

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

MARION COUNTY Land For Sale

DETAILS

Section 35 & 36,
Liberty Township,
Marion County, Iowa

120
acres m/1

1 PARCEL



Matt Mann
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Vince@IowaLandSales.com



Tessa Geiger
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Tessa@IowaLandSales.com



120 acres m/l, Section 35 & 36, Liberty Township

Description

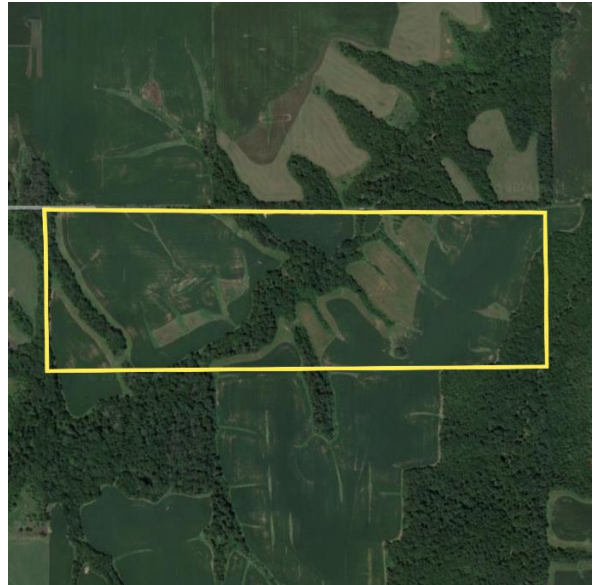
120 total acres m/l of quality Marion County farmland being offered for sale as an individual parcel. This property offers several opportunities, with 94.5 acres m/l consisting of cropland and CRP and the balance made up of mature timber. This parcel is located a ¼ mile east of Hamilton. A unique opportunity to purchase a well-maintained combination farm with these features in this area of Marion County.



Property Information | 120 acres m/1

Legal Description

Marion County- 120 acres m/1 located in the NE 1/4 of the NE 1/4 of Section 35 & the NE 1/4 of the NW 1/4, the NW 1/4 of the NW 1/4 of Section 36 all in Township 74 North, Range 18 West of the 5th P.M. Marion County, Iowa (Exact Legal Description will be determined from the Abstract).



Price & Terms

\$660,000.00 total or \$5,500 per acre on 120 acres. 10% down upon acceptance of offer, balance due at closing.

Possession

Possession of the farm will be given at closing. The cropland is leased for the 2024 crop year.

FSA Data

Farm Number: 6198
Tract Number: 8864
Cropland Acres: 81.7
Corn Base Acres: 17.82
Corn PLC Yield: 129 bu./acre
Soybean Base Acres: 17.81
Soybean PLC Yield: 38 bu./acre

2024 Farm Program Election: Corn & Soybeans enrolled under the ARC-County Program.

**Information is estimated pending a reconstitution of farm by Marion County FSA Office.*

Corn Suitability Rating

CSR2: 49.4 per AgriData on Entire Farm
CSR2: 50.9 per AgriData on Cropland

Estimated Net Taxes

Taxes Payable 2023-2024: \$1,808
Net Taxable Acres: 120
Taxes per Net Acre: \$15.09



