

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

155 acres m/1 – Section 20, Deep River Township – Poweshiek County, Iowa

**Description:** 155 acres m/1 of land for sale as an individual parcel. This farm has been well maintained in a competitive area of Poweshiek County and offers an additional wind turbine income stream. The cropland and pasture have an open lease for the 2022 crop year.

### ***Agents***

Matt Mann  
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[Vince@IowaLandSales.com](mailto:Vince@IowaLandSales.com)



## ***Property Information***



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

\$8,500 per acre on 155 acres or \$1,317,500 total. 10% due upon acceptance of offer and the balance will be due at closing.

### ***Legal Description***

The Southeast  $\frac{1}{4}$  except Parcel B in the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  in Section 20, Township 78 North, Range 13 West of the 5<sup>th</sup> P.M., Poweshiek County, Iowa (*Final legal description will be determined from Abstract*).

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

Taxes Payable 2021-2022: \$3,091

Taxes Per Acre: \$19.94

Net Taxable Acres: 155

***Possession***

Possession will be granted to the buyer at closing. The cropland and pasture are available for the 2022 crop year.

***FSA Data***

Farm Number: 5417

Tract Number: 7015

Cropland Acres: 143.87

Corn Base Acres: 47.8

Corn PLC Yield: 158

Soybean Base Acres: 10.6

Soybean PLC Yield: 56

Farm Program Election: Corn & Soybeans are enrolled under the ARC-County Program.

*\*Information is estimated pending reconstitution of farm by Poweshiek County FSA Office*

***Corn Suitability Rating***

CSR2: 56.1 per Agri Data on Entire Farm

CSR2: 67 per Agri Data on Cropland

***CRP Contract***

Contract Number: 11389

Acres Enrolled: 9.0

Rental Rate per acre: \$264.69

Total Payment: \$2,382.00

Expiration: September 30, 2022

Contract Number: 11391

Acres Enrolled: 6.85

Rental Rate per acre: \$366.00

Total Payment: \$2,507.00

Expiration: September 30, 2023

***Wind Lease***

There is a 2.5 mega-watt wind turbine located on this property generating \$13,000 of annual income. A copy of the wind lease is provided on the Iowa Land Sales website for review.

***Directions***

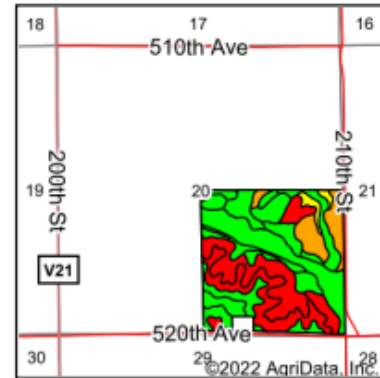
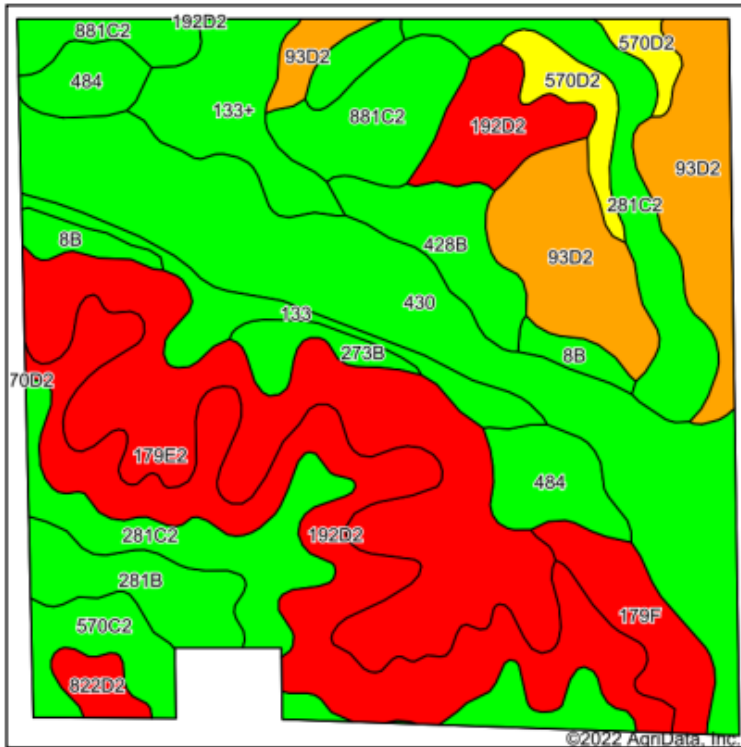
From Deep River, travel east ½ mile to Highway 21. Travel south on Highway 21 for 2.5 miles and turn right onto gravel road 520<sup>th</sup> Avenue. Continue west 1.5 miles and subject property will be on the north side of the gravel road. Look for Iowa Land Sales & Farm Management for sale signs on the property.

