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LAND FOR SALE

80± Acres, Marshall County, Iowa

OFFERED AT
\$495,000

Highlights:

- 40.63 acres enrolled in CRP contract #11069F as CP38E-4D or CP38E-12 with food plot
- Seller offers buyer right to receive CRP payment for period beginning 10/01/24 through 09/30/25
- Opportunities abound for hunting with both deer and pheasant noted on property



For additional information, please contact:

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Property Information

Directions to Property: From Clemons, Iowa, which is north of U.S. Highway 30 at State Center 6.5 miles, continue north on County Highway S52, or Eastman Avenue, 3.5 miles to Marble Road, or County Highway E18, then west on Marble Road/E18 to Durham Avenue, then north on Durham to 120th Street, then West on 120th Street 3/4 mile to northeast corner of subject property

Legal Description: W1/2NE1/4 of Section 16, T-85-N, R-20-W of the 5th P.M.

Property Description: Minerva Creek flows northwest to southeast through an inside tract in northwestern Marshall County, creating a recreational haven with excellent income. Annual from final year of CRP, expires September 30, 2025, of \$11,852 from 40.63 acres enrolled in CRP. May have opportunity to enroll in a successor contract with CRP to obtain strong income.

Improvements: Windmill

Farm Data:

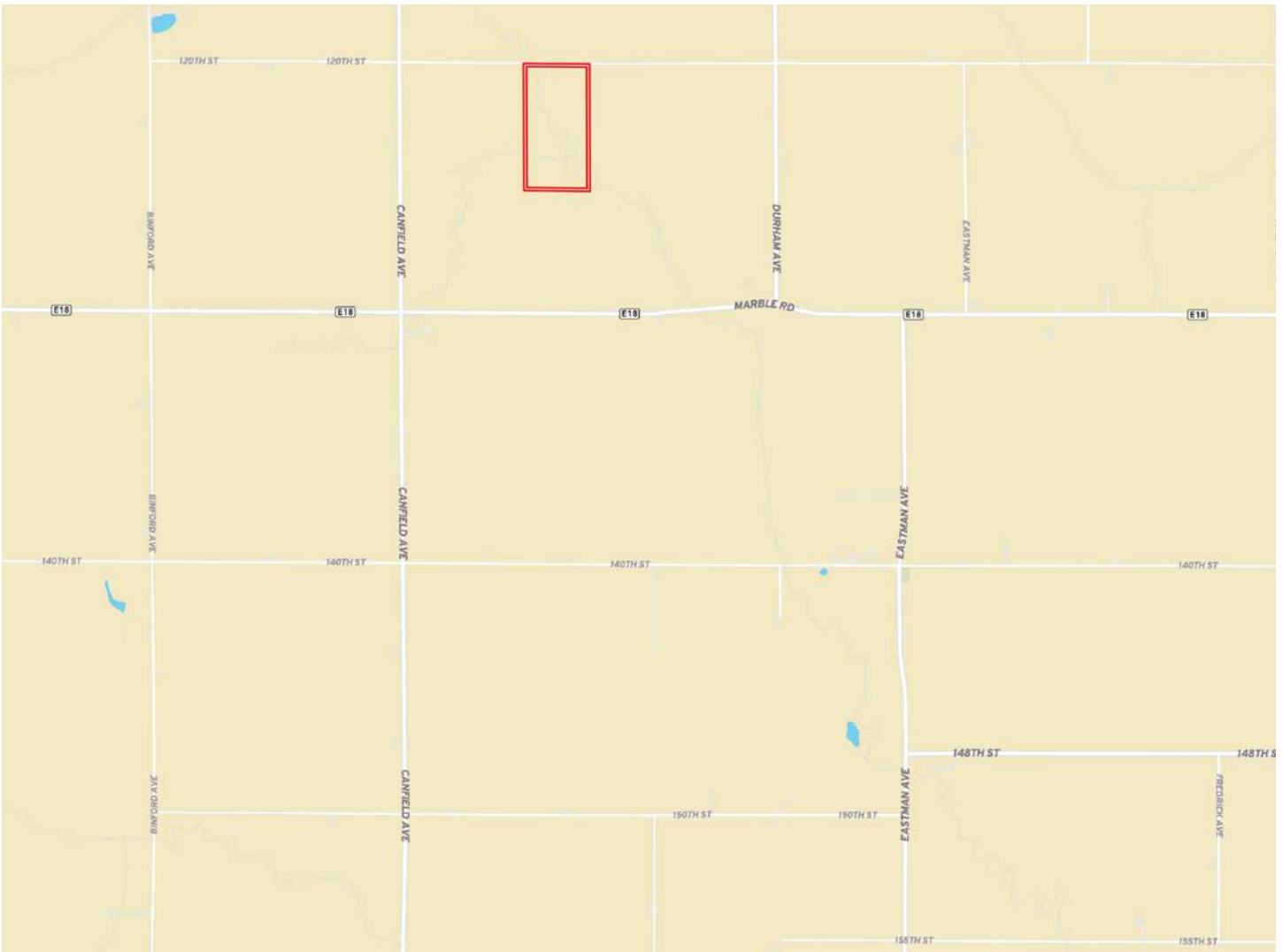
| | |
|----------|-------------|
| Cropland | 0.38 acres |
| CRP | 40.63 acres |
| Timber | 37.99 acres |
| Road | 1.00 acres |
| Total | 80.00 acres |

FSA Information:

| | Base | Yield |
|----------|-------------|-------------|
| Corn | 65.95 acres | 141 bushels |
| Soybeans | 9.15 acres | 44 bushels |

Taxes : \$1,612.00

Property Location



Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CSR2 | CPI | NCCPI | CAP |
|-----------|---|----------|-------|-------|-----|-------|------|
| 1485 | Spillville loam, 0 to 2 percent slopes, frequently flooded, channeled | 23.18 | 29.31 | 5.0 | 0 | 53 | 5w |
| 1226 | Lawler loam, 0 to 2 percent slopes, rarely flooded | 15.08 | 19.07 | 59.0 | 0 | 87 | 2s |
| 485 | Spillville loam, 0 to 2 percent slopes, occasionally flooded | 13.09 | 16.55 | 88.0 | 0 | 86 | 2w |
| 135 | Coland clay loam, 0 to 2 percent slopes, occasionally flooded | 8.41 | 10.63 | 76.0 | 0 | 82 | 2w |
| 178 | Waukee loam, 0 to 2 percent slopes | 8.23 | 10.41 | 69.0 | 0 | 83 | 2s |
| 177C2 | Saude loam, 5 to 9 percent slopes, eroded | 5.36 | 6.78 | 45.0 | 0 | 70 | 3e |
| 177 | Saude loam, 0 to 2 percent slopes | 2.35 | 2.97 | 60.0 | 0 | 79 | 2s |
| 138E2 | Clarion loam, 14 to 18 percent slopes, moderately eroded | 2.15 | 2.72 | 44.0 | 0 | 67 | 4e |
| 138D2 | Clarion loam, 9 to 14 percent slopes, moderately eroded | 0.75 | 0.95 | 56.0 | 0 | 71 | 3e |
| 20D2 | Killduff silty clay loam, 9 to 14 percent slopes, eroded | 0.46 | 0.58 | 55.0 | 0 | 84 | 3e |
| TOTALS | | 79.06(*) | 100% | 49.42 | - | 73.79 | 3.02 |

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.



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