Property Information | 120 acres m/1

Conservation Reserve Program

Contract Number: 11367A

Field Number: 21, 22, 23, 24, 25, 32, 33, 34 & 35

Acres Enrolled: 12.88

Rental Rate per acre: \$209.10

Total Payment: \$2,693.21

Expiration: September 30, 2027

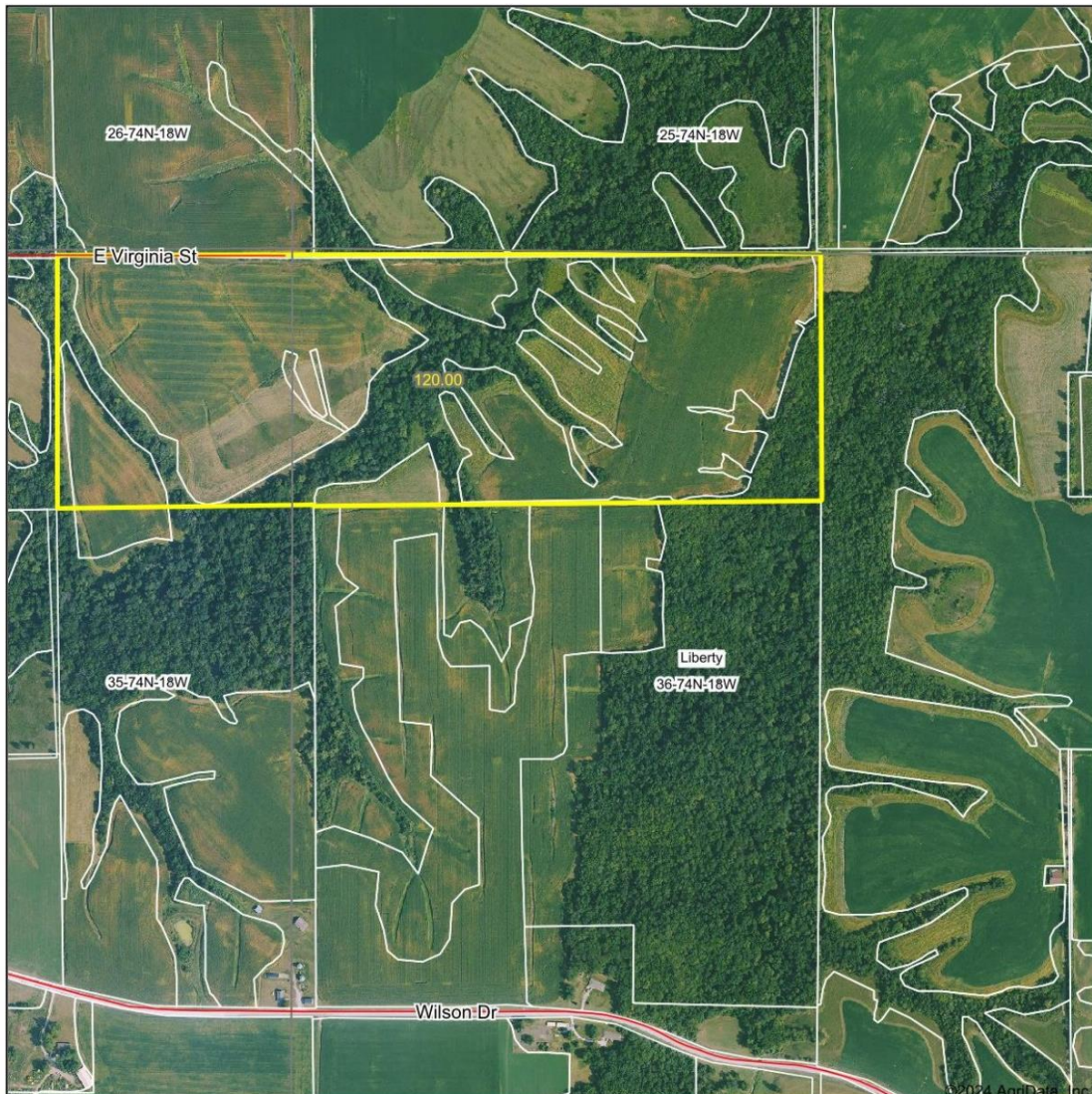
**CRP Information and figures are estimated pending reconstitution of farm by the Marion County FSA Office.*

Directions from Hamilton

To access the property, there is an access easement to travel east of Hamilton on Virginia Street (an abandoned county road) a ¼ mile where the subject property is located. A copy of the Access Easement is provided on the website. Look for Iowa Land Sales & Farm Management for sale signs.



