



LAND FOR SALE

FRANKLIN COUNTY, IOWA

**160
ACRES +/-**



FARM DESCRIPTION

\$2,128,000 OR \$13,300 PER ACRE

Located in North Central Iowa in Franklin County on hard surface county road C25 sits this high quality tillable farm! The farm lies in a strong agriculture area only 3.7 miles northeast of Hampton, Iowa and 6 miles southeast of Sheffield, Iowa. Iowa Land Company is honored to represent this Century Farm and offer this high quality farmland for sale owned by Uhlenhopp Holdings LLC. The farm offers 155.46 NHEL FSA cropland acres currently leased for the 2022 agriculture season. The farmland boasts a 84.7 CSR2 average throughout and has terrace and tile where needed! Primary soil types are Dinsdale silty clay loam 94 CSR2 is the majority soil type located across nearly the entire length of this farm!



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AERIAL PHOTO

FRANKLIN COUNTY, IOWA

**160
ACRES +/-**



Price and Terms

\$2,128,000 or \$13,300 per acre

10% down upon acceptance of offer: balance in cash at closing.

Location:

Head North out of town on HWY 65 for 4 miles.
Turn right onto 190th St. and continue for 1 mile.
Farm is located on the corner of 190th St. and Quail Ave.

Legal Description:

160 +/- gross acres located in Franklin County, Iowa Mott Township, Section 2. Exact legal description will come from the abstract.

Tax Information:

Taxes - \$5,712 +/- annually est

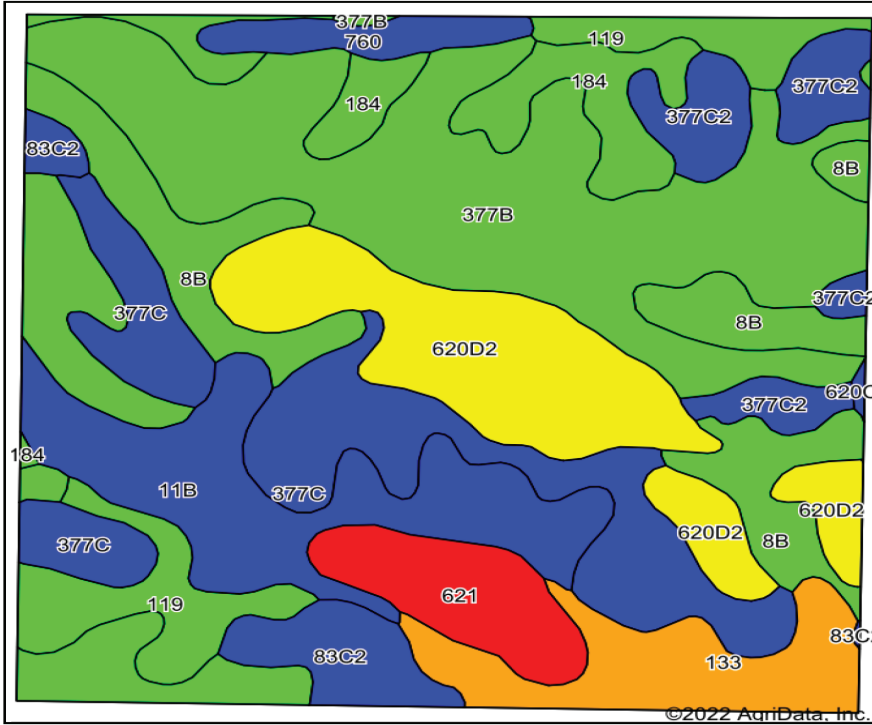


FARM SOIL MAP

**160
ACRES +/-**

FRANKLIN COUNTY, IOWA

Soils Map



Farm Details

- 155.46 +/- Cropland Acres
- 84.7 CSR2
- Open for 2023 Season
- Terrace and tile work throughtout farm
- Majority soil type is Dinsdale Silty Clay Loam - 94 CSR2
- Great road access on two sides of farm

Soils data provided by USDA and NRCS.

Area Symbol: IA069, Soil Area Version: 28

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn Bu | *i Soybeans Bu | CSR2** | CSR | Bromegrass alfalfa AUM | Bromegrass alfalfa hay Tons | Corn Bu | Kentucky bluegrass AUM | Oats Bu | Smooth bromegrass AUM | Sc Bu |
|-------|---|-------|------------------|-------------|------------------|------------|----------------|--------|-----|------------------------|-----------------------------|---------|------------------------|---------|-----------------------|-------|
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 44.55 | 28.2% | | Ile | 232.0 | 67.3 | 94 | 90 | | | | | | | |
| 377C | Dinsdale silty clay loam, 5 to 9 percent slopes | 18.99 | 12.0% | | IIle | 216.0 | 62.6 | 90 | 75 | | | | | | | |
| 620D2 | Port Byron silt loam, 9 to 14 percent slopes, moderately eroded | 17.99 | 11.4% | | IIle | 185.6 | 53.8 | 61 | 68 | | | | | | | |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 15.39 | 9.7% | | IIw | 204.8 | 59.4 | 86 | 68 | | | | | | | |
| 8B | Judson silty clay loam, 2 to 5 percent slopes | 14.40 | 9.1% | | Ile | 230.4 | 66.8 | 94 | 90 | | | | | | | |
| 119 | Muscataine silty clay loam, 0 to 2 percent slopes | 9.95 | 6.3% | | Iw | 240.0 | 69.6 | 100 | 100 | | | | | | | |
| 133 | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 8.77 | 5.5% | | IIw | 204.8 | 59.4 | 78 | 80 | | | | | | | |



