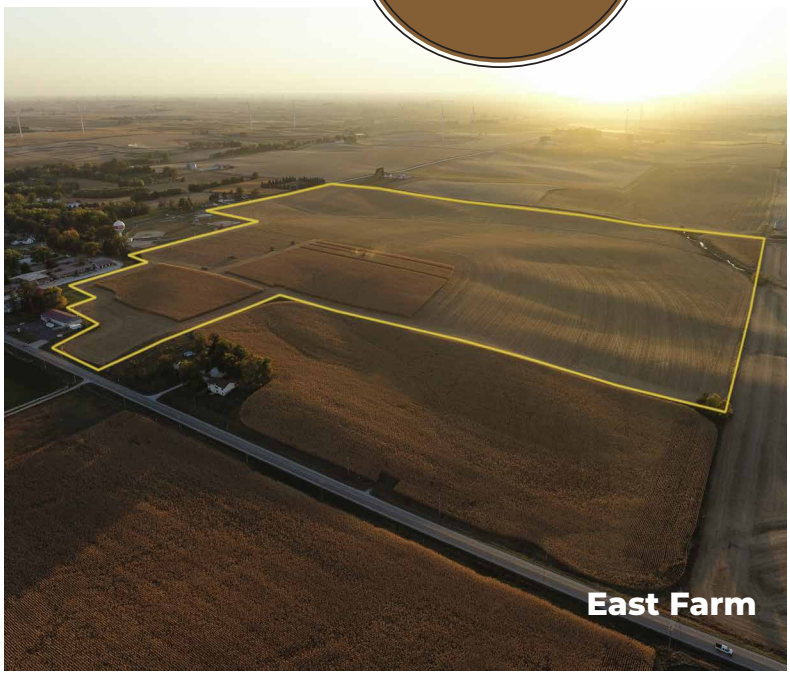
IOWA LAND COMPANY

LAND FOR SALE

POTTAWATTAMIE COUNTY, IOWA

230 +/- ACRES



FARM DESCRIPTION

$3,461,100 OR $15,000 PER ACRE

Iowa Land Company is honored to represent Ploen View Farm Corp. The two farms will be offered as a unit per the corporation alignment. Per tract agricultural information is listed below. These farms offer high percentage tillable, wind return, and an open lease for the 2023 growing season. The southwest tract has two wind turbines on the north side of the farm, both turbine pays an annual rate of $9,236.35 combined with a 2% escalation clause in-place. The current contract extents until 2062. Take a look at the soil maps, a good amount of Judson and Marshall Silty Loam is presented on the acres.

The LandReport 2020-2022 AMERICA'S BEST BROKERAGES

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IOWA LAND COMPANY

AERIAL PHOTO

POTTAWATTAMIE COUNTY, IOWA

230 +/- ACRES

Price and Terms

$3,461,100 or $15,000 per acre

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

Location:

West Farm- Take North St. West out of town for 1 mile. Farm will be on South side of road.

East Farm- Located on Antique City Dr., north side of Walnut.

Legal Description:

114.5 +/- acres located in Pottawattamie County, Iowa; Layton Township, Section 8.

116.24 +/- acres located in Pottawattamie County, Iowa; Layton Township, Section 8.

Tax Information:

Taxes $7,980 per the assessor's website.