Total Aerial



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Boundary Center: 41° 10' 25.18, -92° 53' 11.63

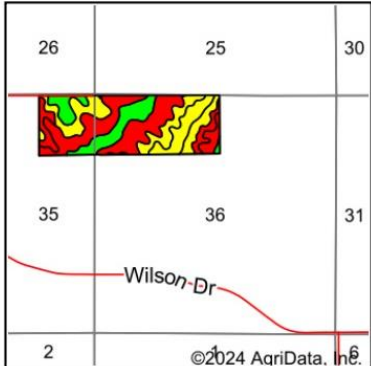
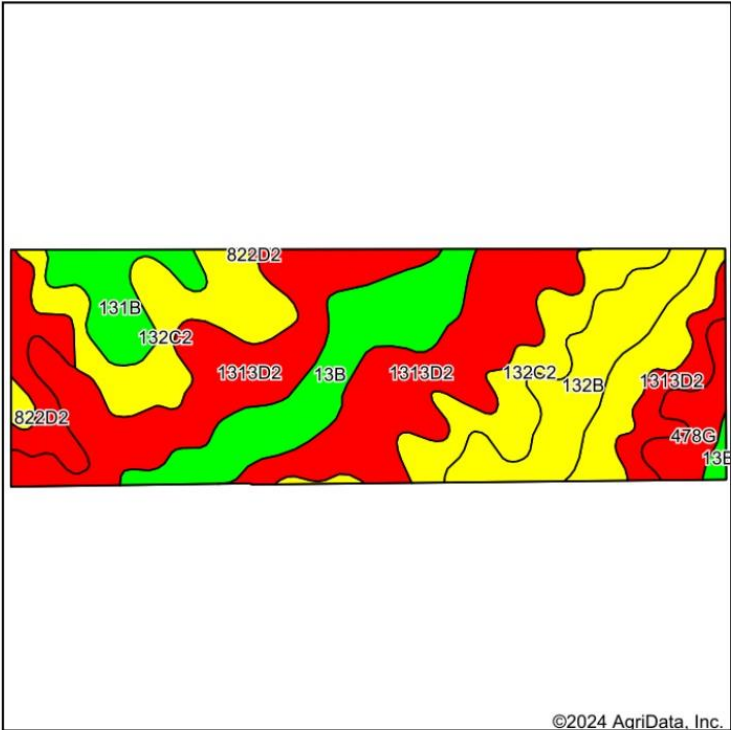
0ft 816ft 1633ft

36-74N-18W
Marion County
Iowa

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3/26/2024



Total Soils Map



State: **Iowa**
 County: **Marion**
 Location: **36-74N-18W**
 Township: **Liberty**
 Acres: **120**
 Date: **3/26/2024**



