



LAND FOR SALE

Page County

156.35
ACRES +/-



FARM DESCRIPTION

PRICE: \$1,602,587

Here is a great opportunity to purchase a farm located in Page county, Fremont township, section 23. The farm consists of rolling farmland with terraces some of which are farmable terraces and hay ground that could be converted to tillable. The farm offers 132.53 FSA cropland acres, most of which are being farmed on a corn / bean rotation. The entire farm has a CSR2 of 80. The tillable acres are leased through February 28, 2026. The farm is located on county road J20 which is a hard surface road. There is an old building site located near the middle of the property with a ¼ mile existing gravel driveway leading to the building site. Electricity is run to the site along the existing driveway. This building site would make for a wonderful country living acreage site if someone wanted to tear down and rebuild or the opportunity exists to add more tillable acres if someone wanted to clean up the old building site and farm through it. Land in north central Page county doesn't come up for sale often, if you're in the market to buy farmland in this part of Iowa, you'll want to give this property a look. Call Land Broker Cody or Nick Skinner today for more information or to request a private showing.



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343

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

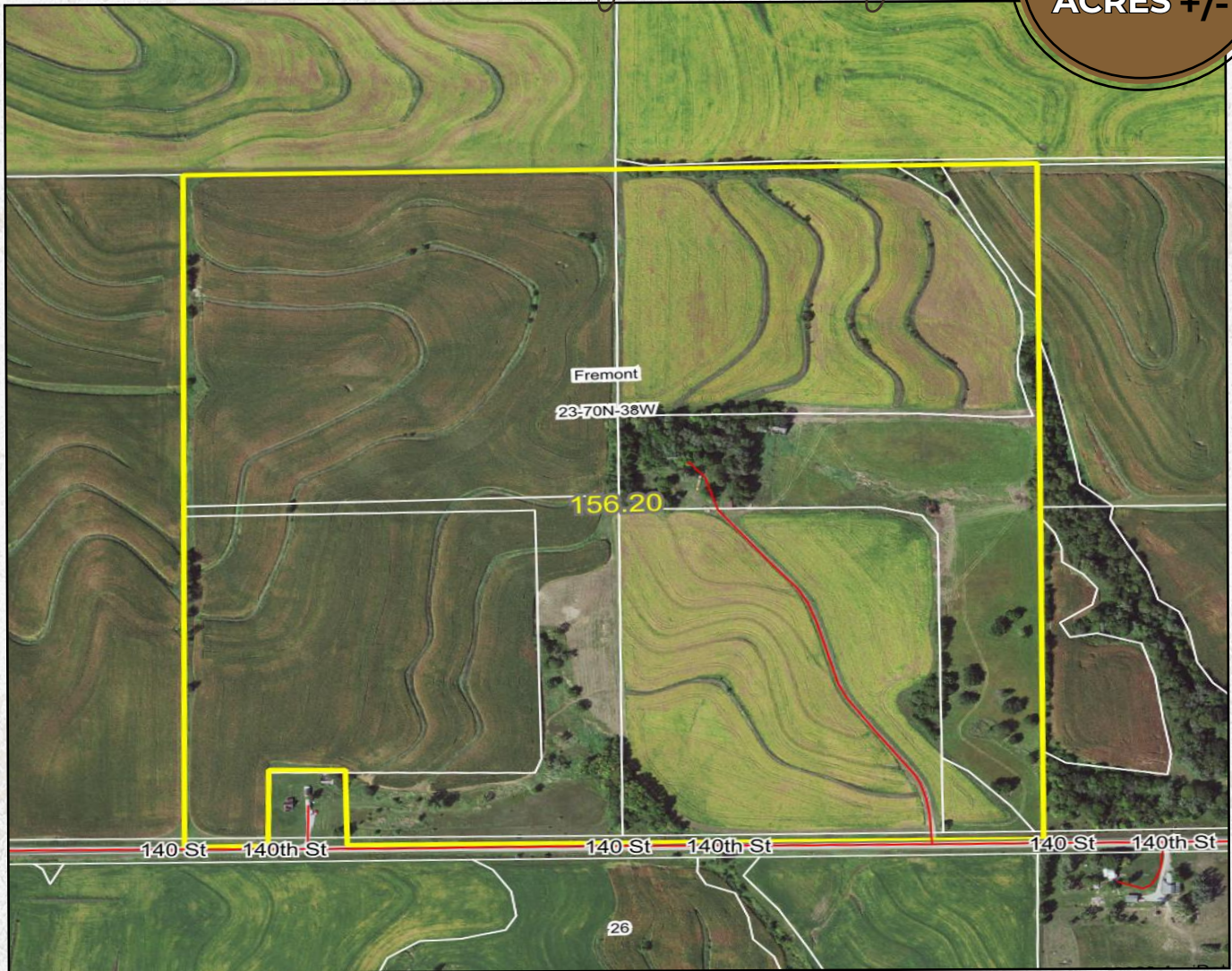
NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



AERIAL PHOTO

Page County

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FARM SPECIFICATIONS:

Asking Price:

\$1,602,587 or \$10,250/Acre

Location:

From Essex, Iowa travel east on HWY 48 for 4.2 miles. Continue east when you come to 140th street. Travel on 140th street east for 2.7 miles. The south side of the farm is located on the north side of the road. For sale signs are located on the property. The 911 address for the old homestead located on the property is 2069 140TH ST ESSEX IA 51638.

