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# LAND FOR SALE

80± Acres, Adams County, Iowa

OFFERED AT  
**\$760,000**

## Highlights:

- 71.8 FSA crop acres
- 67.6 CSR2 on crop acres
- Considerable tile and terraces installed



**For additional information, please contact:**

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# Property Information

## Directions to Property:

From Cromwell, Iowa, take County Road H33 (180th St) west 5 miles to Sycamore Ave. Take Sycamore Ave north 3.5 miles to 145th Street at the SE corner of the farm. The farm lies to the north of 145th St and the west of Sycamore Ave.

## Legal Description:

E 1/2 of the NE 1/4 of section 30, T73N R32W Colony Township, Adams County, Iowa.

## Property Description:

Well-maintained farm in an excellent farming area. Crop acres have a CRS2 of 67.6. 33,700 ft of tile and 5,900 ft of terraces installed. The crop lease is open for the 2026 crop year. This farm has been well taken care of and will be an excellent add-on unit or sized for a beginning farmer loan.

## FSA Information:

	Base	Yield
Corn	33.66 acres	144 bushels
Soybeans	34 acres	42 bushels

## Farm Data:

Cropland	71.80 acres
Non-crop	5.20 acres
Roads	3.00 acres
Total	80.00 acres

## Taxes:

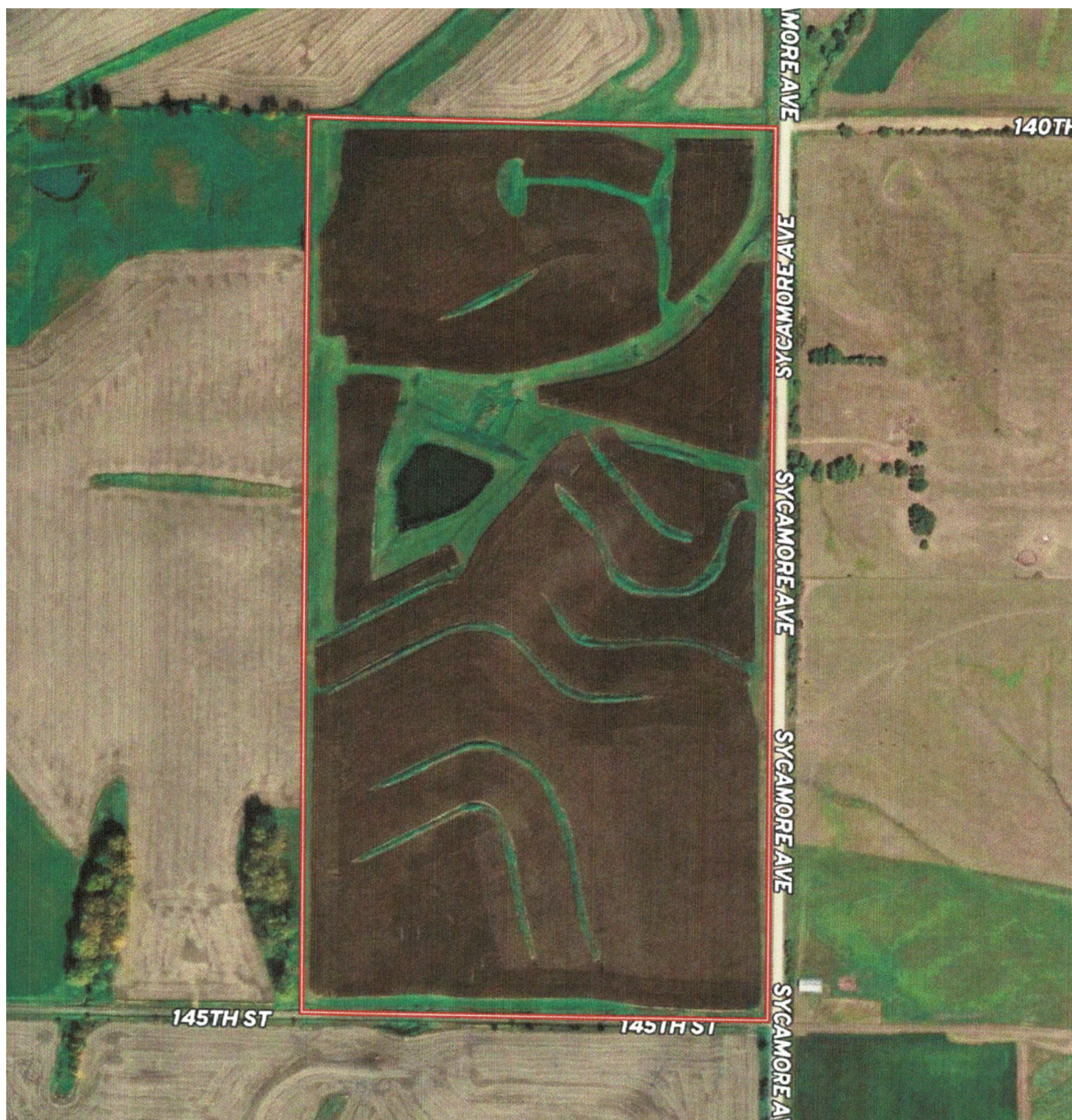
- \$1.956



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.

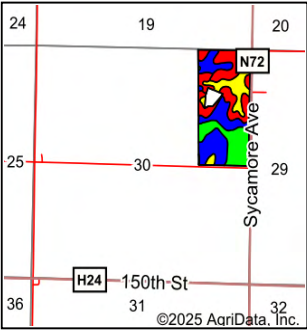
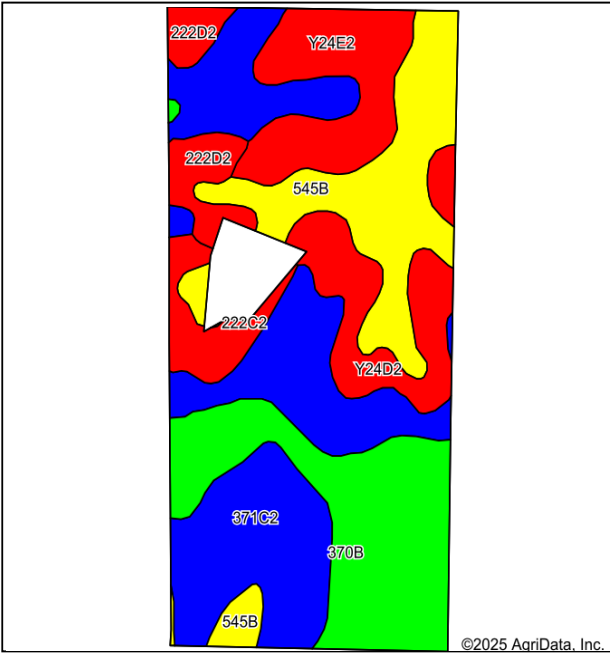


## Aerial Map





# Soil Map



State: **Iowa**  
County: **Adams**  
Location: **30-73N-32W**  
Township: **Colony**  
Acres: **70.76**  
Date: **9/9/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA003, Soil Area Version: 36					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	23.13	32.6%		83
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	14.16	20.0%		91
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	12.45	17.6%		64
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	7.82	11.1%		35
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	6.92	9.8%		49
222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.45	4.9%		17
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	2.83	4.0%		38
Weighted Average					67.6

\*\*IA has updated the CSR values for each county to CSR2.

# Property Location