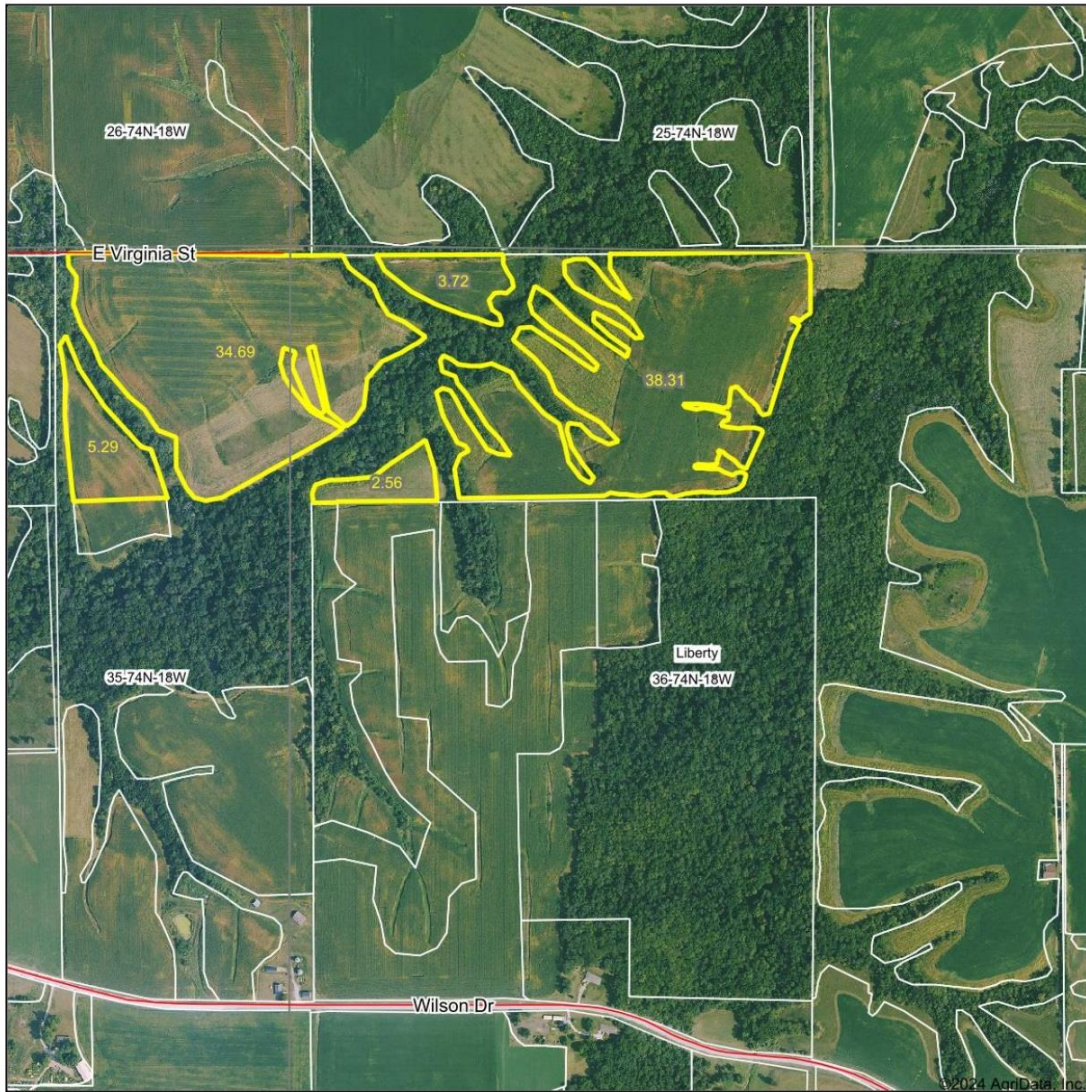
Soils data provided by USDA and NRCS.

Area Symbol: IA125, Soil Area Version: 33										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
1313D2	Munterville silt loam, 9 to 14 percent slopes, moderately eroded	45.04	37.5%	[Red]	Vle	34	10	42		
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	31.34	26.1%	[Yellow]	IIIe	59	45	68		
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	15.78	13.2%	[Green]	IIw	79	63	82		
132B	Weller silt loam, 2 to 5 percent slopes	11.53	9.6%	[Yellow]	IIIe	67	67	80		
131B	Pershing silt loam, 2 to 5 percent slopes	6.40	5.3%	[Green]	IIIe	70	72	59		
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.50	4.6%	[Red]	IVe	10	15	49		
478G	Munterville-Rock outcrop complex, 25 to 60 percent slopes	4.41	3.7%	[Red]	VIIe	5	5	6		
Weighted Average						4.19	49.4	34.9	*n 57.6	

**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



Cropland/CRP Aerial



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Boundary Center: 41° 10' 25.2, -92° 53' 11.73

