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# LAND FOR SALE

302± Acres, Chickasaw County, Iowa

OFFERED AT  
**\$2,700,000**

## Highlights:

- Very unique and attractive property including large pond
- Electrical power at pond
- 2/3 cropland along with a good amount of woodland

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

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# Property Information

**Directions to Property:** From New Hampton go East on Highway 24 for three miles, then turn South on Pembroke Avenue and go South 1 1/2 miles then turn East on 220<sup>th</sup> street for a 1/2 mile. Property will be on the South side of the road.

**Legal Description:** The West half of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 23, Township 95 North, Range 12 West of the 5th P.M., Chickasaw County Iowa.

The Southwest Quarter of Section 23, Township 95 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa.

The North 30 acres of the Northwest Quarter of Section 26, Township 95 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa.

**Property Description:** This property offers a large pond, cropland & woodland in a high demand area

**Farm Data:**

**Tract 1:**

Cropland (TBD) 38.00 acres  
 Other 1.2 acres  
 Total 39.2 acres

**Tract 2:**

Cropland 168.4 acres  
 Other 94.4 acres  
 Total 262.8 acres

**FSA Information:**

**Tract 1:**

	Base	Yield
Corn	TBD	153 bushels

**Tract 2:**

	Base	Yield
Corn	TBD	153 bushels

**CRP Information:**

**Tract 2:** This tract includes a total of 9.3 CRP acres, with an annual payment of \$2,667, expiring on September 30, 2032.

