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Company™

The Heritage Team

L-2500138

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FOR MORE INFO!



# LAND FOR SALE

39.37± Acres, Louisa County, Iowa

OFFERED AT  
**\$460,000**

## Highlights:

- Farm is within trucking distance of river markets and commodity end users
- Solid CSR2 rating of 79
- Open tenancy for 2025



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# Property Information

## Directions to Property:

From Grandview, take Highway 92 three miles west to N Avenue, then go one-quarter of a mile on N Avenue, and the farm is on the left side of the road.

## Legal Description:

Acres to be sold are assessed acres minus surveyed Lots 1, 2 and Out Lot A. Exact legal per abstract.

## Property Description:

This farm features gently rolling acres, primarily consisting of tillable land or land enrolled in CRP. Spanning roughly 39.37 acres, it offers an excellent opportunity for a beginning farmer or an operator seeking to expand their operation. The property is conveniently located within trucking distance to nearby commodity end users and the Mississippi River markets. Additionally, it has a solid CSR2 rating of 79.21.

## FSA Information (Estimated):

	Base	Yield
Corn	33.39 acres	166 bushels
Soybeans	5.52 acres	49 bushels

*Exact acres to be determined by FSA.*

## Farm Data (Estimated):

Cropland	36.42 acres
CRP	2.57 acres
Total	38.99 acres

*Exact acres to be determined by FSA.*

## CRP Information (Estimated):

- 2.57 acres, due to expire September 30, 2028. Annual payment of \$544.84. Exact acres and payment to be determined by FSA.

## Taxes (Estimated):

- \$1,289.00
- Exact acres to be determined by Louisa County Assessor.*



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.

**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	14.24	35.99	88.0	0	91	2e
916C2	Downs silt loam, sandy substratum, 5 to 9 percent slopes, eroded	12.99	32.83	80.0	0	84	3e
11B	Colo-Ely complex, 0 to 5 percent slopes	3.06	7.73	86.0	0	92	2w
291	Atterberry silt loam, 1 to 3 percent slopes	2.97	7.51	85.0	0	90	1
520	Coppock silt loam, 0 to 2 percent slopes	2.46	6.22	79.0	0	86	2w
352D2	Whittier silt loam, 9 to 14 percent slopes, moderately eroded	1.92	4.85	17.0	0	70	4e
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	1.64	4.14	43.0	0	73	3e
688	Koszta silt loam, 0 to 2 percent slopes	0.15	0.38	90.0	0	96	1
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.14	0.35	100.0	0	96	1
430	Ackmore silt loam, 0 to 2 percent slopes	0.02	0.05	77.0	0	84	2w
<b>TOTALS</b>		<b>39.59( *)</b>	<b>100%</b>	<b>79.21</b>	<b>-</b>	<b>86.71</b>	<b>2.38</b>



# Property Location