0ft 816ft 1633ft

36-74N-18W
Marion County
Iowa

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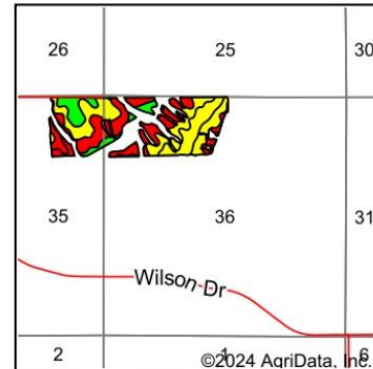
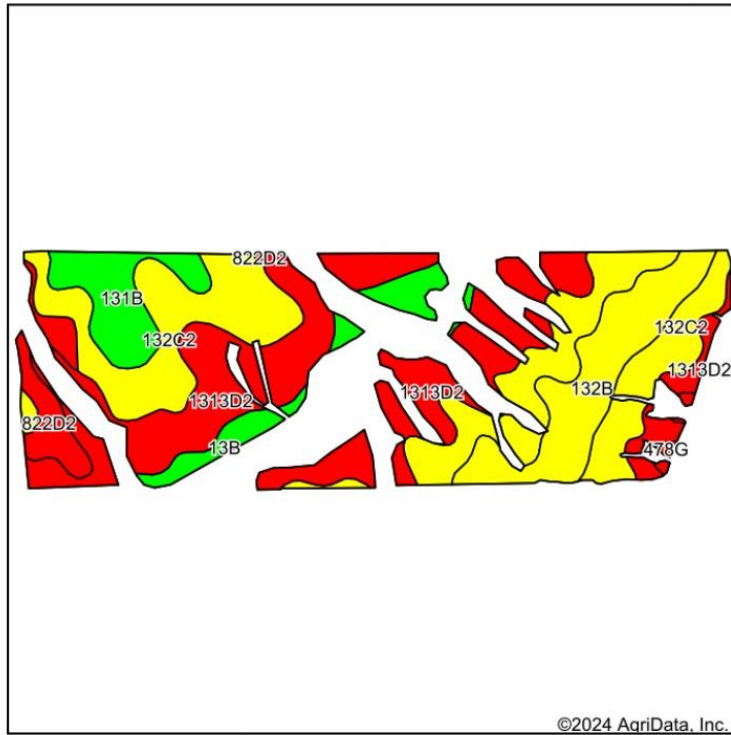
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING

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

3/26/2024



Cropland/CRP Soils Map



State: **Iowa**
 County: **Marion**
 Location: **36-74N-18W**
 Township: **Liberty**
 Acres: **84.57**
 Date: **3/26/2024**

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Soils data provided by USDA and NRCS.

