



LAND FOR SALE

Union County

230
ACRES +/-



FARM DESCRIPTION

PRICE: \$1,437,000

Located 1 mile Southwest of Arispe, Iowa in Union County sits this 230 farm that offers 106.6 +/- tillable acres currently in 73.88 acres of corn and 32.72 acres of soybeans for the 2023 growing agricultural season. The tillable acres carry a 72.2 CSR2 value. The bottomland corn acres have a CSR2 of 80.5. The FSA cropland acres carry a 66.1 CSR2. The balance of the farm offers wooded draws, established waterways and CRP acres. The farm offers great annual income and cropland acres. A buyer can plan to see abundant wildlife and upland game for an added bonus. Contact Land Broker Matt Skinner or Luke Skinner today to set up a private showing!



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AERIAL PHOTO

Union County

230
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,437,000

Location:

From Arispe, Iowa, travel west on 245th st 1 mile. Turn left and go south on Minnow Ave 1 mile. The northeast corner of the farm is located on the east side of the road. For sale signs are located on the property.

Legal Description:

230 +/- acres located in Union County, Iowa; Grant Township, Section 24. Exact legal will come from the abstract.

Tax Information:

\$3,634 +/- estimated annually



TILLABLE SOIL MAP

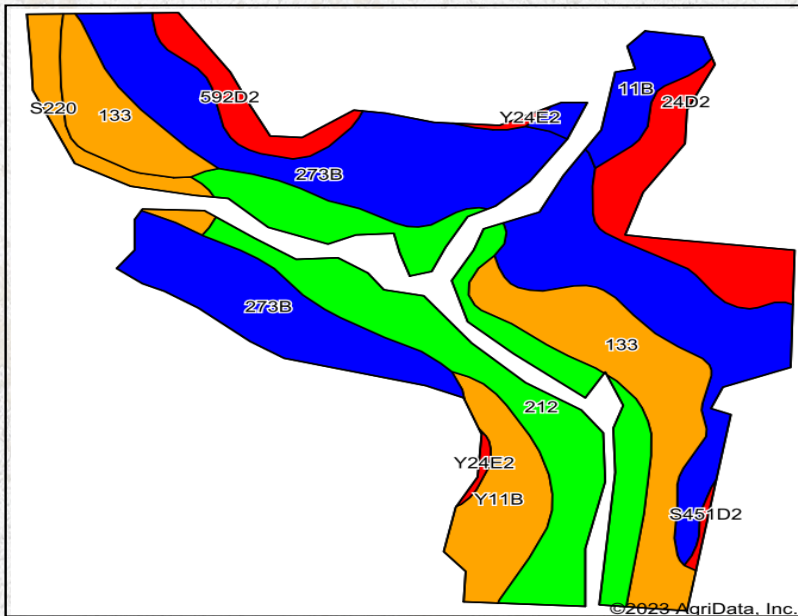
Union County

230
ACRES +/-

Details

- 230 Acres
- 106.6 +/- tillable acres
- 72.2 CSR2 across current tillable acres
- 180.48 certified FSA cropland acres (Including current CRP)
- 27.97 acres in CRP until 9-30-29 (\$4,419 annual income)
- 42.47 acres in CRP until 9-30-27 (\$10,237 annual income)
- The agricultural lease can be open March 1, 2024 if desired
- Located 1 miles southwest of Arispe, Iowa
- Located about 1.5 miles northeast of Shannon City, Iowa

Soils Map



State: **Iowa**
 County: **Union**
 Location: **24-71N-30W**
 Township: **Grant**
 Acres: **75.1**
 Date: **9/21/2023**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA175, Soil Area Version: 25

