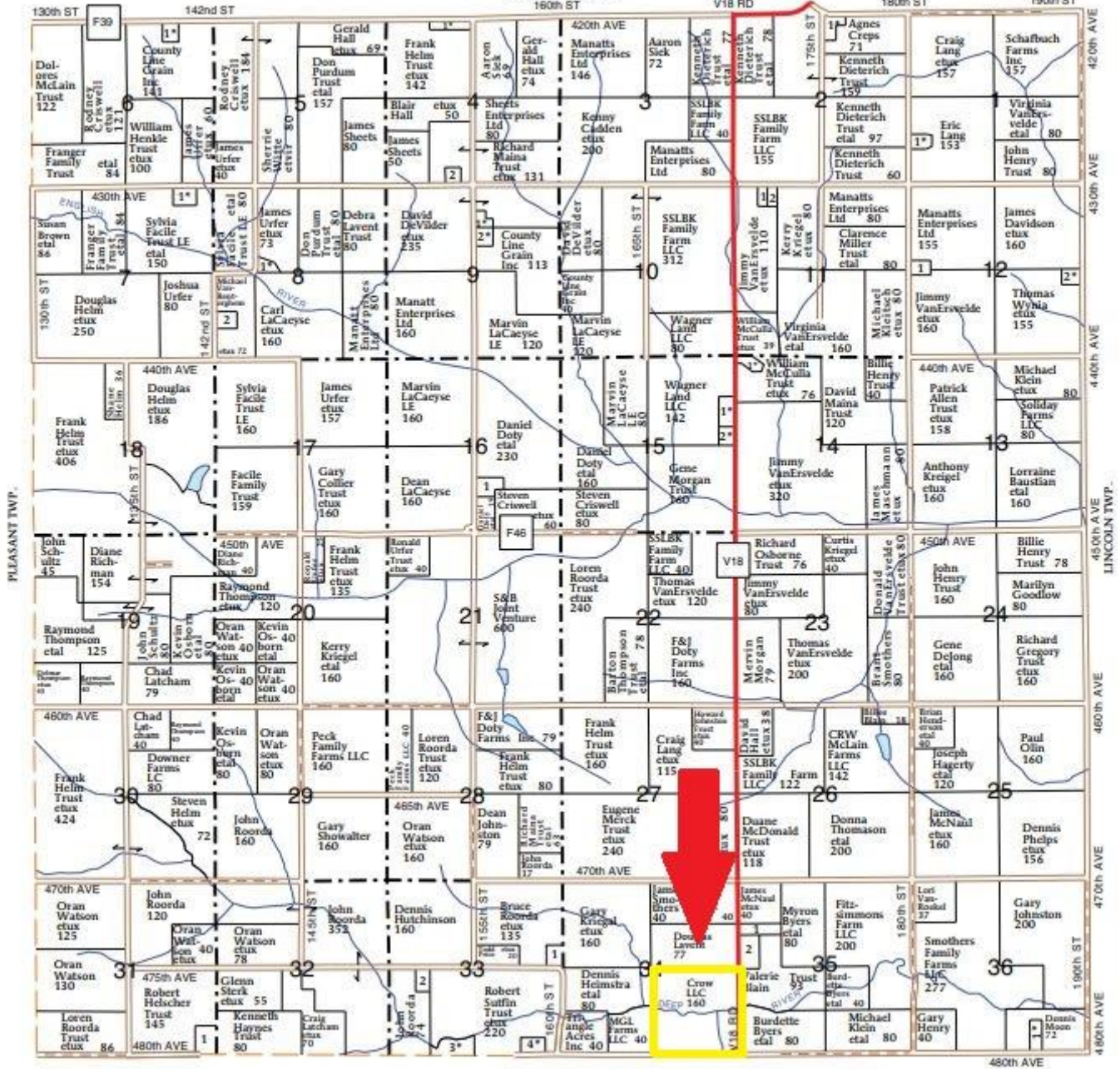
*Plat Map*

T-79-N

**SCOTT PLAT**

R-14-W

(Lansdowne)  
 BEAR CREEK TWP.



JACKSON TWP.

