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**A-9936**

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# LAND FOR SALE

**294± Acres, Montgomery County, Iowa**

**OFFERED AT**

**Tract 1: \$7,500/acre**

**Tract 2: \$6,800/acre**

## **Highlights:**

- **3,000 feet of terraces constructed on Tract 1 in 2020**
- **Open tenancy for the 2026 crop year**
- **Mature timber provides excellent hunting opportunities and potential for timber sales**



**For additional information, please contact:**  
**Clint Freund, AFM/Agent | (515) 835-1706**  
**[CFreund@FarmersNational.com](mailto:CFreund@FarmersNational.com)**



# Property Information

Don't miss this opportunity to purchase a well-maintained, terraced, and tiled farm featuring above-county-average CSR2 of 79.6 on Tract 1 and 76.5 on Tract 2. Potential to gain more tillable ground by clearing timber. CRP filter strips in place providing additional income, expiring in 2026. Whether you're an investor, operator, or looking to expand your land base, this farm offers strong agronomic fundamentals and long-term value.

## Property Location:

**Tract 1:** From the intersection of Highway 34 and 48 at Red Oak, Iowa; travel one mile west on Highway 34, turn north onto G Avenue. Travel north on G Avenue three miles to 160<sup>th</sup> Street, turn west onto 160<sup>th</sup> Street and travel one mile, farm is west of Walnut Creek, on the south side of 160<sup>th</sup> Street.

**Tract 2:** From the intersection of Highway 34 and 48 at Red Oak, Iowa; travel one mile west on Highway 34, turn north onto G Avenue. Travel north on G Avenue 2.5 miles to 165<sup>th</sup> Street, turn west on 165<sup>th</sup> Street and travel one mile, Tract 2 is on the west side of F Avenue, south of 165<sup>th</sup> Street. **Signs will be posted.**

## Legal Description:

**Tract 1:** Parcel A of the East Half (E1/2) of Section One (1), Township Seventy-two (72) North, Range Thirty-nine (39), West of the 5th P.M., Montgomery County, Iowa, as shown in Plat of Survey Book 8 Page 352 in the office of the Montgomery County Recorder.

**Tract 2:** The East Half of the Southeast Quarter (E1/2 SE1/4), the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4), (ALL except Parcel A of the East Half (E1/2) as shown in Plat of Survey Book 8 Page 352 in the office of the Montgomery County Recorder), of Section One (1), and the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Twelve (12), all in Township Seventy-two (72) North, Range Thirty-nine (39), West of the 5th P.M., Montgomery County, Iowa.

## Farm Data:

### Tract 1:

Cropland	107.3 acres
Non-crop	23.6 acres
CRP	3.80 acres
Timber	<u>30.55 acres</u>
Total	165.25 acres

### Tract 2:

Cropland	79.3 acres
Non-crop	16.41 acres
CRP	2.50 acres
Timber	<u>30.54 acres</u>
Total	128.75 acres

## FSA Information:

### Tracts 1 and 2:

	<u>Yield</u>
Corn	166 bushels
Soybeans	48 bushels
Base Acres are Subject to FSA Reconstitution	