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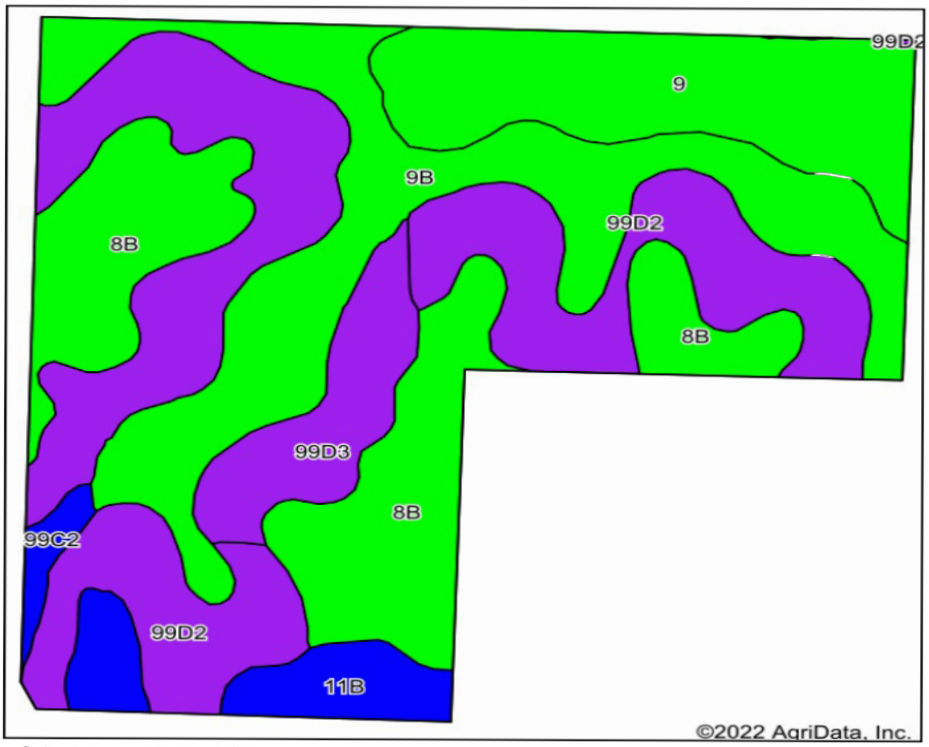
WEST FARM SOIL MAP

POTTAWATTAMIE COUNTY, IOWA

230 +/- ACRES

Soils Map



Soils data provided by USDA and NRCS.

West Farm Details

- 114.5+/- Acres
- 112.91 +/- Cropland Acres
- 80.2 CSR2
- Layton Township, Section 8

PLC Yield

- Corn - 158
- Soybeans - 49

Base Acres

- Corn - 75.4
- Soybeans - 37.5

Area Symbol: IA155, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	35.17	31.1%		IIIe	59	54	86	86	65	67
9B	Marshall silty clay loam, 2 to 5 percent slopes	25.18	22.3%		IIe	95	83	89	89	74	77
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	23.28	20.6%		IIe	92	82	95	95	72	81
9	Marshall silty clay loam, 0 to 2 percent slopes	15.74	13.9%		Iw	98	88	97	94	73	84
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	6.82	6.0%		IVe	52	51	77	77	57	55
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	5.49	4.9%		IIw	81	63	88	87	56	84
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	1.23	1.1%		IIIe	87	64	88	88	67	71
			Weighted Average		2.30	80.2	71.3	*n 89.6	*n 89.2	*n 68.7	*n 74.6

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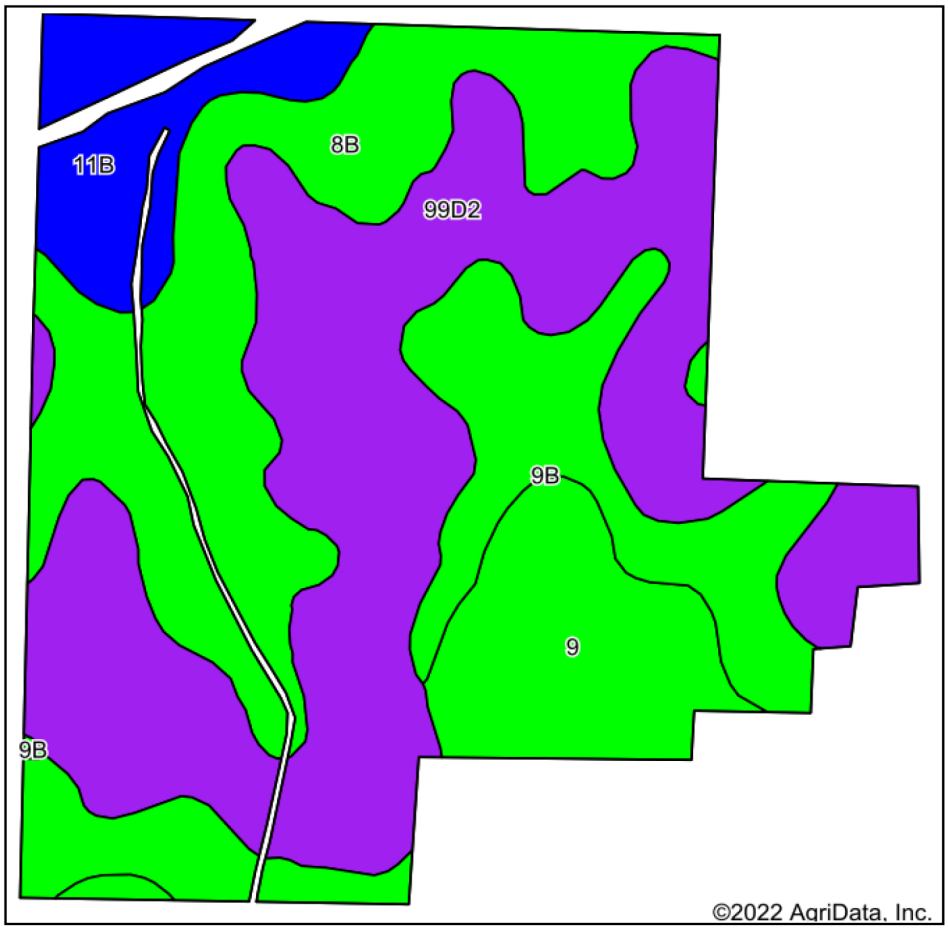
EAST FARM SOIL MAP

