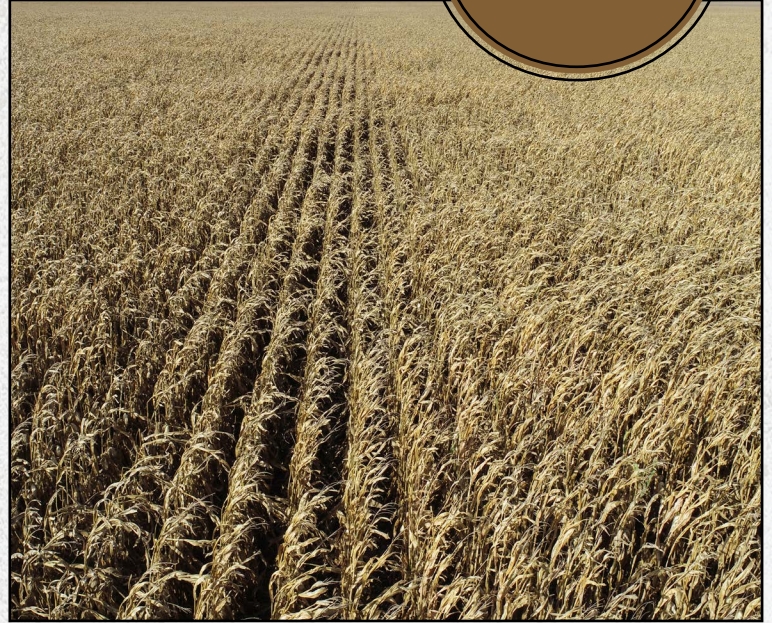




LAND FOR SALE

Calhoun County

79
ACRES +/-



FARM DESCRIPTION

PRICE: \$1,125,750

Located 2 miles South of Knierim, Iowa in Calhoun County sits this 79 farm that offers 79 +/- tillable acres currently in corn production for the 2023 growing agricultural season. The tillable acres carry a 79.2 CSR2 value and a 74.3 CSR1. This farm has had hog manure applied on the farm for many years. The farm is in good condition and in top operating condition.

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

79
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,125,750 or \$14,250/Acre

Location:

From Knierim, Iowa travel south on Xenia Ave. for 2 miles. Turn left and go east on 250th st. 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:

\$2,068 +/- estimated annually



SOIL MAP

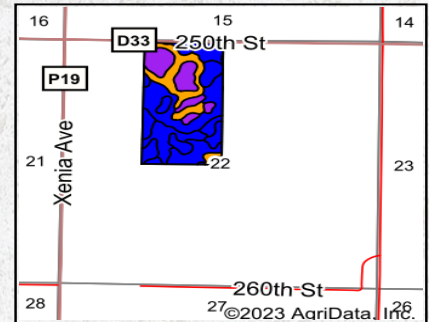
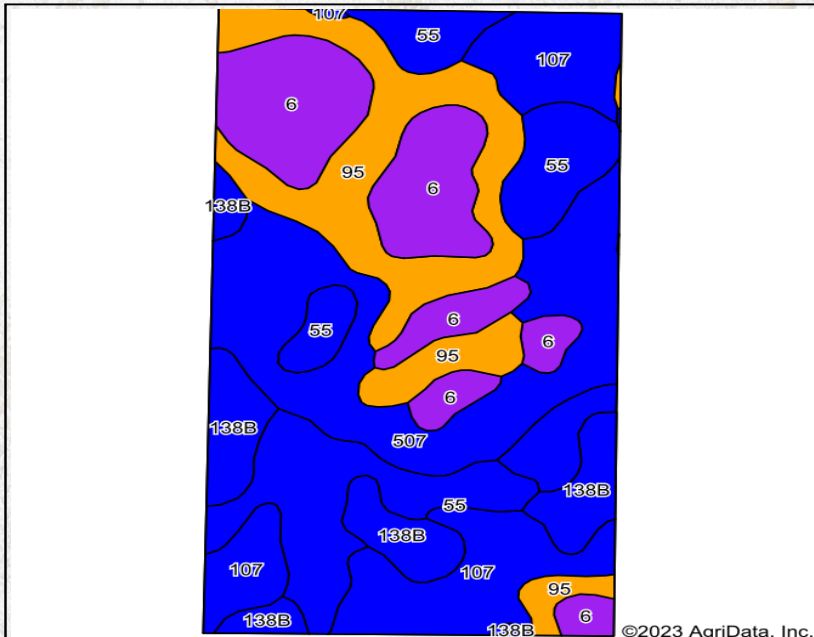
Calhoun County

79
ACRES +/-

Details

- 79 Acres
- 79 +/- fsa tillable acres (this is an estimate due to the farm being a part of a larger FSA cropland map)
- 79.2 CSR2 across current tillable acres
- The agricultural lease can be open March 1, 2024 if desired
- Located 2 miles south of Knierim, Iowa

Soils Map



State: **Iowa**
 County: **Calhoun**
 Location: **22-88N-31W**
 Township: **Greenfield**
 Acres: **78.8**
 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	
507	Canisteo clay loam, 0 to 2 percent slopes	15.16	19.2%		Ilw	84	78	81	71	56	81	
107	Webster clay loam, 0 to 2 percent slopes	14.11	17.9%		Ilw	86	83	82	78	60	82	
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.95	17.7%		Illw	59	57	76	74	64	74	
95	Harps clay loam, 0 to 2 percent slopes	13.90	17.6%		Ilw	72	62	82	70	54	82	
55	Nicollet clay loam, 1 to 3 percent slopes	13.89	17.6%		lw	89	88	81	81	64	81	
138B	Clarion loam, 2 to 6 percent slopes	7.79	9.9%		Ile	89	80	83	78	62	83	
Weighted Average						2.00	79.2	74.3	*n 80.7	*n 75.1	*n 59.8	*n 80.3

**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.



PROPERTY PHOTOS

Calhoun County

79
ACRES +/-








ABOUT US

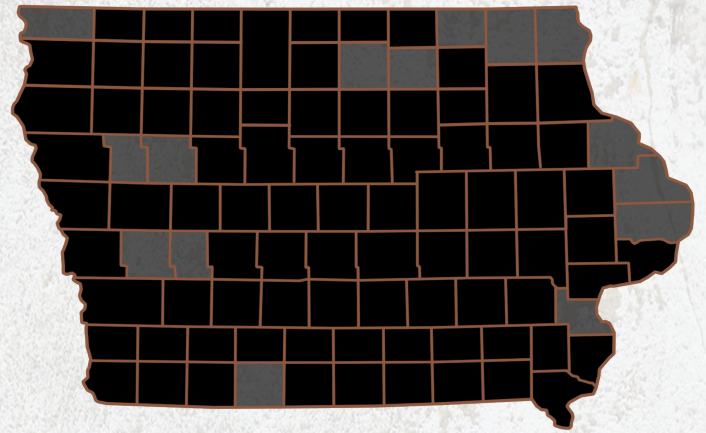
We are Iowa Land Company

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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