



LAND FOR SALE

Adams County

137.33
ACRES +/-



FARM DESCRIPTION

PRICE: \$707,249 or \$5,150/Acre

Iowa Land Company is pleased to represent the James Geiger Trust Agreement farm located in Adams County. The farm is located west of Corning, Iowa, and has the perfect makeup to be a year-end producer for quality whitetails. The farm offers 38 +/- tillable acres along with 22 +/- acres currently in hay production. The balance of the farm consists of thick timber providing an excellent year-round bedding habitat for the abundant deer and turkey population. A nice large pond is situated on the farm. This tract really has it all for the outdoors-minded buyer looking to potentially build a cabin overlooking the large pond and share the outdoors with friends and family. Corning, Iowa offers nice amenities for the region being just 5 miles away. The seller will have a survey conducted prior to closing to better determine the acreage amount.



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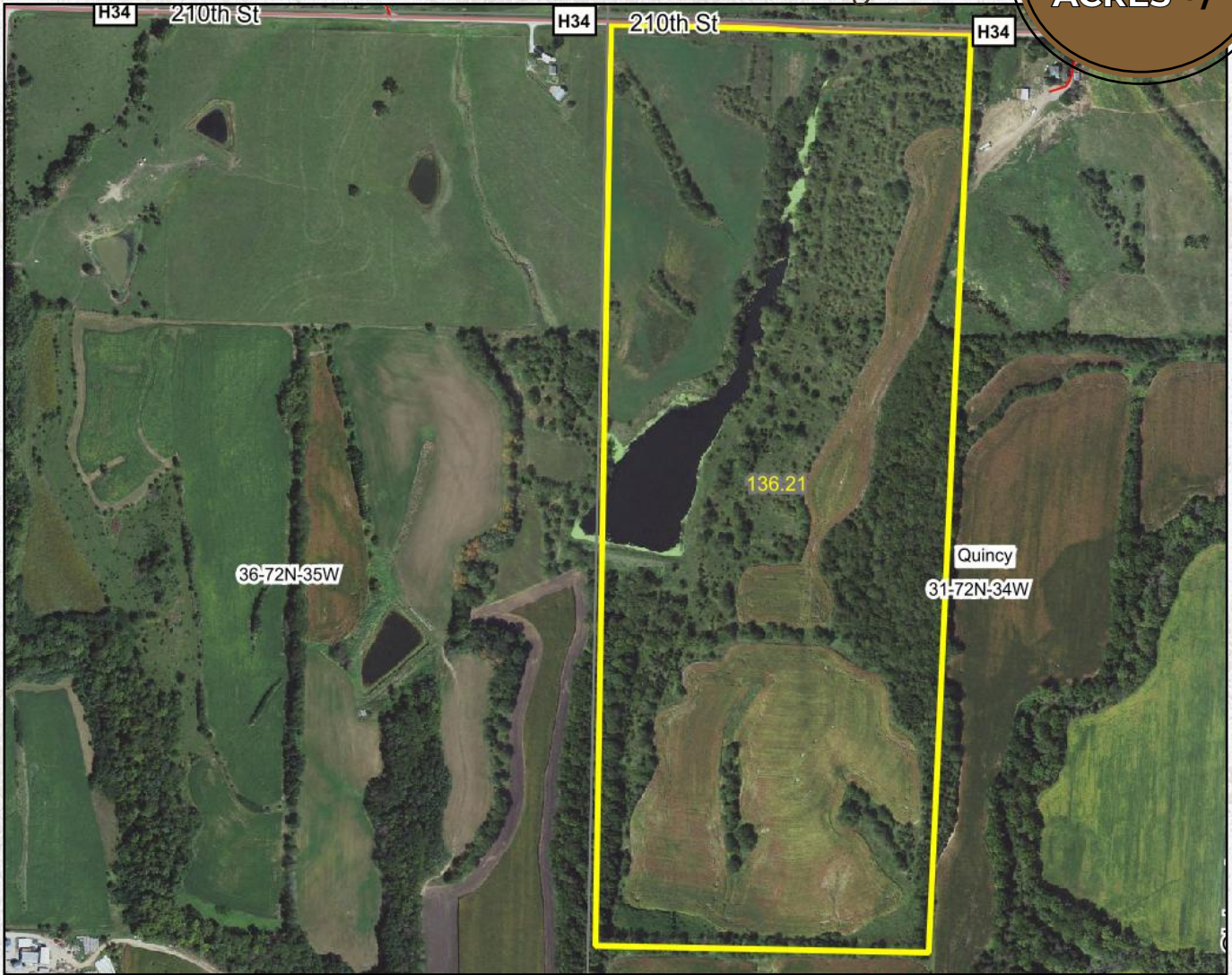
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AERIAL PHOTO

Adams County

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FARM SPECIFICATIONS:

Asking Price:

\$707,249 or \$5,150/ Acre

Location:

Take US Highway 34 west of of town for 2.5 miles. Head north of Ginko Ave for 1.25 miles. Head back west on 210th Street for .5 miles farm is on the south side of the road.