*Tract 2*



***Legal Description***

160 acres m/l in the NW ¼ of Section 35, Jackson Township 78 North, Range 14 West, 5<sup>th</sup> PM, Poweshiek County, Iowa

***Estimated Net Taxes***

\$3,212/year

***Possession***

Possession will be granted to the buyer at closing subject to the 2021 farm lease.

***FSA Data***

Farm Number: 5716

Tract Number: 1997

Farmland Acres: 153.56

Cropland Acres: 146.08

Corn Base Acres: 64.10

Corn PLC Yield: 138

Soybeans Base Acres: 49.10

Soybeans PLC Yield: 48

***Corn Suitability Rating***

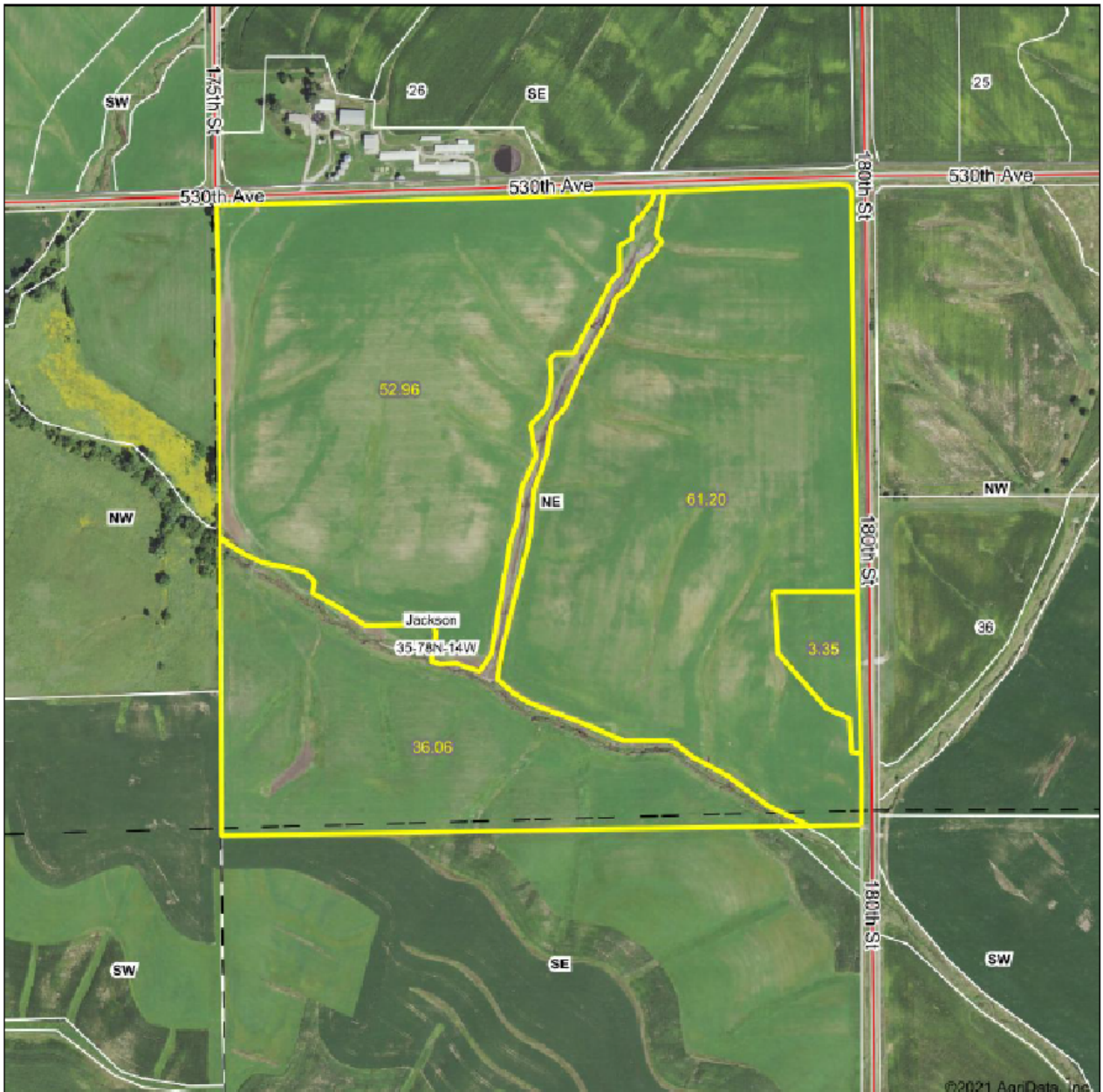
CSR: 59.8

CSR2: 63.9

***Directions***

From Montezuma, take Highway 63 south, take left onto Barnes City Rd/County Hwy-V13 for approximately 6 miles then turn left onto 530<sup>th</sup> Ave for approximately 1.6 miles.

