



LAND FOR SALE

Union County

62.5
ACRES +/-



FARM DESCRIPTION

PRICE: \$343,750

This farm is located in Union County, Iowa 1.5 miles Southwest of Arispe, Iowa. The farm has 42 +/- tillable acres which were in soybeans in 2023. The makeup of the farm is rolling cropland and thick wooded draws. A walnut planting grove is located on the west central area of the farm. The farm offers endless opportunities for recreational benefits with whitetail deer and turkey hunting. Pheasants and quail can be seen on the farm adding additional wing shooting opportunities! The view from the south portion of the farm is vast and beautiful. This would make a place to build a home or a camper hook up. You'll want to come take a look if you're in the market for a multipurpose recreational farm with a nice income in Southern Iowa!

Call Land Broker Matt Skinner at 515-443-5004 or Land Broker Luke Skinner at 515- 443-3610 today to set up a private showing.



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AERIAL PHOTO

Union County

62.5
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$343,750 or \$5,500/Acre

Location:

From Arispe, Iowa travel west on 245th st 1 mile. Turn left and go south on Minnow Ave 1 mile. Turn right and go west on 260th ave .75 mile. For sale signs are located on the property.

Legal Description:

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

Tax Information:

\$879 +/- annually estimated from County Assessor



SOIL MAP

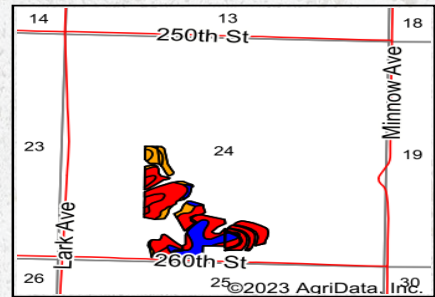
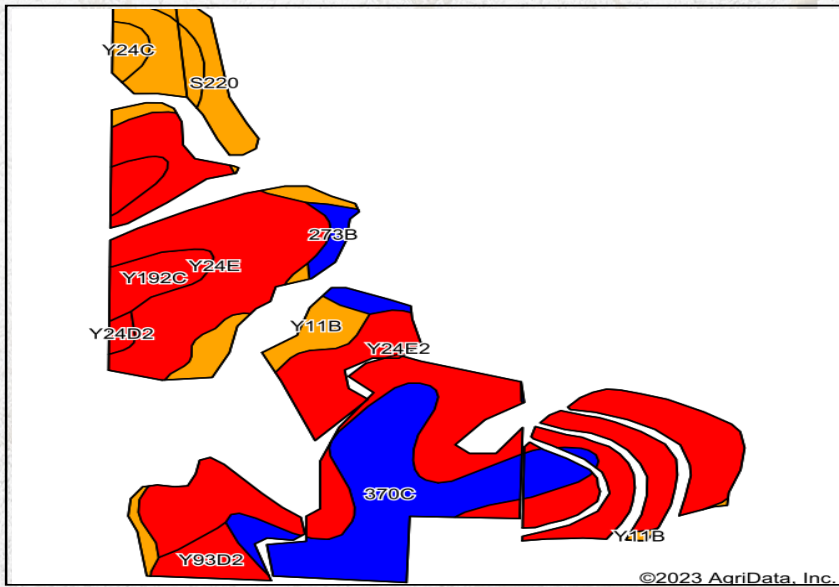
Union County

**62.5
ACRES +/-**

Details

- Numerous recreational benefits (deer hunting, turkey hunting, pheasant hunting)
- Nice wooded draws
- 42 +/- tillable acres currently in row crop production
- 52.5 CSR2 across current tillable acres
- The farmland has an open leased 2024 cropland season.
- Located 1.5 miles southwest of Arispe, Iowa

Soils Map



State: **Iowa**
 County: **Union**
 Location: **24-71N-30W**
 Township: **Grant**
 Acres: **43.21**
 Date: **11/20/2023**



