

LAND FOR SALE

129.52+/- Acres, Lyon County, Iowa

Highlights:

- Farmland located on the east edge of Rock Rapids, all within the city limits
- Excellent parcel with potential for development
- Currently being utilized as farmland
- Available to farm in 2021



Property Location: Located on the east edge of Rock Rapids, Iowa.

Legal Description: SW1/4 of Section 3, T99N, R45W of the 5th P.M., Lyon County, Iowa, EXCEPT a Parcel described as the North 135 feet of the West 322 feet 8 inches of the SW1/4 of Section 3, T99N, R45W of the 5th P.M., Lyon County, Iowa, and EXCEPT Parcel D in the SW1/4 of Section 3, T99N, R45W of the 5th P.M., Lyon County, Iowa, as shown by the Plat of Survey recorded in Plat Book 15, at Page 109 in the Office of the Lyon County Recorder, and EXCEPT Parcel E in the SW1/4 of Section 3, T99N, R45W of the 5th P.M., Lyon County, Iowa, as shown by the Plat of Survey recorded in Plat Book 20, at Page 105 in the Office of the Lyon County Recorder



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For additional information, please contact:

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Property Information

Property Description: Attention land buyers, developers, investors, farmers and anyone interested in purchasing an extremely well located 129.52 +/- acre unimproved parcel, within the Rock Rapids city limits.

Farm Data:

| | |
|----------|-------------------|
| Cropland | 122.11 acres |
| CRP | 6.40 acres |
| Non-crop | <u>1.01 acres</u> |
| Total | 129.52 acres |

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn | 101.2 acres | 133 bushels |
| Soybeans | 27.7 acres | 39 bushels |

CRP: 6.4+/- acres are under contract, expiring September 30, 2026. Annual payment of \$2,052.

Taxes: \$3,012



Aerial Photo



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CSR2 | CAP |
|-----------|---|-------|-------|-------|------|
| 174B | Bolan loam, 2 to 5 percent slopes | 0.2 | 0.17 | 55 | 2e |
| 310C2 | Galva silty clay loam, 5 to 9 percent slopes, eroded | 1.4 | 1.05 | 84 | 3e |
| 91B | Primghar silty clay loam, 2 to 5 percent slopes | 2.0 | 1.48 | 95 | 2e |
| 28D2 | Dickman fine sandy loam, 9 to 14 percent slopes, moderately eroded | 6.9 | 5.21 | 8 | 4e |
| 310B | Galva silty clay loam, 2 to 5 percent slopes | 2.1 | 1.56 | 95 | 2e |
| 890B | Moody silty clay loam, loamy substratum, 2 to 5 percent slopes | 34.4 | 25.93 | 70 | 2e |
| 174D2 | Bolan loam, 9 to 14 percent slopes, moderately eroded | 4.3 | 3.24 | 23 | 4e |
| 133 | Colo silty silt loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 9.7 | 7.28 | 78 | 2w |
| P733 | Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded | 3.0 | 2.26 | 78 | 2w |
| 77D2 | Sac silty clay loam, loam substratum, 9 to 14 percent slopes, eroded | 3.3 | 2.51 | 61 | 3e |
| 878B | Ocheyedan loam, 2 to 5 percent slopes | 10.0 | 7.5 | 84 | 2e |
| 430 | Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded | 2.0 | 1.49 | 77 | 2w |
| 608 | Dempster silt loam, moderately deep, 0 to 2 percent slopes | 8.8 | 6.61 | 40 | 2s |
| 785 | Spillco loam, 0 to 2 percent slopes | 19.2 | 14.43 | 86 | 2w |
| 878D2 | Ocheyedan loam, 9 to 14 percent slopes, moderately eroded | 2.0 | 1.48 | 53 | 3e |
| INT | Intermittent water | 2.5 | 1.86 | - | - |
| 27B | Terril loam, 2 to 5 percent slopes | 2.6 | 1.97 | 86 | 2e |
| 28B | Dickman fine sandy loam, 2 to 5 percent slopes | 5.3 | 3.98 | 26 | 3e |
| 203 | Cylinder silty clay loam, deep, 0 to 2 percent slopes | 4.7 | 3.55 | 60 | 1 |
| 608B | Dempster silt loam, moderately deep, 2 to 5 percent slopes | 8.5 | 6.44 | 35 | 2e |
| TOTALS | | 132.8 | 100% | 62.55 | 2.19 |

Property Location Map