*FSA Map*



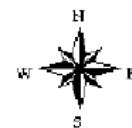
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Map Center: 41° 31' 11.33, -92° 28' 9.57

0ft 636ft 1272ft

Map Provided By  
  
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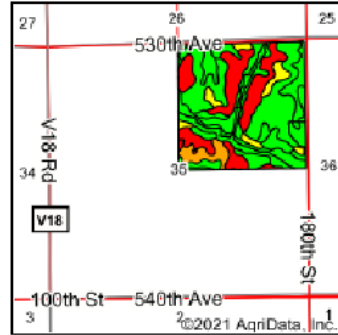
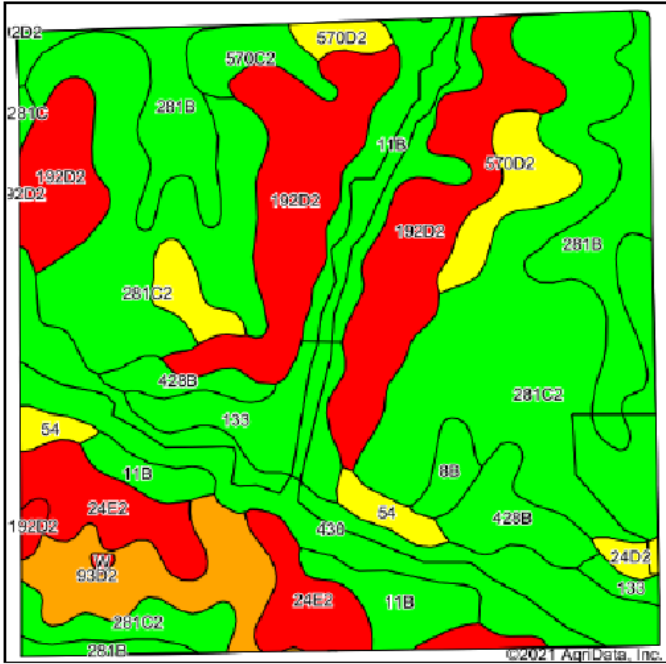
**35-78N-14W**  
**Poweshiek County**  
**Iowa**



7/20/2021

Field borders provided by Farm Service Agency as of 5/21/2008.

## Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 35-78N-14W  
 Township: Jackson  
 Acres: 153.57  
 Date: 7/20/2021