SOIL MAP & TILE MAP

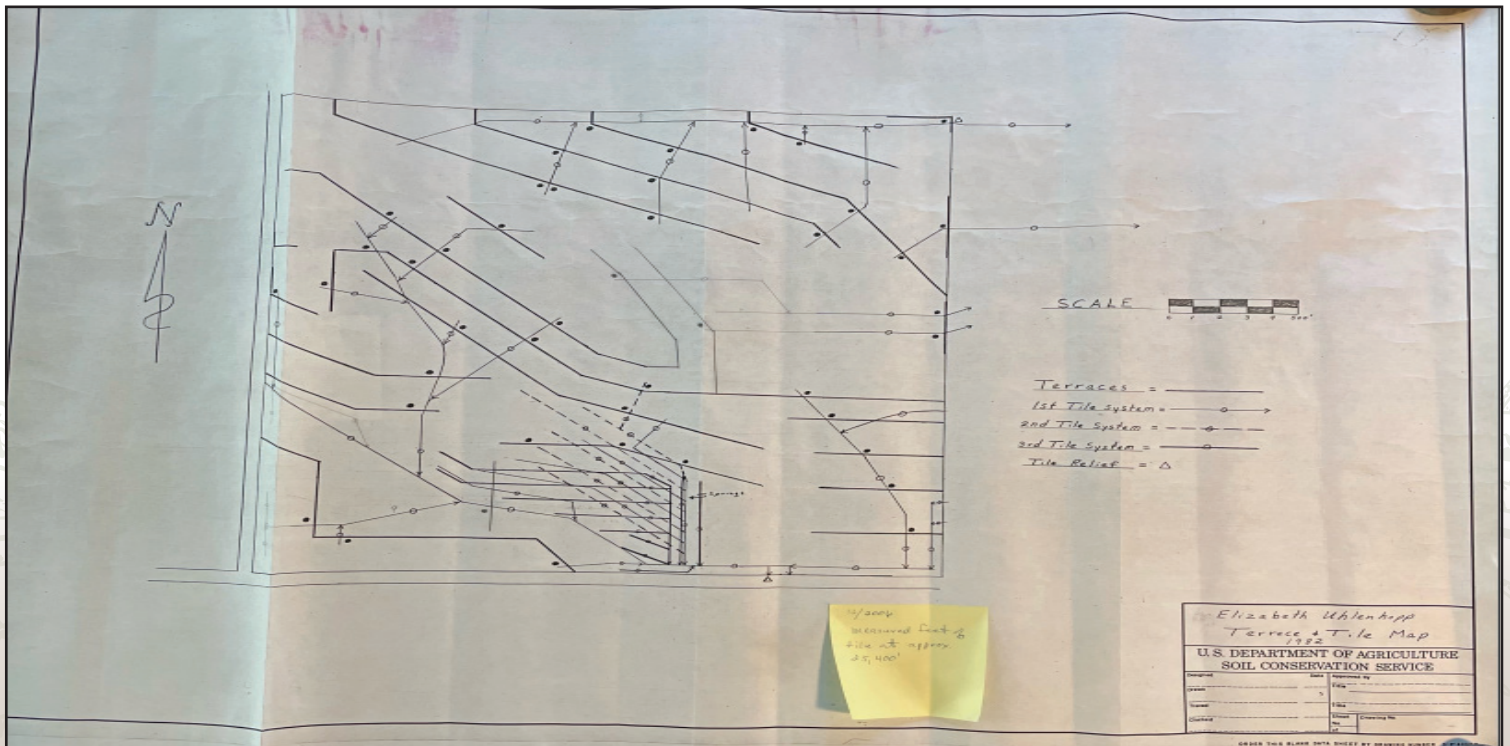
FRANKLIN COUNTY, IOWA

**160
ACRES +/-**



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|-------------------------|--|------|------|--|------|-------------|--------------|-------------|-------------|-------------|------------|------------|------------|------------|------------|------------|--|
| 377C2 | Dinsdale silty clay loam, 5 to 9 percent slopes, eroded | 7.21 | 4.6% | | Ille | 211.2 | 61.2 | 85 | 73 | | | | | | | | |
| 184 | Klinger silty clay loam, 1 to 4 percent slopes | 6.57 | 4.2% | | lw | 240.0 | 69.6 | 95 | 95 | | | | | | | | |
| 621 | Houghton muck, 0 to 1 percent slopes | 6.24 | 3.9% | | Illw | 80.0 | 23.2 | 19 | 25 | | | | | | | | |
| 83C2 | Kenyon loam, 5 to 9 percent slopes, eroded | 5.01 | 3.2% | | Ille | 204.8 | 59.4 | 84 | 68 | 10.6 | 6.3 | 212 | 3.7 | 88 | 6.2 | | |
| 760 | Ansgar silt loam, 0 to 2 percent slopes | 2.84 | 1.8% | | llw | 216.0 | 62.6 | 85 | 75 | | | | | | | | |
| 620C2 | Port Byron silt loam, 5 to 9 percent slopes, moderately eroded | 0.14 | 0.1% | | Ille | 211.2 | 61.2 | 87 | 78 | | | | | | | | |
| Weighted Average | | | | | | 2.25 | 213.2 | 61.8 | 84.7 | 79.5 | 0.3 | 0.2 | 6.7 | 0.1 | 2.8 | 0.2 | |

**IA has updated the CSR values for each county to CSR2.
 *i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.





PROPERTY PHOTOS

FRANKLIN COUNTY, IOWA

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