**Taxes:**

**Tract 1:** TBD

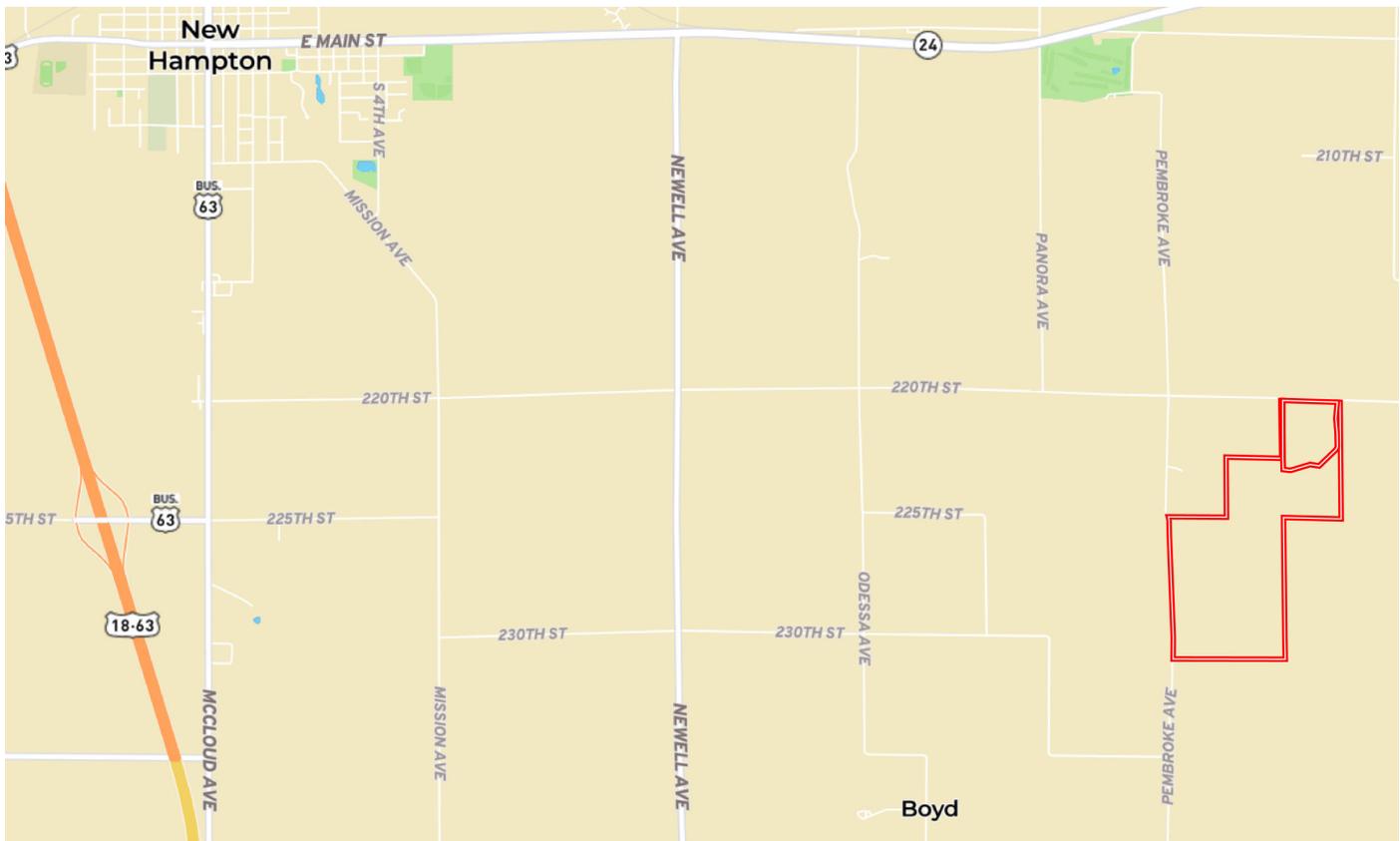
**Tract 2:** TBD

\$6,000 total for both tracts

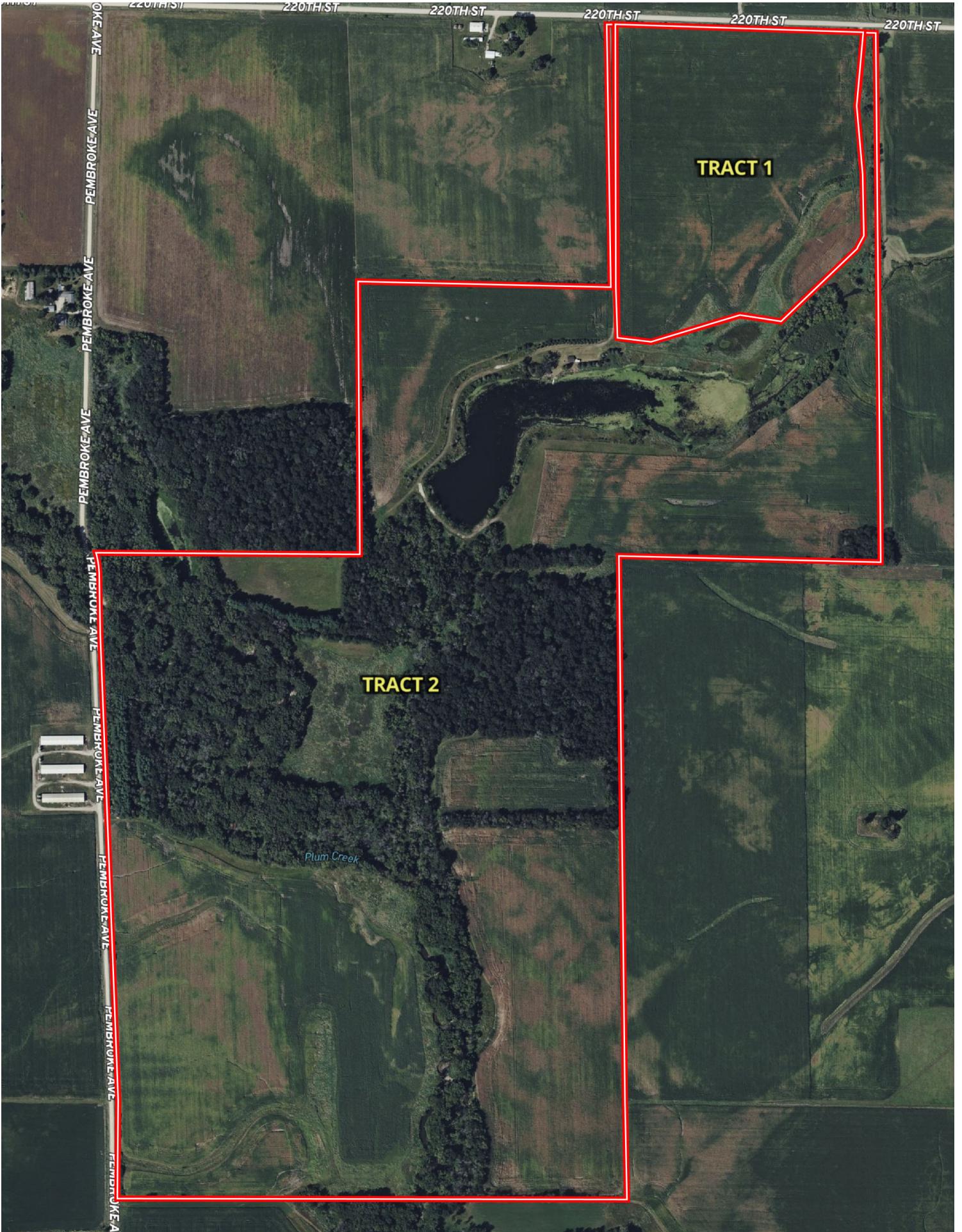
Approx \$19.86/acre

**Price:** \$2,700,000

## Location Map



# Aerial Map



# Tract 1:

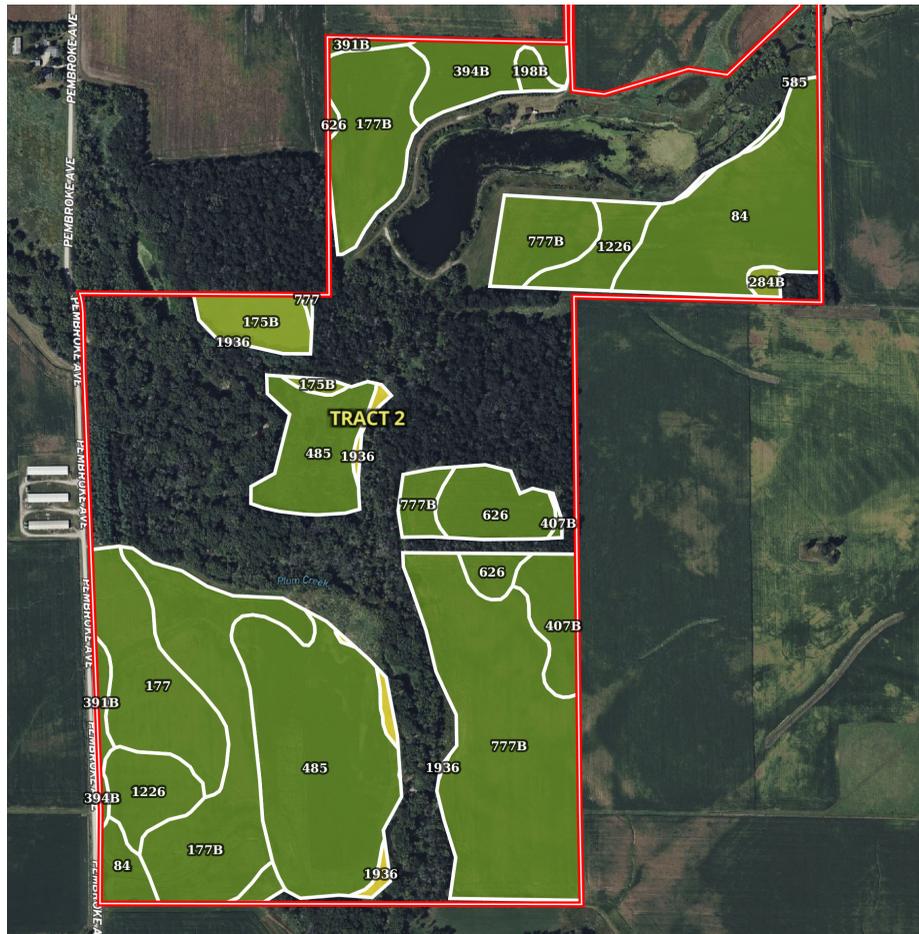
## Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
84	Clyde clay loam, 0 to 3 percent slopes	11.82	30.81	88.0	0	91	2w
399	Readlyn silt loam, 1 to 3 percent slopes	8.14	21.21	91.0	0	80	1
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	7.35	19.16	53.0	0	81	2s
394B	Ostrander loam, 2 to 5 percent slopes	3.95	10.29	88.0	0	78	2e
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	3.06	7.97	76.0	0	87	2w
198B	Floyd loam, 1 to 4 percent slopes	2.66	6.93	89.0	0	88	2w
177B	Saude loam, 2 to 5 percent slopes	1.39	3.62	55.0	0	78	2s
TOTALS		38.37(*)	100%	79.85	-	84.41	1.79

# Tract 2:

## Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
777B	Wapsie loam, 2 to 5 percent slopes	31.02	22.04	50.0	0	66	2e
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	27.44	19.49	76.0	0	87	2w