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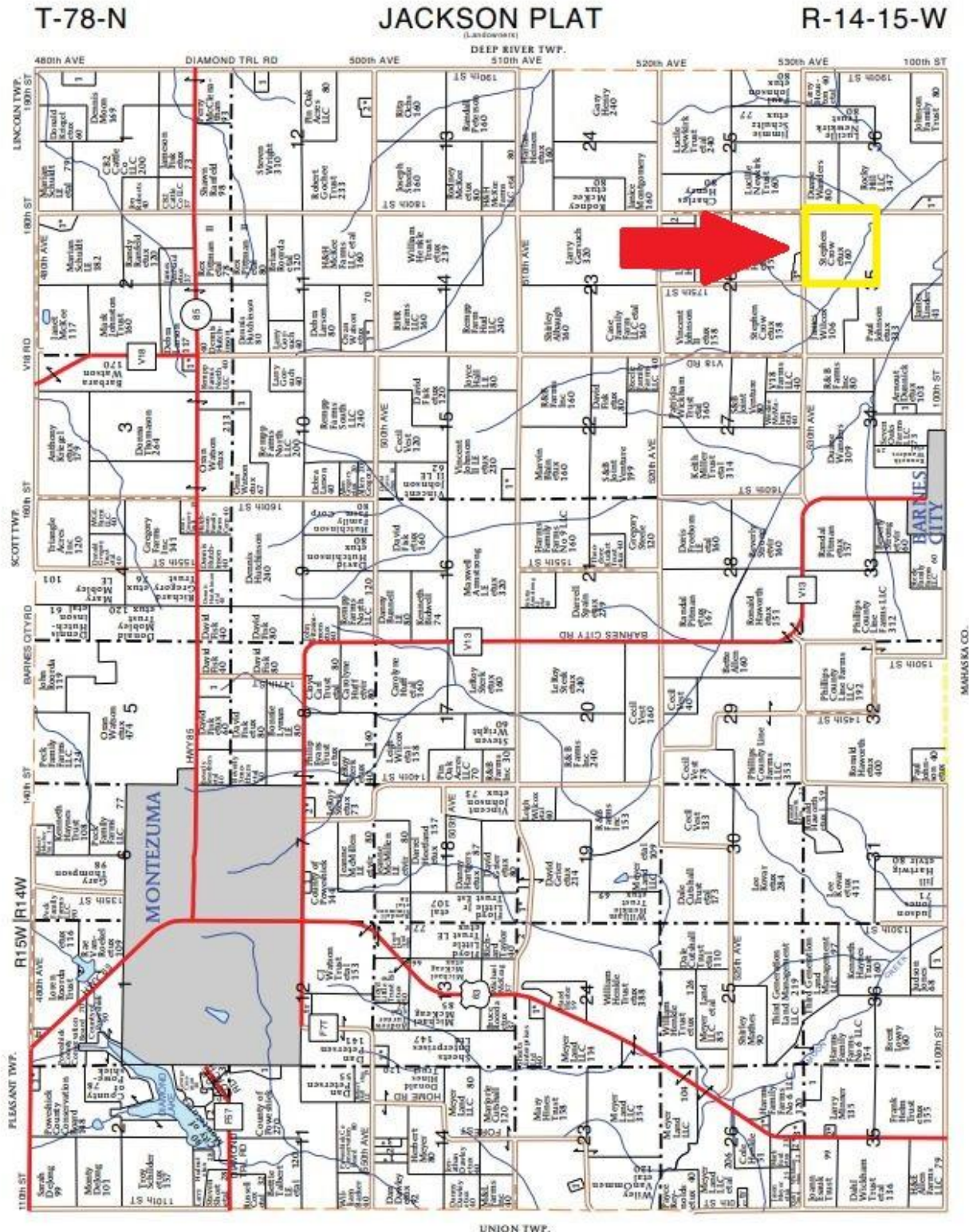
Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	*n NCCPI Soybeans
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	45.06	29.3%		IIIe	82	71			65
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	27.44	17.9%		IVe	16	15			45
430	Aokmore silt loam, 0 to 2 percent slopes, occasionally flooded	14.45	9.4%		IIw	70	83			66
11B	Colo-Ely complex, 0 to 5 percent slopes	12.94	8.4%		IIw	86	68			76
261B	Otley silty clay loam, 2 to 5 percent slopes	12.59	8.2%		IIe	91	91			77
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	9.10	5.9%		IVe	36	38			53
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	7.00	4.6%		IIIe	44	25			54
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.26	4.1%		IIw	76	80			75
428B	Ely silty clay loam, 2 to 5 percent slopes	5.07	3.3%		IIe	86	88			82
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	4.80	3.0%		IIIe	52	58			73
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	2.55	1.7%		IIIe	72	68			75
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.17	1.4%		IIw	60	70			47
261D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	1.74	1.1%		IIIe	54	61			60
8B	Judson silty clay loam, 2 to 5 percent slopes	1.44	0.9%		IIe	93	90			82
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.75	0.5%		IIIe	51	49			56
261C	Otley silty clay loam, 5 to 9 percent slopes	0.27	0.2%		IIIe	85	76	7	2	74
W	Water	0.14	0.1%			0	0			
Weighted Average						63.9	59.8	-	-	*n 63.6

\*\*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.

*Plat Map*



## *Sales Terms & Announcements*

**Method:** These properties will be offered for sale as individual tracts. Iowa Land Sales and its representatives are acting as agents of the seller.

**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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