*Aerial*



*Soils Map-Entire Farm*

**Soils Map**



State: **Iowa**  
 County: **Poweshiek**  
 Location: **20-78N-13W**  
 Township: **Deep River**  
 Acres: **151.34**  
 Date: **1/17/2022**

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

Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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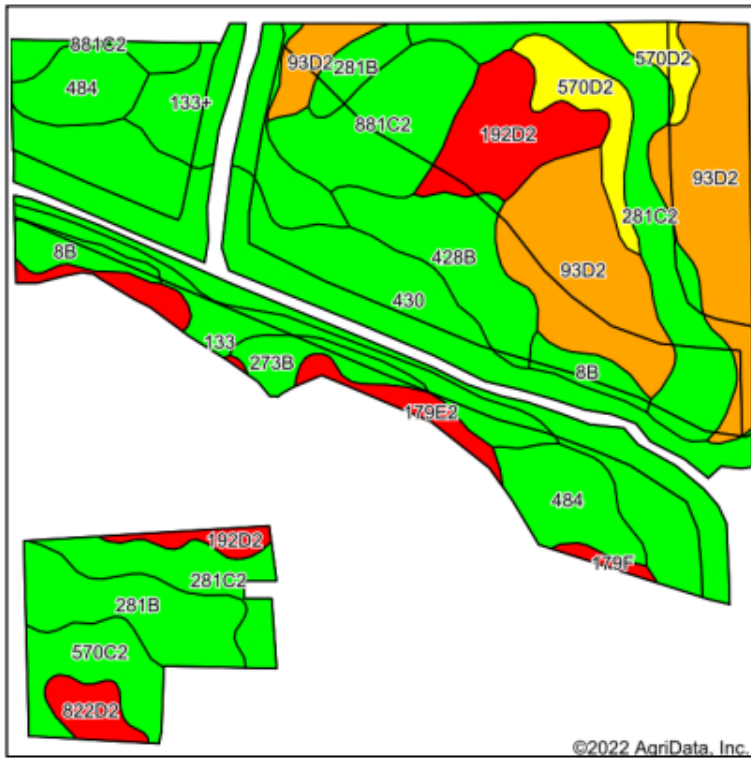
Area Symbol: IA157, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	24.97	16.5%		llw	70	83	68	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	23.45	15.5%		IVe	16	15	45	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	22.52	14.9%		Vle	34	33	53	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	15.48	10.2%		llle	82	71	66	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	15.09	10.0%		llle	44	25	54	
881C2	Otley silty clay loam, terrace, 5 to 9 percent slopes, eroded	7.45	4.9%		llle	83	71	66	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.85	3.9%		llw	78	85	82	
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	5.82	3.8%		llw	79	90	73	
281B	Otley silty clay loam, 2 to 5 percent slopes	5.66	3.7%		lle	91	91	77	
428B	Ely silty clay loam, 2 to 5 percent slopes	4.42	2.9%		lle	88	88	81	
179F	Gara loam, 18 to 25 percent slopes	4.36	2.9%		Vle	20	15	46	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.91	2.6%		llw	78	80	75	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.51	2.3%		llle	72	68	75	
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	3.39	2.2%		llle	52	58	73	
8B	Judson silty clay loam, 2 to 5 percent slopes	2.27	1.5%		lle	93	90	82	
273B	Olmitz loam, 2 to 5 percent slopes	1.83	1.2%		lle	90	72	79	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.36	0.9%		IVe	22	15	49	
<b>Weighted Average</b>						<b>3.34</b>	<b>56.1</b>	<b>54.6</b>	<b>*n 61.9</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.

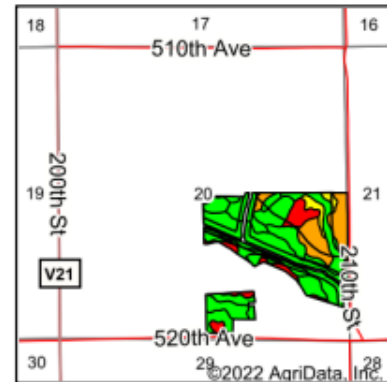
*Soils Map- Cropland*

**Soils Map**



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Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Poweshiek**  
 Location: **20-78N-13W**  
 Township: **Deep River**  
 Acres: **92.64**  
 Date: **1/13/2022**

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Maps Provided By:



