



**SCAN THE QR CODE
FOR MORE INFO!**



LAND FOR SALE

251.46± Acres, Chickasaw County, Iowa

OFFERED AT
\$13,250/Acre

Highlights:

- **Productive well drained soils**
- **On hard surface road, close to Homeland Energy Solutions, ethanol plant**
- **Two separate tracts, good add on farm**

For additional information, please contact:

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Property Information

Directions to Property:

From Lawler, go 2.5 miles South on V56. Land will be on the East side of the road.

Legal Description:

The Southwest Quarter except Parcels 2023-5 and 2025-22 in Section 22 AND the Northwest Quarter except Parcel 2025-23 in Section 27, all in Township 95 North, Range 11 West of the 5th P.M., Chickasaw County, Iowa.

Property Description: Productive well drained farmland on hard surface road and only a few miles to ethanol plant as well as optional markets.

Farm Data:

Tract 1:

Cropland	147.8 acres
Total	147.8 acres

Tract 2:

Cropland	99.11 acres
Other	4.65 acres
Total	103.76 acres

FSA Information:

Tract 1:

	Base	Yield
Corn	TBD	147 bushels
Soybeans	TBD	49 bushels

Tract 2:

	Base	Yield
Corn	TBD	147 bushels
Soybeans	TBD	49 bushels

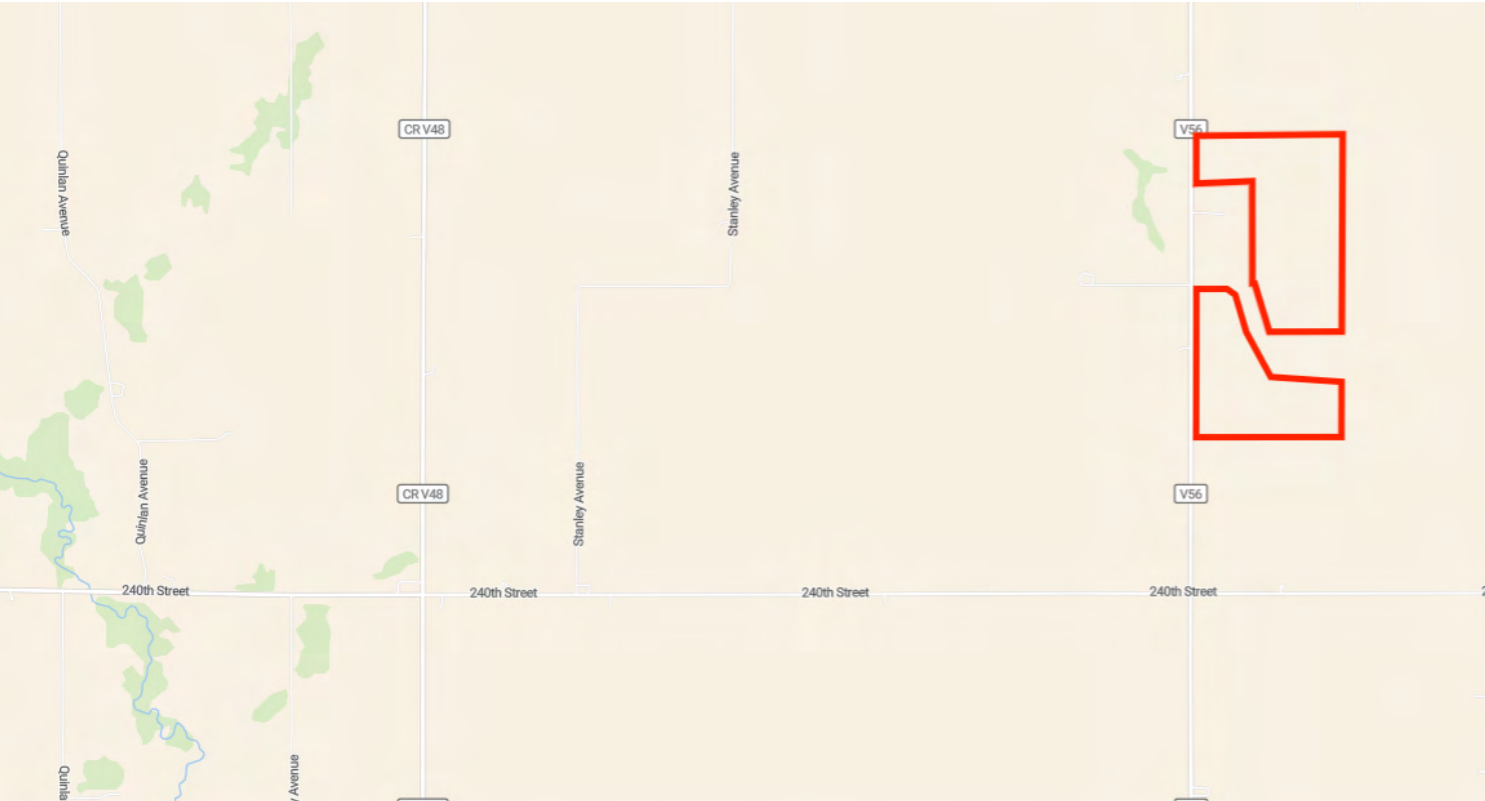
Taxes:

