

LAND FOR SALE

**224+/- Acres, Pottawattamie County, Iowa
Offered at \$1,790,000**

Highlight Features:

- Very well tiled and terraced
- Highly productive soils, average tillable CSR2 of 71.5
- Immediate possession available, 2019 corn crop is negotiable



Property Location: Five miles east of Hancock, Iowa, just south of County Road G30 (Mahogany Road).

Legal Description: East Half of the Northwest Quarter and the Northeast Quarter, less acreage, in Section 18, T76N, R38W of the 5th P.M. in Pottawattamie County, Iowa.



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For additional information, please contact:

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Property Description: Very well terraced and tiled highly productive eastern Pottawattamie County farmland. Over \$100,000 in tile has been installed in the last seven years. Average CSR2 of 71.5 on the tillable acres. Immediate possession is available. Growing 2019 corn crop is negotiable.

Well on the farm property; new buyer shall enter into an easement agreement with seller for access to well and water line that supplies the acreage. Acreage of 10+/- acres, to be surveyed, NOT included with this sale.

Farm Data:

Cropland	209.5 acres
Non-crop	<u>14.5 acres</u>
Total	224.0 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	TBD	148 bushels
Soybeans	TBD	45 bushels

Taxes: \$6,536 or \$29.18 per acre

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	7.0	3.16	92	2e
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	17.0	7.63	61	3e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	9.2	4.14	87	3e
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	7.7	3.45	87	3e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	57.3	25.71	59	3e
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.8	0.82	89	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	28.4	12.75	95	2e
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	73.0	32.76	81	2w
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	7.2	3.24	38	3e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	1.8	0.83	58	3e
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	11.5	5.14	14	4e
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	0.8	0.38	87	3e
TOTALS		222.8	100%	71.46	2.56



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.