Area Symbol: IA157, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	18.72	20.2%		llw	70	83	68	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	15.15	16.4%		llle	44	25	54	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	9.72	10.5%		llle	82	71	66	
881C2	Otley silty clay loam, terrace, 5 to 9 percent slopes, eroded	6.49	7.0%		llle	83	71	66	
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	5.43	5.9%		llw	79	90	73	
281B	Otley silty clay loam, 2 to 5 percent slopes	5.41	5.8%		lle	91	91	77	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.00	5.4%		llw	78	85	82	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	4.95	5.3%		IVe	16	15	45	
428B	Ely silty clay loam, 2 to 5 percent slopes	4.42	4.8%		lle	88	88	81	
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	3.42	3.7%		llle	52	58	73	
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8B	Judson silty clay loam, 2 to 5 percent slopes	2.27	2.5%		lle	93	90	82	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.10	2.3%		Vle	34	33	53	
273B	Olmitz loam, 2 to 5 percent slopes	1.62	1.7%		lle	90	72	79	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.22	1.3%		IVe	22	15	49	
179F	Gara loam, 18 to 25 percent slopes	0.34	0.4%		Vle	20	15	46	
<b>Weighted Average</b>						<b>2.65</b>	<b>67</b>	<b>65.2</b>	<b>*n 66.9</b>

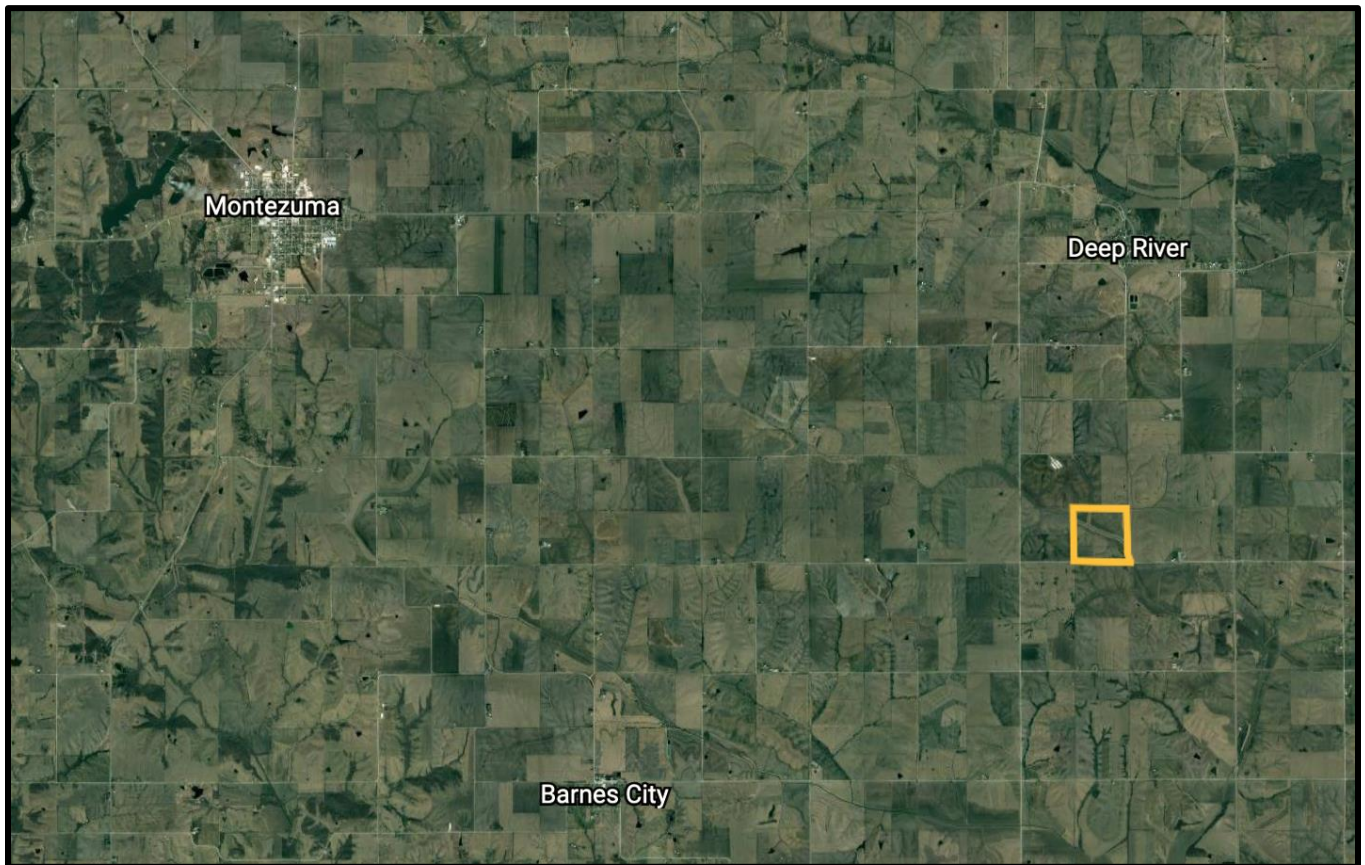
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\*c: Using Capabilities Class Dominant Condition Aggregation Method

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 is 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.

***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.