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

Area Symbol: IA175, Soil Area Version: 26

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
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	15.60	36.1%	[Red]	IVe	35		69	69	51	49
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	8.71	20.2%	[Red]	IVe	41		75	75	57	56
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	7.91	18.3%	[Blue]	IIIe	81	72	89	89	76	76
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	4.20	9.7%	[Yellow]	IIw	80		87	86	52	81
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	2.05	4.7%	[Red]	IIIe	36		71	71	62	53
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.74	4.0%	[Yellow]	IIw	77		87	87	76	83
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	1.22	2.8%	[Red]	IIIe	35		68	68	56	50
273B	Olmitz loam, 2 to 5 percent slopes	0.95	2.2%	[Blue]	IIe	89	72	96	96	69	82
Y24C	Shelby loam, dissected till plain, 5 to 9 percent slopes	0.56	1.3%	[Yellow]	IIIe	76		85	85	66	65
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.27	0.6%	[Red]	IIIe	49		75	75	57	55
Weighted Average						3.40	52.5	*n 77.3	*n 77.2	*n 59.2	*n 61

**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.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

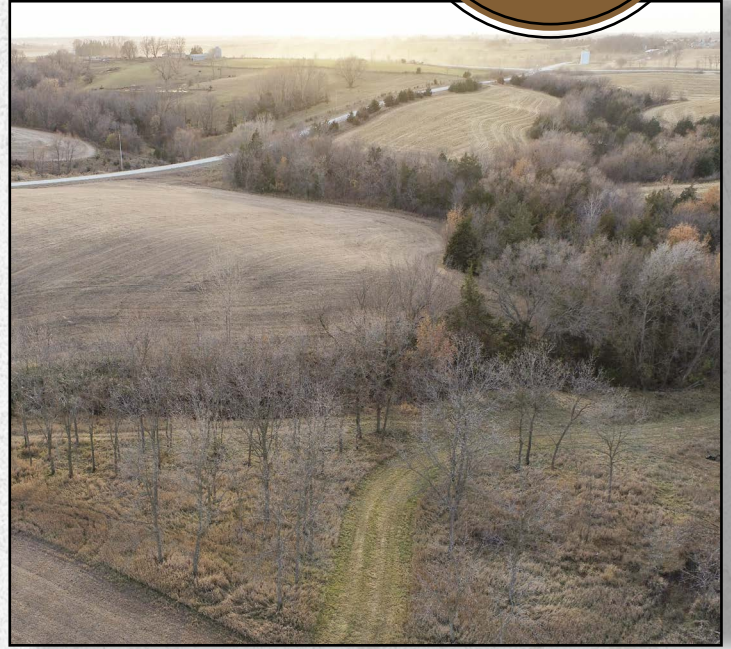
Soils data provided by USDA and NRCS.



PROPERTY PHOTOS

Union County

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ACRES +/-








ABOUT US

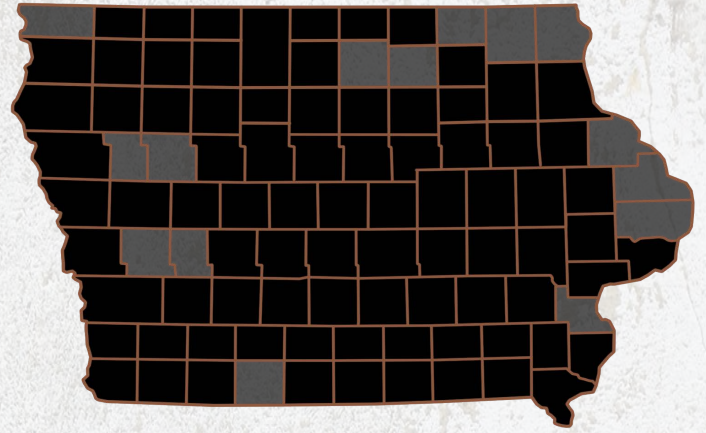
We are Iowa Land Company

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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Branded in Land

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