## CRP Information:

**Tract 1:** 3.80 CRP acres with an annual payment of \$1,332.00, expiring on September 30, 2026

**Tract 2:** 2.5 CRP acres with an annual payment of \$876.00, expiring on September 30, 2026

## Taxes:

**Tract 1:** \$6,190 (Estimated)

**Tract 2:** \$4,765 (Estimated)

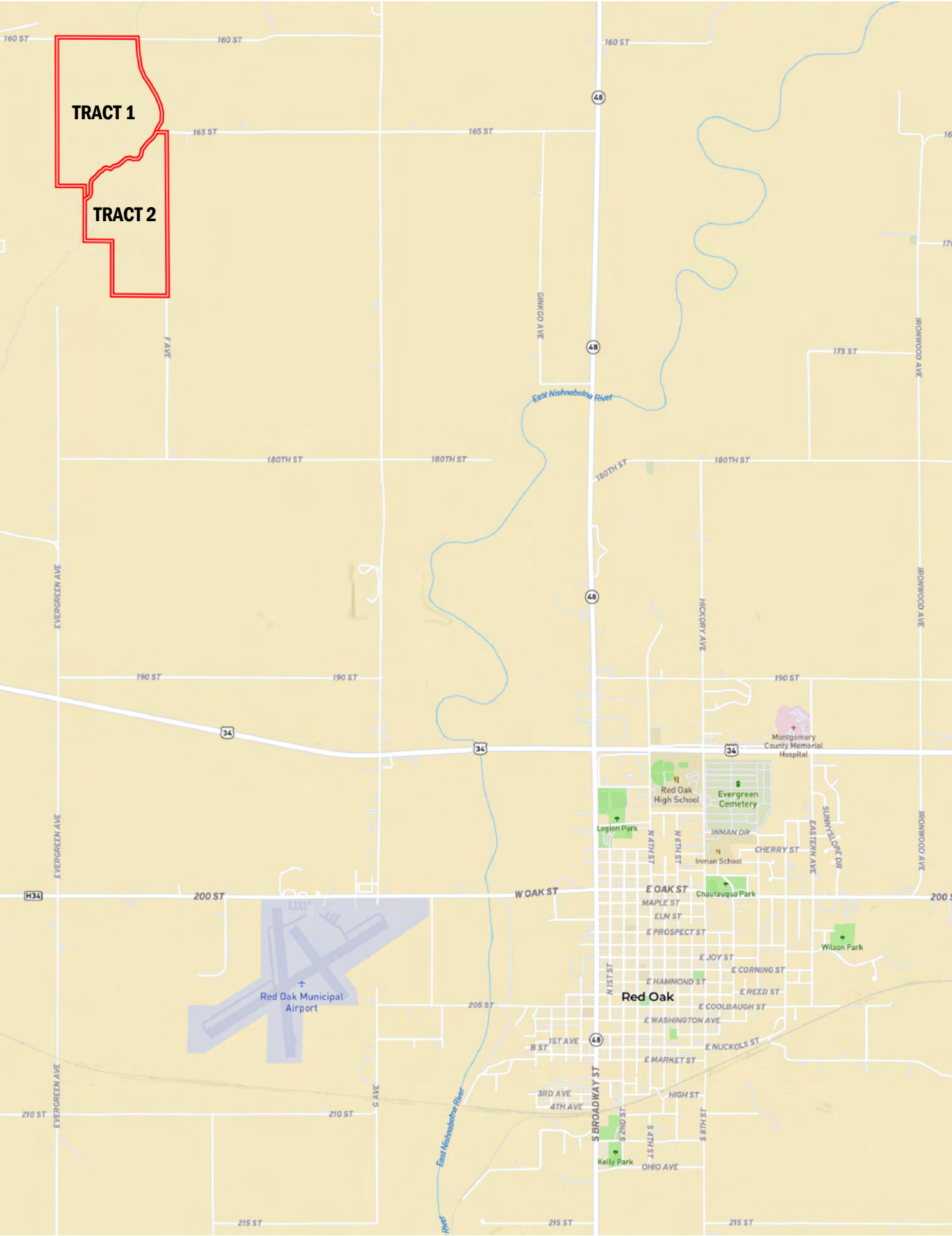
**Additional Comments:** Property is subject to MidAmerican Wind Energy Easement, for more details please contact agent.