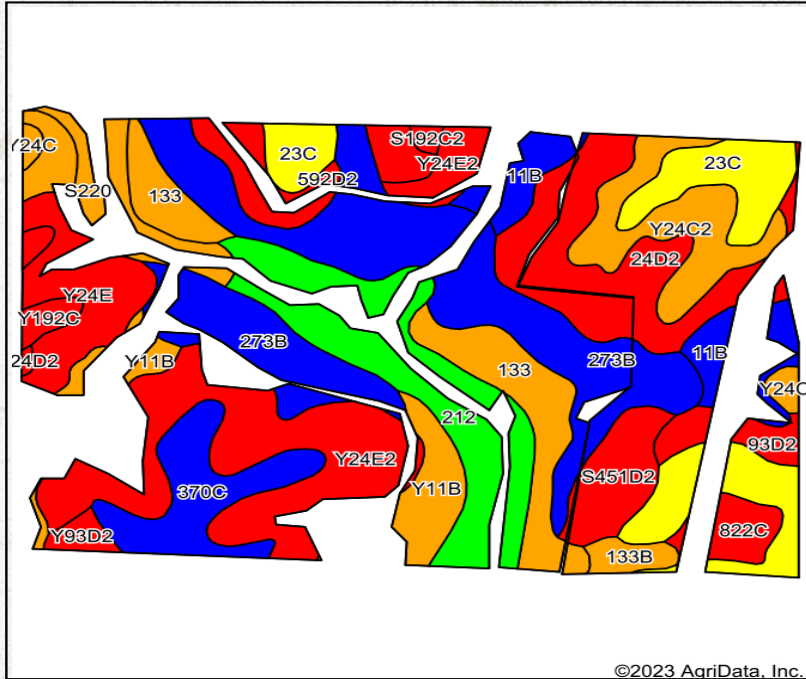
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
273B	Olmitz loam, 2 to 5 percent slopes	28.37	37.8%	Blue	Ile	89	72	96	96	69	82
212	Kennebec silt loam, 0 to 2 percent slopes	16.52	22.0%	Green	Iw	92	86	93	92	66	84
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	12.18	16.2%	Orange	Ilw	78	80	81	75	34	80
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	5.02	6.7%	Red	Ille	46	48	75	75	56	55
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	4.88	6.5%	Orange	Ilw	80		87	86	52	81
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	2.90	3.9%	Blue	Ile	81	68	85	84	50	79
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	2.36	3.1%	Red	Ive	11	5	63	63	54	48
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.29	3.0%	Orange	Ilw	77		86	86	76	83
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.38	0.5%	Red	Ive	35		67	67	50	47
S451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	0.20	0.3%	Red	Ive	41		77	77	57	59
Weighted Average						1.93	80.9	*n 89	*n 87.7	*n 59.6	*n 78.9



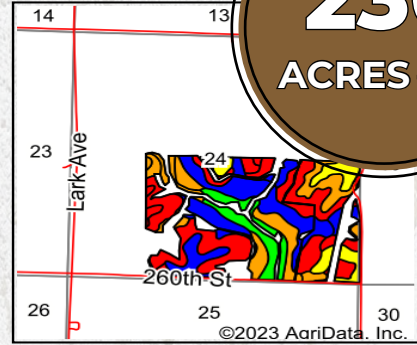
CROPLAND SOIL MAP

Union County

Soils Map



230
ACRES +/-



State: **Iowa**
 County: **Union**
 Location: **24-71N-30W**
 Township: **Grant**
 Acres: **188.83**
 Date: **9/21/2023**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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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
273B	Olmitz loam, 2 to 5 percent slopes	35.01	18.5%	Blue	Ile	89	72	96	96	69	82
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	22.52	11.9%	Red	IVe	35		67	67	50	47
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	17.40	9.2%	Red	IIIe	46	48	75	75	56	55
212	Kennebec silt loam, 0 to 2 percent slopes	16.52	8.7%	Green	Iw	92	86	93	92	66	84
23C	Arispe silty clay loam, 5 to 9 percent slopes	16.41	8.7%	Yellow	IIIe	66	55	78	78	73	71
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	12.63	6.7%	Orange	IIw	78	80	81	75	34	80
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	9.85	5.2%	Orange	IIIe	73		76	76	58	56
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	9.31	4.9%	Blue	IIIe	81	72	89	89	76	75
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	8.79	4.7%	Orange	IIw	80		87	86	52	81
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	8.24	4.4%	Red	IVe	41		73	73	55	54
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	5.99	3.2%	Blue	Ile	81	68	85	84	50	79
S451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	5.88	3.1%	Red	IVe	41		77	77	57	59
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	3.85	2.0%	Orange	IIw	77		86	86	76	83
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	3.52	1.9%	Red	IVe	11	5	63	63	54	48
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	3.26	1.7%	Red	IVe	32	25	75	75	56	54
822C	Lamoni silty clay loam, 5 to 9 percent slopes	2.79	1.5%	Red	IIIe	42	35	76	76	69	58
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	1.83	1.0%	Red	IIIe	36		71	71	62	52
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	1.76	0.9%	Orange	IIw	74	75	83	80	38	82



PROPERTY PHOTOS

Union County

230
ACRES +/-








ABOUT US

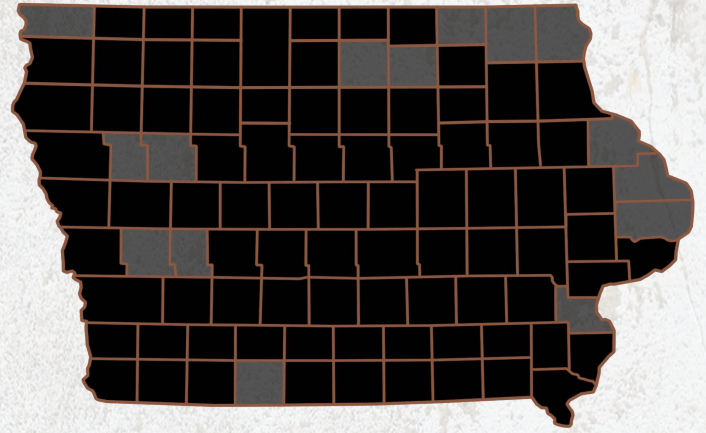
We are Iowa Land Company

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*

Matt and Luke are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Nick 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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