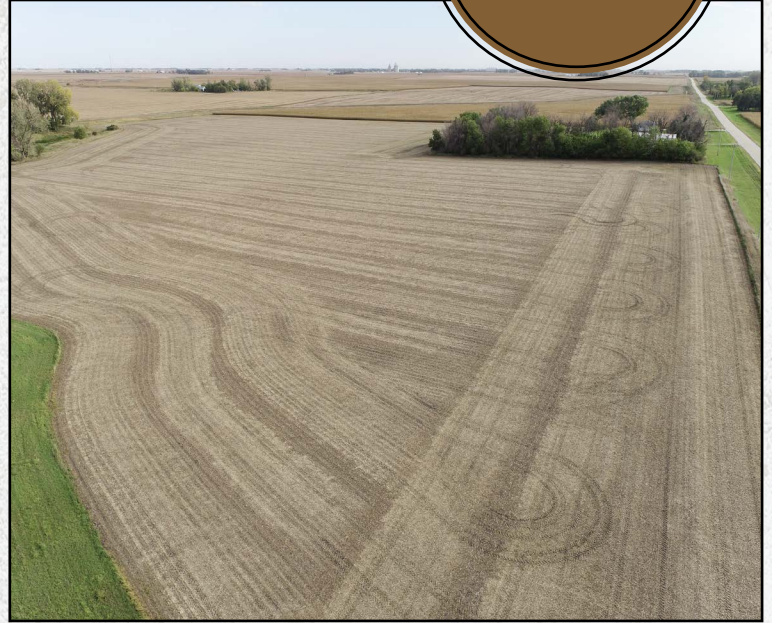




LAND FOR SALE

Calhoun County

30
ACRES +/-



FARM DESCRIPTION

PRICE: \$345,000

Located 2.5 miles South of Knierim, Iowa in Calhoun County sits this 30 farm that offers 24.01 +/- tillable acres currently in soybean production for the 2023 growing agricultural season. The crop has been harvested. The tillable acres carry a 65.2 CSR2 value and a 70.6 CSR1. The farm has 3 +/- acres currently in CRP. The farm is in good condition and in top operating condition. The farm will be sold subject to a survey. Contact Land Broker Matt Skinner or Land Broker/ Auctioneer Luke Skinner today to set up a farm viewing.



MATT SKINNER | LAND BROKER
Matt@IowaLandCompany.com
515-443-5004

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322

LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610



AERIAL PHOTO

Calhoun County

30
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$345,000 or \$11,500/Acre

Location:

From Knierim, Iowa travel south on Xenia Ave. 2.5 miles. For sale signs are located on the property.

Legal Description:

79 +/- acres located in Calhoun County, Iowa; Greenfield Township, Section 22. Exact legal will come from the abstract.

Tax Information:

\$470 +/- estimated annually



SOIL MAP

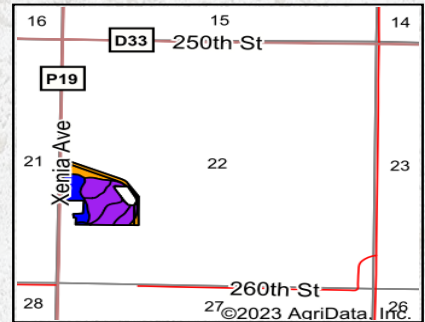
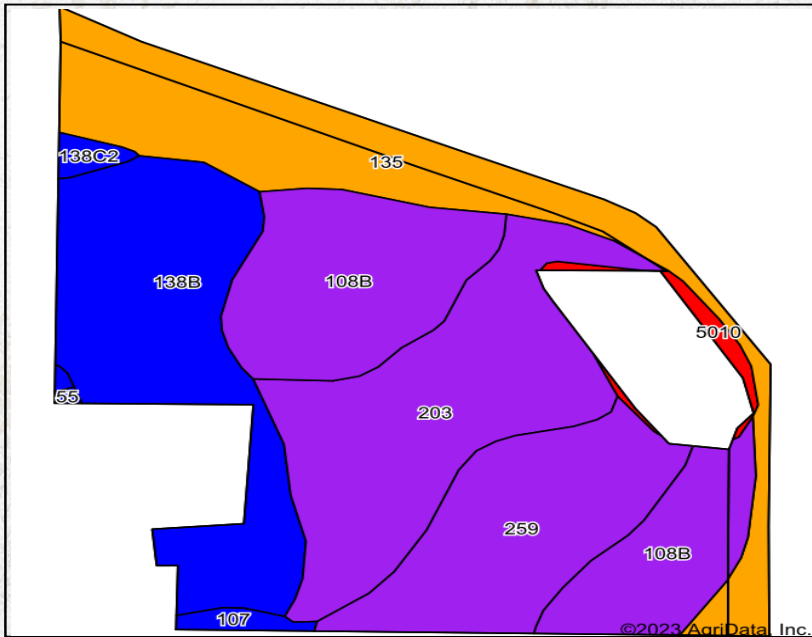
Calhoun County

30
ACRES +/-

Details

- 30 +/- Acres (subject to a survey)
- 27.01 +/- FSA tillable acres (including the CRP acres)
- 65.5 CSR2/ 70.6 CSR1 across current tillable acres
- The agricultural lease can be open March 1, 2024 if desired
- Located 2.5 miles south of Knierim, Iowa

Soils Map



State: **Iowa**
 County: **Calhoun**
 Location: **22-88N-31W**
 Township: **Greenfield**
 Acres: **27.01**
 Date: **10/9/2023**



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

Area Symbol: IA025, Soil Area Version: 32

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	
203	Cylinder loam, 0 to 2 percent slopes	5.88	21.8%		IlS	58	76	72	72	56	65	
108B	Wadena loam, 2 to 6 percent slopes	5.72	21.2%		IlE	52	49	62	62	51	51	
138B	Clarion loam, 2 to 6 percent slopes	5.52	20.4%		IlE	89	80	83	78	62	83	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.24	19.4%		IlW	76	78	83	70	41	83	
259	Bisclay clay loam, 0 to 2 percent slopes	3.90	14.4%		IlW	52	75	69	69	51	66	
5010	Pits, gravel	0.30	1.1%			0	0					
107	Webster clay loam, 0 to 2 percent slopes	0.25	0.9%		IlW	86	83	82	78	60	82	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.20	0.7%		IlE	83	63	70	68	52	70	
Weighted Average						*-	65.5	70.5	*n 73.1	*n 69.5	*n 51.9	*n 68.8

**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

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



PROPERTY PHOTOS

Calhoun County

30
ACRES +/-








ABOUT US

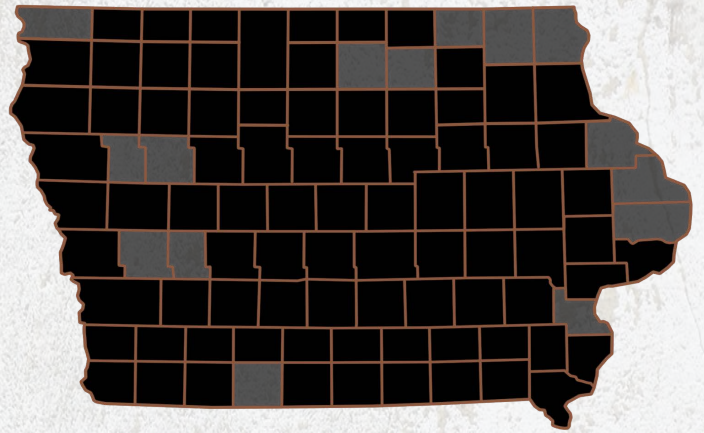
We are Iowa Land Company

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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