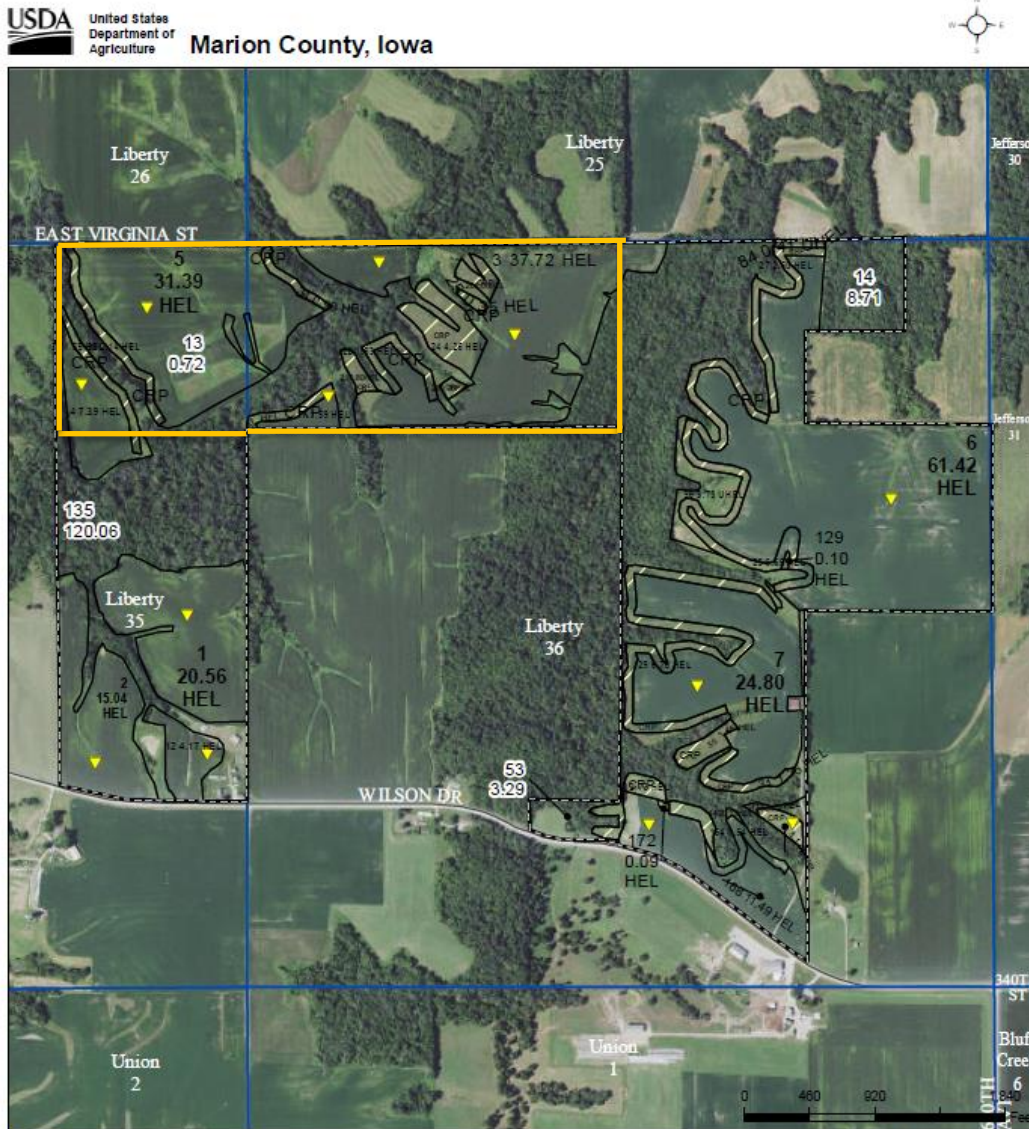
Area Symbol: IA125, Soil Area Version: 33										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	29.37	34.7%	Yellow	IIIe	59	45	68		
1313D2	Munterville silt loam, 9 to 14 percent slopes, moderately eroded	28.92	34.2%	Red	VIe	34	10	42		
132B	Weller silt loam, 2 to 5 percent slopes	11.18	13.2%	Yellow	IIIe	67	67	80		
131B	Pershing silt loam, 2 to 5 percent slopes	6.25	7.4%	Green	IIIe	70	72	59		
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	4.58	5.4%	Green	IIw	79	63	82		
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.90	4.6%	Red	IVe	10	15	49		
478G	Munterville-Rock outcrop complex, 25 to 60 percent slopes	0.37	0.4%	Red	VIIe	5	5	6		
Weighted Average						4.04	50.9	37.4	*n 59.6	

