

LAND FOR SALE

167+/- Acres, Woodbury County, Iowa
Offered at \$1,085,500

Highlights:

- Well cared for farm with easy access
- Productive soils in a great farming location
- Lease in place for 2020-2022 crop seasons



Property Location: Located two and a half miles south of Pierson, Iowa, or four and a half miles west and one north of Correctionville, Iowa.

Legal Description: Part NE 1/4 Section 24 and Part S 1/2 SW 1/4 Section 25 - T89N-R43W



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For additional information, please contact:

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Property Information

Property Description: Offered for sale is a very prolific, well-cared for farm in an excellent farming area. The farm has productive soils, well-maintained terraces, and is easily accessed along Lenox Ave (L-25). The farm is leased for the 2020 - 2022 crop seasons at an annual rent of \$37,600, with half due March 1 and the remaining half due October 1. If the sale is closed by 31 August 2020, buyer will receive the 1 March 2020 payment of \$18,800.

Farm Data:

Cropland 164.31 acres
 Other 2.69 acres
 Total 167.00 acres

FSA Information:

	Base	Yield
Corn	127.2 acres	157 bushels
Soybeans	18.8 acres	43 bushels

Taxes: \$5,422



Aerial Photo



Soil Map



Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
847B	Judson-Rawles complex, 2 to 5 percent slopes	2.9	1.75	86	2e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	16.3	9.82	58	3e
100E2	Monona silty clay loam, 14 to 20 percent slopes, eroded	9.2	5.56	46	4e
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	35.1	21.13	60	3e
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	0.9	0.56	8	6e
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.5	3.32	92	2e
8C	Judson silty clay loam, 5 to 9 percent slopes	6.4	3.84	86	3e
310B	Galva silty clay loam, 2 to 5 percent slopes	31.7	19.07	95	2e
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	41.7	25.14	85	3e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	10.1	6.05	32	3e
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	4.3	2.57	53	3e
100B	Monona silty clay loam, 2 to 5 percent slopes	2.0	1.18	95	2e
TOTALS		166.1	100%	72.75	2.82