**Price:** \$2,114,875 or

**Tract 1:** \$1,239,375 (\$7,500/acre)

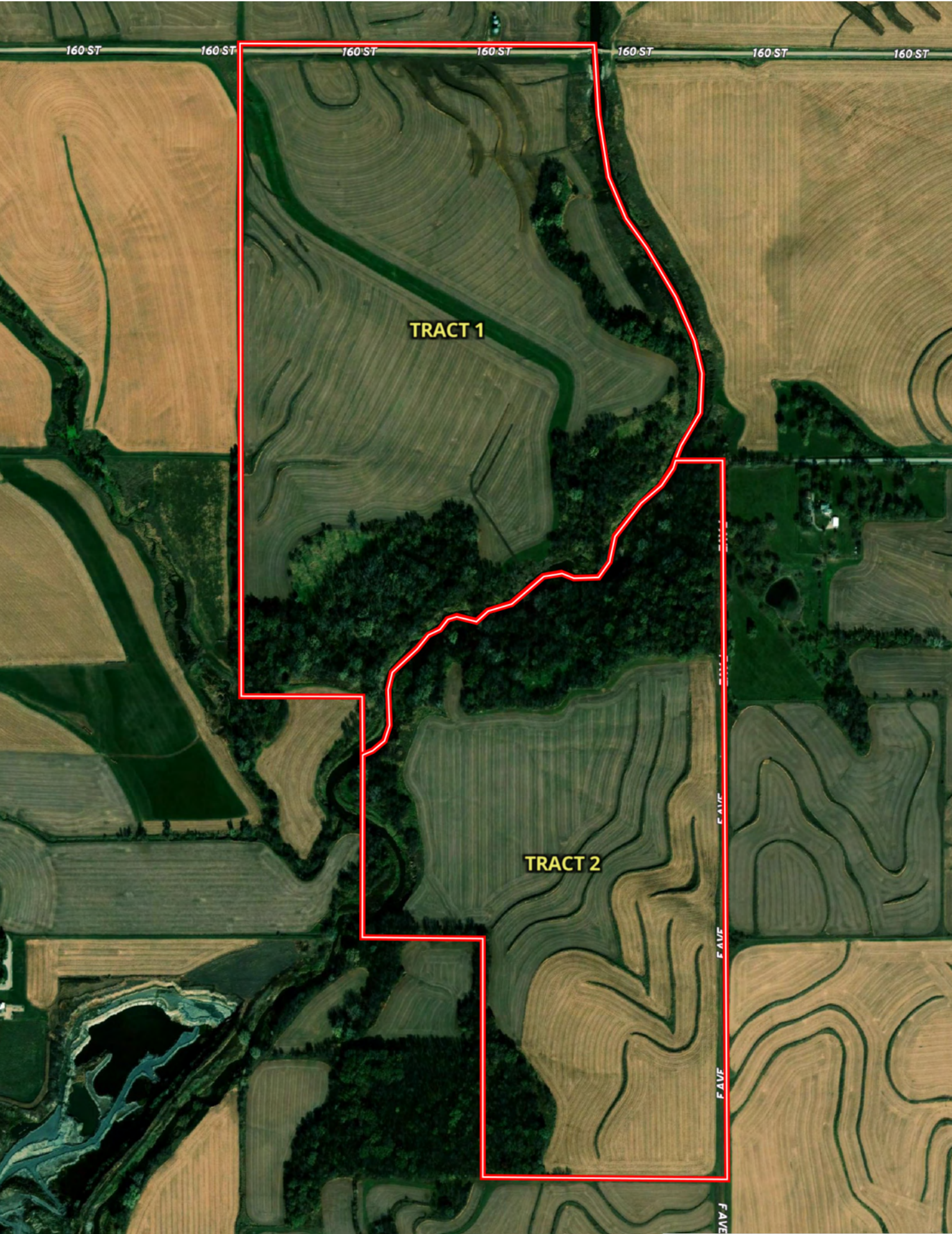
**Tract 2:** \$875,500 (\$6,800/acre)