**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



FSA Aerial



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 258.83 acres

2023 Program Year
 Map Created April 19, 2023
Farm 6198
Tract 8864

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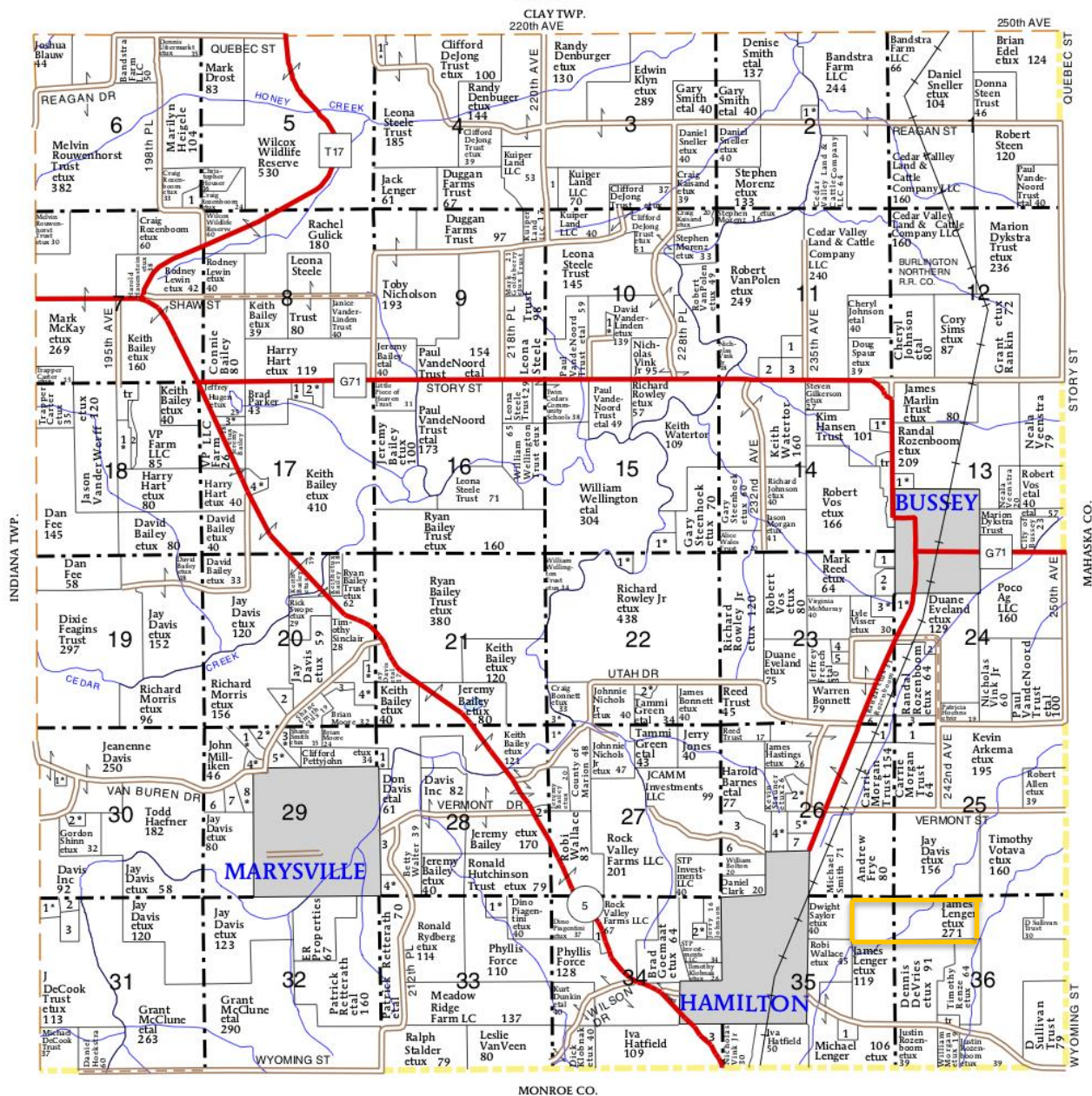
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Plat Map

