



Farmers
National
Company™

www.FarmersNational.com

L-2300515

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

216± Acres, Buchanan County, Iowa

OFFERED AT
\$2,460,000

Highlights:

- Tract 1 - Well located, highly productive above average CSR2
- Tract 2 - Excellent pastureland with some productive cropland
- Well maintained, partially tiled, and open tenancy for 2024

For additional information, please contact:

Sean McDonald, Agent | (319) 310-5405
SMcDonald@FarmersNational.com

Dennis Rahe, Agent | (319) 270-1010
DRahe@FarmersNational.com

Property Information

Property Description

Tract 1 is highly quality Non-Highly Erodible 80 CSR2 farm. It consists of 118.96 acres of desirable cropland that is partially tiled. Tract 2 contains 25.53 acres of cropland along with a large creek pasture of approximately 42.42 acres. A wetland determination has been completed on the tillable acres on both tracts.

Directions to Property:

From Aurora, travel South on County Pavement W45 three miles to 150th Street, turn right on 150th Street for three quarters of a mile. Property is on the North side and South side of 150th Street.

Legal Description:

Long legal - Contact agents for information. Subject to survey.

Tract 2 Buildings:

Machine Shed, Barn, Silo, and Bunker Feeder.

Farm Data:

• Tract 1:		• Tract 2:	
Cropland	118.96	Cropland	25.53
Non-crop	4.32	Pasture	42.42
<u>Timber</u>	<u>21.49</u>	Non-crop	1.94
Total	142.86	<u>Buildings</u>	<u>1.34</u>
		Total	69.29

FSA Information:

• Tract 1:

	<u>Base</u>	<u>Yield</u>
Corn	68.94 acres	148 bushels
Soybeans	49.52 acres	44bushels

*Estimated base acres; subject to FSA reconstitution

• Tract 2:

	<u>Base</u>	<u>Yield</u>
Corn	14.93 acres	148 bushels
Soybeans	10.72acres	44bushels

*Estimated base acres; subject to FSA reconstitution

Taxes:

Tract 1: \$4,444

Tract 2: \$1,712

*Estimated; subject to assessor determination

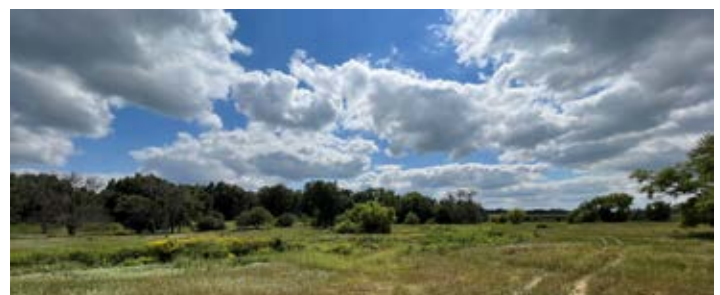
Improvements:

Some tile on each tract. No tiles maps available.

Additional Comments:

A proposed carbon pipeline is projected to go through Tract 1. Survey is to be completed after harvest. Timber sale is scheduled to be completed after the crop harvest.

Location Map



Tract 1

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
391B	Clyde-Floyd complex, 1 to 4 percent slopes	66.66	47.44	87.0	0	88	2w
171B	Bassett loam, 2 to 5 percent slopes	39.35	28.0	85.0	0	89	2e
407B	Schley loam, 1 to 4 percent slopes	14.36	10.22	81.0	0	91	2w
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	10.21	7.27	33.0	0	58	4e
177	Saude loam, 0 to 2 percent slopes	5.23	3.72	60.0	0	77	2s
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	3.32	2.36	59.0	0	88	2s
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.27	0.9	74.0	0	77	2e
776C	Lilah sandy loam, 2 to 9 percent slopes	0.09	0.06	5.0	0	43	4s
471	Oran loam, 1 to 3 percent slopes	0.01	0.01	74.0	0	83	1
TOTALS		140.5 2(*)	100%	80.05	-	85.86	2.15

Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.

Tract 2

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
1585	Spillville-Coland complex, 0 to 2 percent slopes, frequently flooded	21.32	32.11	22.0	0	65	5w
585	Spillville-Coland complex, 0 to 2 percent slopes	13.4	20.18	76.0	0	92	2w
407B	Schley loam, 1 to 4 percent slopes	9.83	14.8	81.0	0	91	2w
177	Saude loam, 0 to 2 percent slopes	9.14	13.77	60.0	0	77	2s
391B	Clyde-Floyd complex, 1 to 4 percent slopes	6.57	9.89	87.0	0	88	2w
171B	Bassett loam, 2 to 5 percent slopes	3.45	5.2	85.0	0	89	2e
159C	Finchford loamy sand, 2 to 9 percent slopes	1.58	2.38	33.0	0	53	4s
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.12	1.69	39.0	0	55	4s
TOTALS		66.4(*)	100%	57.12	-	79.03	3.04