177B	Saude loam, 2 to 5 percent slopes	24.41	17.34	55.0	0	78	2s
84	Clyde clay loam, 0 to 3 percent slopes	17.36	12.33	88.0	0	91	2w
177	Saude loam, 0 to 2 percent slopes	10.01	7.11	60.0	0	79	2s
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.2	5.11	59.0	0	87	2s
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	5.88	4.18	53.0	0	81	2s
394B	Ostrander loam, 2 to 5 percent slopes	4.99	3.54	88.0	0	78	2e
407B	Schley loam, 1 to 4 percent slopes	4.01	2.85	81.0	0	95	2w
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.86	2.74	50.0	0	61	3e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.64	1.17	87.0	0	89	2w
1936	Spillville-Udifluvents complex, channeled, 0 to 2 percent slopes	1.31	0.93	25.0	0	-	5w
198B	Floyd loam, 1 to 4 percent slopes	0.74	0.53	89.0	0	88	2w
284B	Flagler sandy loam, 2 to 5 percent slopes	0.54	0.38	49.0	0	62	3e
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.25	0.18	70.0	0	77	2w
777	Wapsie loam, 0 to 2 percent slopes	0.12	0.09	55.0	0	67	2s
TOTALS		140.78(*)	100%	64.59	-	78.78	2.06



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