T-74-N

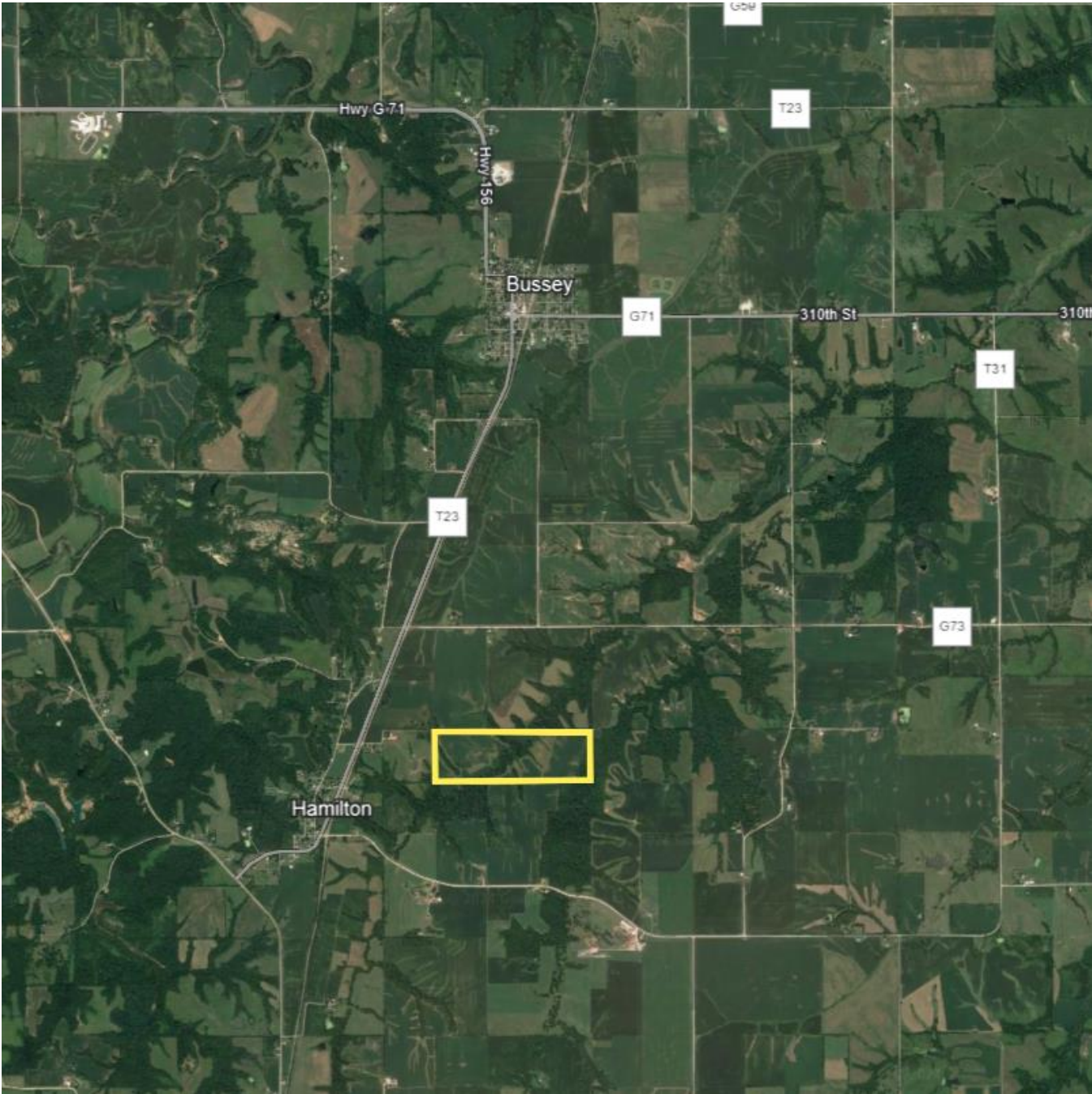
LIBERTY PLAT

R-18-W





Location Map





Terms & Announcements

Method: The property will be 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 subject to the tenants rights under the 2024 farm lease.

Announcements: All property is sold on an “As is, Where is” basis. No warranty or guaranty, either expressed or implied, is made by the agent or seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk.

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