Tract 1: \$1,971

Tract 2: \$1,355

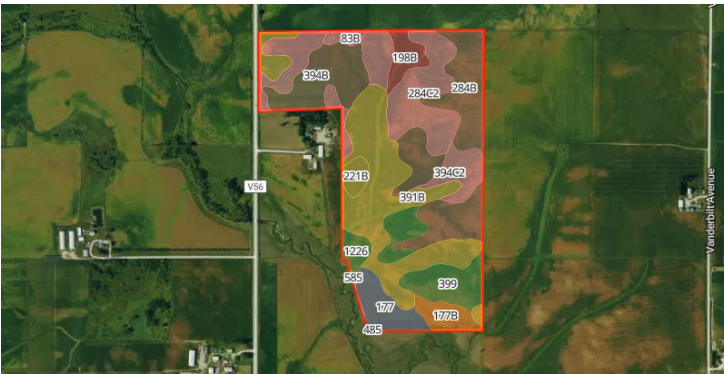
Price: \$13,250/Acre

Location Map



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.

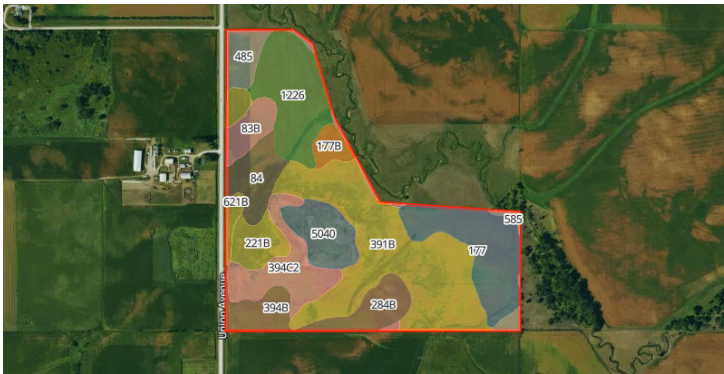
Tract 1: Soil Maps



73.9/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.9%	35.3	2w	--	87
	394B	Ostrander loam, 2 to 5 percent slopes	19.1%	28.2	2e	--	88
	394...	Ostrander loam, 5 to 9 percent slopes, eroded	12.2%	18	3e	--	73
	284...	Flagler sandy loam, 5 to 9 percent slopes, moderately eroded	11.3%	16.7	3e	--	41
	399	Readlyn silt loam, 1 to 3 percent slopes	9.2%	13.6	1	--	91
	284B	Flagler sandy loam, 2 to 5 percent slopes	8.6%	12.7	3e	--	49
	177	Saude loam, 0 to 2 percent slopes	4.8%	7.1	2s	--	60
	177B	Saude loam, 2 to 5 percent slopes	3.1%	4.6	2s	--	55
	198B	Floyd loam, 1 to 4 percent slopes	2.9%	4.4	2w	--	89
	1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.0%	2.9	2s	--	59
	221B	Klossner muck, 1 to 4 percent slopes	1.7%	2.5	3w	--	48
	83B	Kenyon loam, 2 to 5 percent slopes	1.0%	1.5	2e	--	90
	585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally...	0.1%	0.2	2w	--	70
	485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	<0.1%	0	2w	--	76

Tract 2:



69/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	391B	Clyde-Floyd complex, 1 to 4 percent slopes	29.9%	30	2w	--	87
	1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.4%	12.5	2s	--	59
	177	Saude loam, 0 to 2 percent slopes	12.1%	12.2	2s	--	60
	394...	Ostrander loam, 5 to 9 percent slopes, eroded	8.9%	8.9	3e	--	73
	5040	Anthroportic Udorthents, 2 to 9 percent slopes	6.4%	6.4	6s	--	5
	84	Clyde clay loam, 0 to 3 percent slopes	5.8%	5.8	2w	--	88
	394B	Ostrander loam, 2 to 5 percent slopes	5.1%	5.1	2e	--	88
	221B	Klossner muck, 1 to 4 percent slopes	4.1%	4.1	3w	--	48
	284B	Flagler sandy loam, 2 to 5 percent slopes	4.1%	4.1	3e	--	49
	485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.0%	4	2w	--	76
	83B	Kenyon loam, 2 to 5 percent slopes	3.3%	3.4	2e	--	90
	177B	Saude loam, 2 to 5 percent slopes	2.1%	2.1	2s	--	55
	621B	Houghton muck, 1 to 4 percent slopes	1.1%	1.1	3w	--	35
	585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally...	0.8%	0.8	2w	--	70



Aerial Map