Location Map





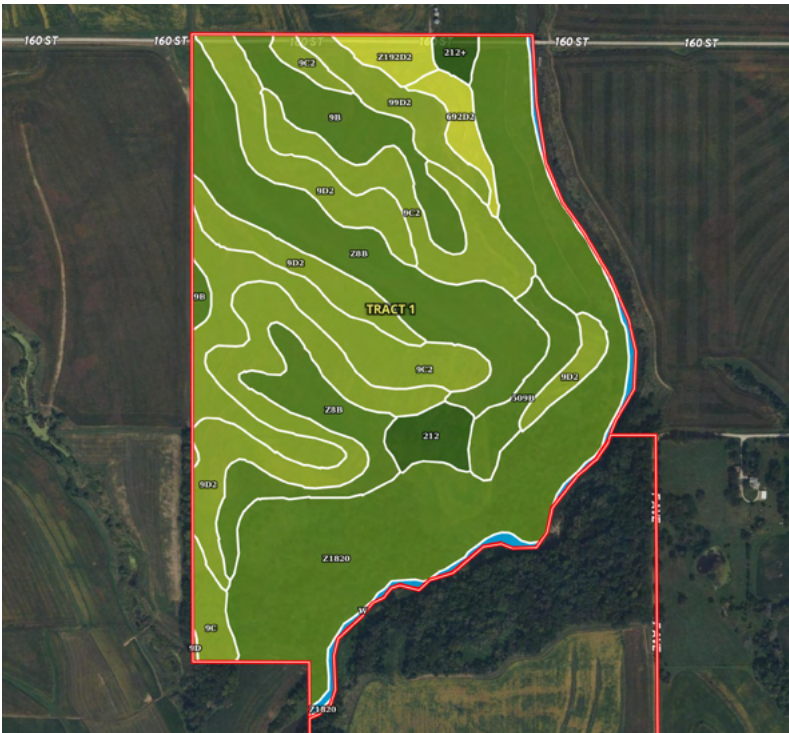
Aerial Map





# Tract 1: 165.25± Acres | \$1,239,375 (\$7,500/acre)

## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	47.46	28.44	87.0	0	94	2w
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	30.25	18.13	61.0	0	86	3e
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	28.99	17.37	92.0	0	96	2e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	25.13	15.06	87.0	0	90	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	9.25	5.54	95.0	0	89	2e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	5.21	3.12	59.0	0	84	3e
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	4.9	2.94	94.0	0	97	2e
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	3.38	2.03	91.0	0	96	1
W	Water	2.96	1.77	-	0	-	-
692D2	Mayberry silty clay loam, 5 to 14 percent slopes, moderately eroded	2.72	1.63	38.0	0	64	4e
9C	Marshall silty clay loam, 5 to 9 percent slopes	2.64	1.58	89.0	0	96	3e
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	2.54	1.52	14.0	0	62	4e
212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	1.31	0.79	91.0	0	96	1
9D	Marshall silty clay loam, 9 to 14 percent slopes	0.1	0.06	64.0	0	92	3e
TOTALS		166.84(*)	100%	79.6	-	89.23	2.42





# Tract 2: 128.75± Acres | \$875,500 (\$6,800/acre)

## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	20.68	15.87	61.0	0	86	3e
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	18.04	13.85	87.0	0	94	2w
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	17.84	13.69	87.0	0	90	3e
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	17.8	13.66	92.0	0	96	2e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	16.29	12.5	59.0	0	84	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	7.75	5.95	95.0	0	89	2e
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	7.11	5.46	77.0	0	91	2w
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	5.27	4.05	94.0	0	97	2e
9D	Marshall silty clay loam, 9 to 14 percent slopes	4.75	3.65	64.0	0	92	3e
Z24D	Shelby loam, deep loess, 9 to 14 percent slopes	4.29	3.29	54.0	0	81	3e
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	4.02	3.09	78.0	0	86	2w
W	Water	2.39	1.83	-	0	-	-
509C2	Marshall silty clay loam, terrace, 5 to 9 percent slopes, eroded	2.27	1.74	88.0	0	86	3e
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.63	1.25	89.0	0	96	3e
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	0.11	0.08	52.0	0	75	3e
TOTALS		130.24(*)	100%	76.46	-	88.24	2.53