POTTAWATTAMIE COUNTY, IOWA

230 +/- ACRES

Soils Map



Soils data provided by USDA and NRCS.

East Farm Details

- 116.24+/- Acres
- 114.92 +/- Cropland Acres
- 78.6 CSR2
- Layton Township, Section 8

PLC Yield

- Corn - 158
- Soybeans - 49

Base Acres

- Corn - 77.7
- Soybeans - 37.7

Area Symbol: IA155, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	47.85	41.6%		IIIe	164.8	47.8	59	54	67
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	27.00	23.5%		IIe	230.4	66.8	92	82	81
9	Marshall silty clay loam, 0 to 2 percent slopes	16.96	14.8%		Iw	240.0	69.6	98	88	84
9B	Marshall silty clay loam, 2 to 5 percent slopes	13.96	12.1%		IIe	232.0	67.3	95	83	77
11B	AckmoreColoJudson complex, 0 to 5 percent slopes	9.15	8.0%		IIw	200.0	58.0	81	63	84
			Weighted Average		**2.27**	**202.3**	**58.7**	**78.6**	**69.8**	***n 75.4**

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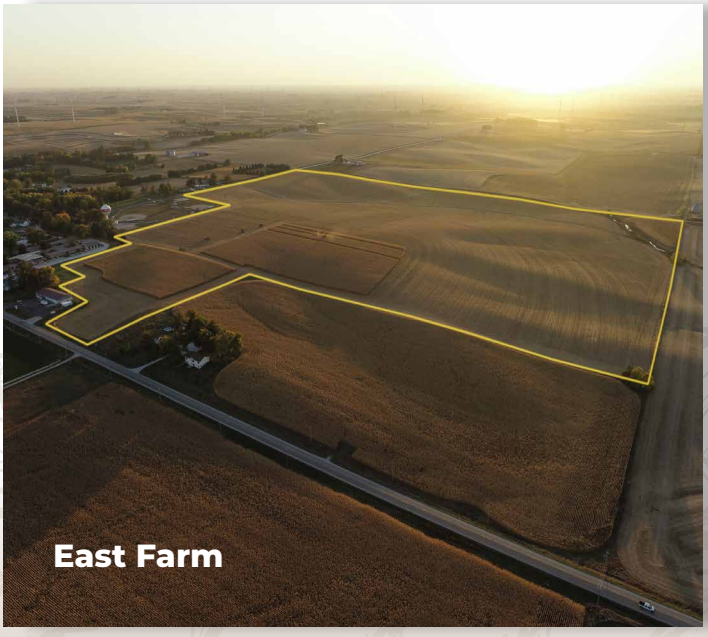
PROPERTY PHOTOS

POTTAWATTAMIE COUNTY, IOWA

230 +/- ACRES

West Farm

West Farm


East Farm

East Farm

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