Legal Description:

156.32 +/- acres located in Page County, Iowa; Fremont Township, Section 23. Exact legal will come from the abstract.

Tax Information:

\$4,058 +/- annually estimated



SOIL MAP

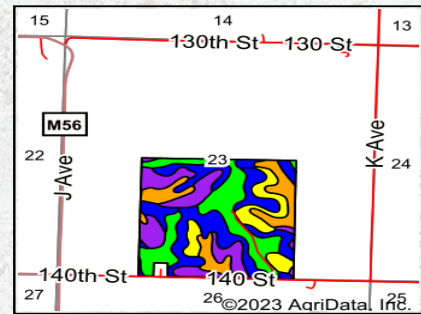
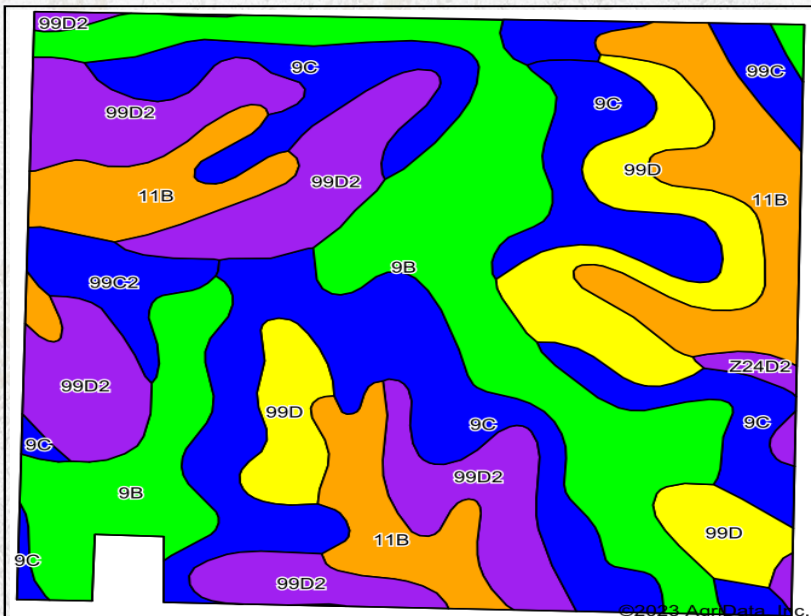
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Details

- 156.35 Acres
- 132.53 +/- FSA Cropland
- 80 CSR2 across the entire farm
- Located 6 miles east of Essex, Iowa on hard surface road 140th street
- Building site with power running to it and mature trees surrounding it
- Farmland is leased through 2025 farming season. Buyer to receive full possession March 1, 2026.
- The current agricultural cash rent payment shall be negotiated with any offer
- The property will be sold in its present condition

Soils Map



State: **Iowa**
 County: **Page**
 Location: **23-70N-38W**
 Township: **Fremont**
 Acres: **156.2**
 Date: **8/21/2023**



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

Area Symbol: IA145, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
9C	Marshall silty clay loam, 5 to 9 percent slopes	39.47	25.3%		IIIe	216.0	62.6	89	70	79	
9B	Marshall silty clay loam, 2 to 5 percent slopes	36.85	23.6%		IIe	232.0	67.3	95	85	76	
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	28.85	18.5%		IIIe	177.6	51.5	59	55	64	
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	23.12	14.8%		IIw	216.0	62.6	80	65	81	
99D	Exira silty clay loam, 9 to 14 percent slopes	18.28	11.7%		IIIe	177.6	51.5	62	58	74	
99C	Exira silty clay loam, 5 to 9 percent slopes	4.14	2.7%		IIIe	216.0	62.6	90	67	81	
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	4.11	2.6%		IIIe	211.2	61.2	87	65	68	
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	1.38	0.9%		IIIe	0.0	0.0	52		55	
Weighted Average						2.62	206.2	59.8	80	*-	*n 74.8

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



PROPERTY PHOTOS

Page County

156.35
ACRES +/-








ABOUT US

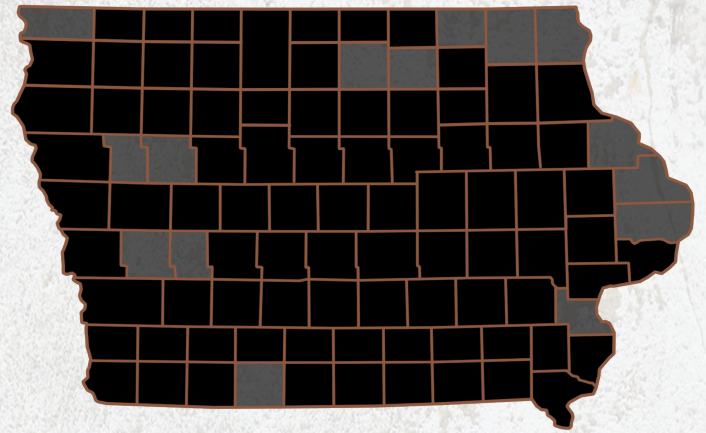
We are Iowa Land Company

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

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

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