Legal Description:

142 +/- acres located in Adams County, Iowa; Quincy Township, Section 31. Exact legal will come from the deed.

Tax Information:

\$2,308 estimated annually



SOIL MAP

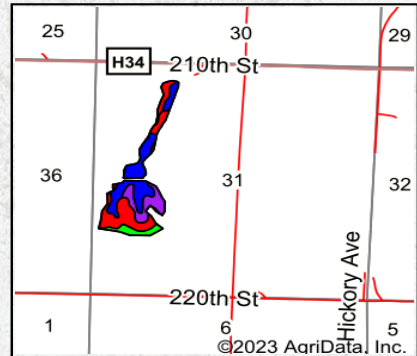
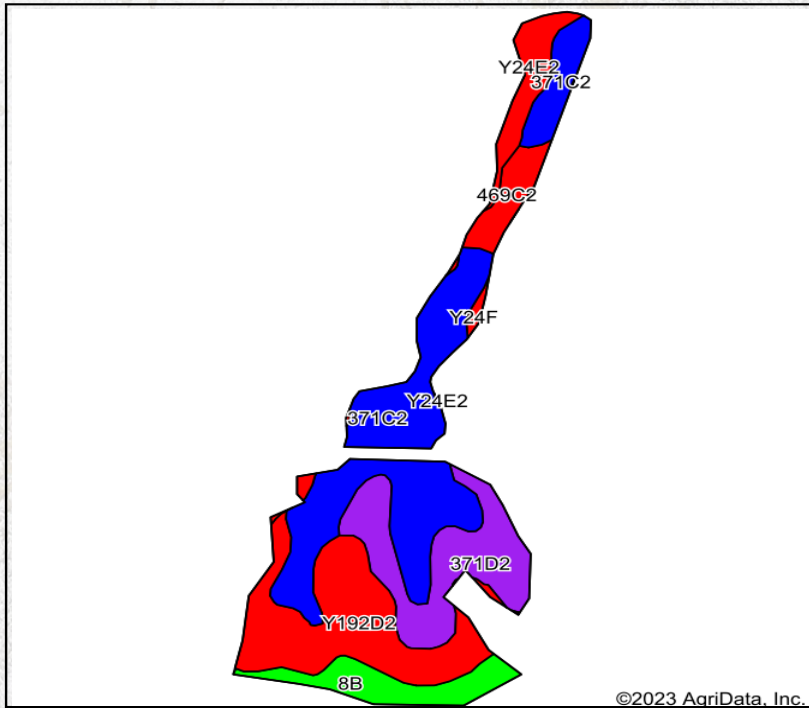
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Details

- 142 +/- Acres
- 72 +/- FSA cropland acres
- Rolling farm with timber, row crop acres
- Mixed-use farm with many options
- The ultimate combination farm

Soils Map



State: **Iowa**
 County: **Adams**
 Location: **31-72N-34W**
 Township: **Quincy**
 Acres: **38.87**
 Date: **1/23/2023**



Soils data provided by USDA and NRCS.

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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	
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	14.66	37.7%	Blue	IIIe	83	64	79	79	66	65	
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	9.42	24.2%	Red	IVe	16		63	63	54	45	
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	7.15	18.4%	Purple	IIIe	57	54	76	76	62	61	
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	3.17	8.2%	Green	Ile	93	82	93	93	76	80	
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	2.45	6.3%	Red	IVe	35		67	67	50	47	
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	1.79	4.6%	Red	IIIe	44	30	62	62	53	48	
Y24F	Shelby loam, dissected till plain, 18 to 25 percent slopes	0.23	0.6%	Red	Vle	27		62	62	36	42	
Weighted Average						3.24	57.6	*-	*n 74.1	*n 74.1	*n 61.4	*n 58.6



PROPERTY PHOTOS

Adams County

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ABOUT US

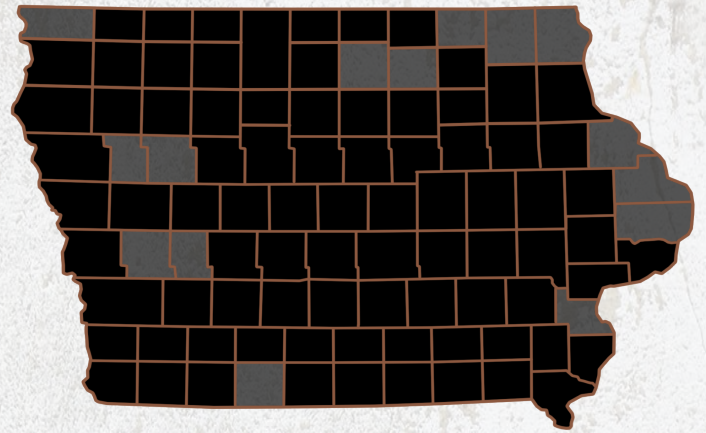
We are Iowa Land Company

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 your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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