



# LAND FOR SALE

*Adams County*

**167**  
**ACRES +/-**



## FARM DESCRIPTION

**PRICE: \$926,850 OR \$5,550 PER ACRE**

Iowa Land Company is honored to represent the Leroy Jensen farm located in Western Adams County. The farm is located just 4 miles northwest of Corning, Iowa. This rolling farm provides the hunting minded buyer to purchase a year round hunting farm with quality return on investment. The farm offers 167 +/- acres of vast timber, row crop, and CRP acres. With a little work on food plot architecture, there could easily be 2-3 good ambush locations for both November rut hunting or December late season hunting. This area provides a great mix of cattle producers and grain farmers providing the opportunity for this farm to pull deer from miles away.



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# AERIAL PHOTO

*Adams County*

**167**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$926,850 or \$5,550 per acre.

### Location:

#### From Corning, Iowa

- Travel west on old HWY 34 for 4 mile.
- Turn right (north) onto Elm Ave for 1/2 mile
- The farm sits on the west side of the road

### Legal Description:

167 +/- acres located in Adams County, Iowa; Douglas Township, Section 23. Exact legal will come from the abstract/deed.

### Tax Information:

\$3,216 estimated annually

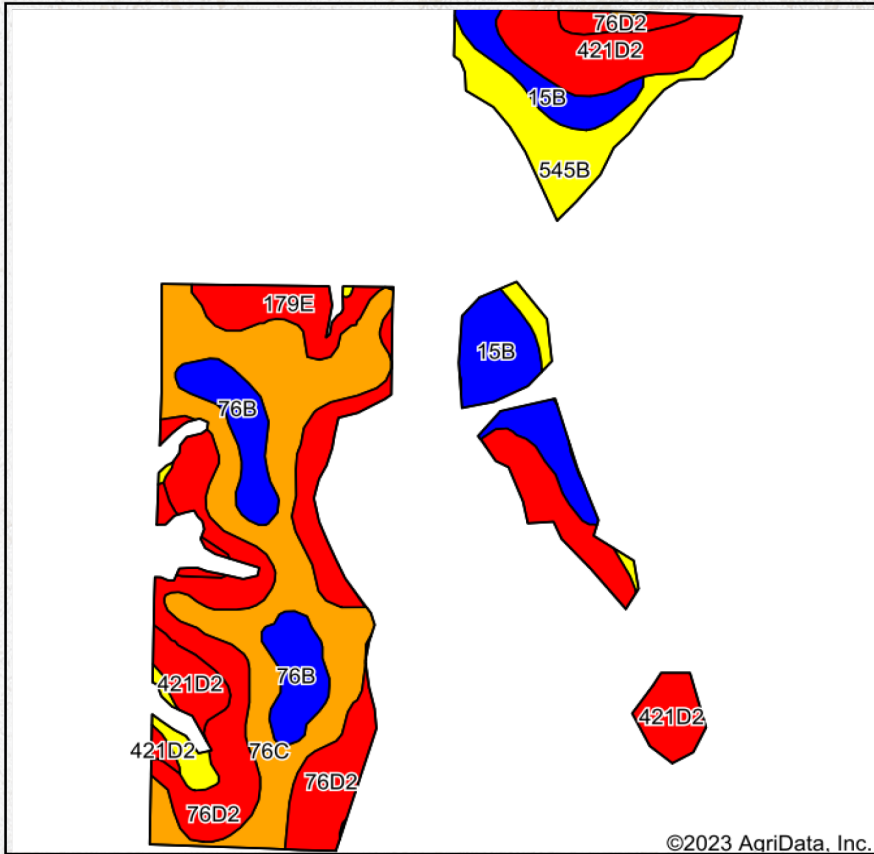




# SOIL MAP

*Adams County*

**167**  
ACRES +/-



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Soils data provided by USDA and NRCS.

Area Symbol: IA003, Soil Area Version: 34

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	
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	22.39	28.1%		IIIe	80	67	79	79	72	73	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	14.09	17.7%		IIIe	49	52	72	72	64	60	
421D2	Gara-Bucknell complex, 9 to 14 percent slopes, moderately eroded	10.67	13.4%		IVe	28	28	64	64	51	44	
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	10.20	12.8%		VIe	37	35	78	78	60	59	
15B	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	8.43	10.6%		Ile	82	64	84	79	60	76	
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	7.94	10.0%		Ile	64	52	9	8	8	8	
76B	Ladoga silt loam, 2 to 5 percent slopes	6.04	7.6%		Ile	86	82	82	82	75	76	
<b>Weighted Average</b>						<b>3.24</b>	<b>61.1</b>	<b>54.4</b>	<b>*n 69.4</b>	<b>*n 68.8</b>	<b>*n 58.8</b>	<b>*n 59.1</b>

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

\*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.

## Farm Details

- 90+/- Return Acres
- Rolling CRP farmland with plenty of timber to hold and grow whitetails
- Quality upland game and turkey population
- Located 4 miles NW of Corning, Iowa





# PROPERTY PHOTOS

*Adams County*

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ACRES +/-










# ABOUT US

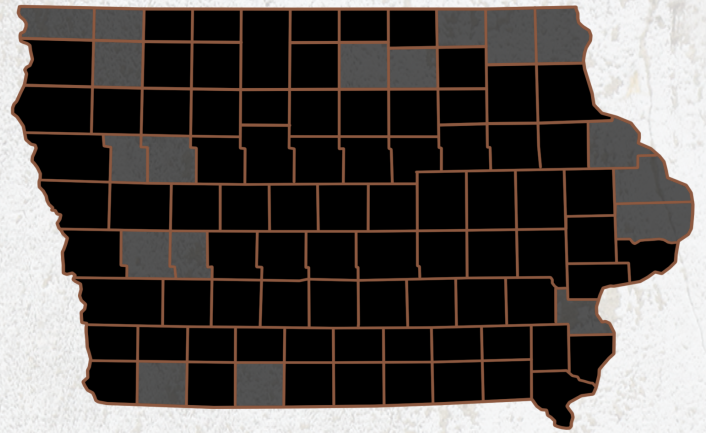
*We are Iowa Land Company*

**A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA**

## WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



**"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"**

*-Iowa Land Company*

Luke and Matt are Co-Founders and Land Brokers with Iowa Land Company. Our goal is to be a trusted source in the Iowa farmland market. Cutting edge marketing and high working standards has helped bridge the gap between buyers and sellers. Over the past 6 years we have sold over 18,000 acres throughout the state of Iowa. We look forward to the opportunity to work for you and your family.



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