



# LAND FOR SALE

Grundy County

**73.97**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$665,730**

Located just 7 miles southwest of Parkersburg, Iowa in north central Grundy County sits this farmland owned by Weber Land, LLC. The farm is located in Pleasant Valley township, section 15, near Buck Grove Cemetery. The farm carries 71.71 FSA certified cropland acres that have a 64.3 CSR2 and a 77.6 CSR. 23.98 +/- cropland acres are currently in a corn/bean rotation. The tillable acres are rented for the 2025 & 2026 agriculture seasons for \$275 / acre with a yield bonus (contact agent for details). The farm was pattern tiled in 2014, see tile map. 47.75 acres are currently in CRP paying \$14,873 annually in two separate contracts (see details below). The current farm income offers a 3.2% gross return at the asking price. The opportunities for this multiple-use and affordable tract of land are endless. It would make for a great investment, a great starter farm, or a great addition to a current landholding portfolio! Call Nick Skinner or Cody Skinner today to request a private showing.



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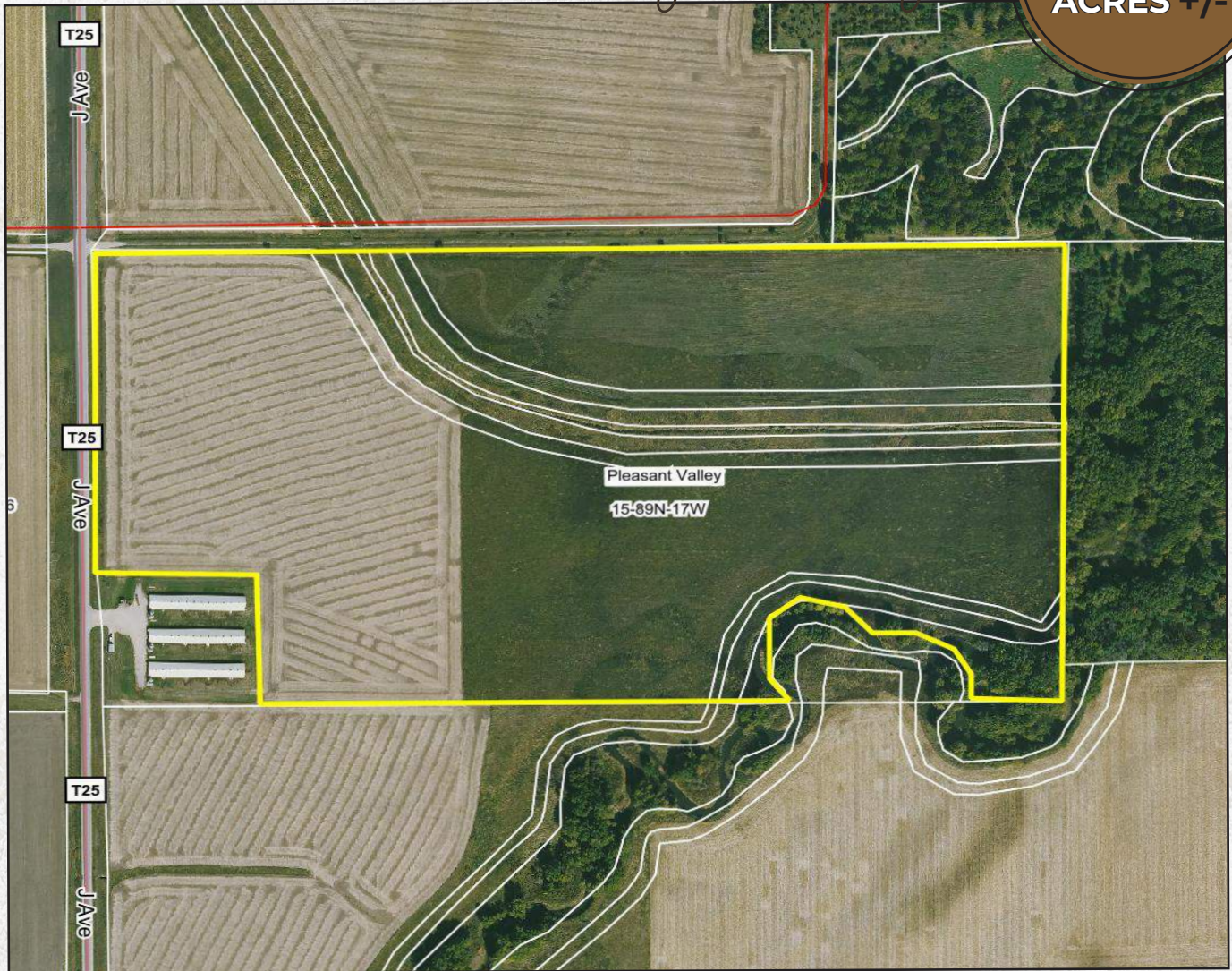




# AERIAL PHOTO

Grundy County

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ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$665,730 or \$9,000/Acre

### Location:

From Parkersburg, Iowa, go west on Highway 57 for approximately 3.0 mile. Turn left or south onto Jay Ave. or T25 for approximately 4.0 miles. The farm is located on the east side of T25. Property signage is on the farm, at the entrance. \*Property is located northwest of Buck Grove Cemetery\*.

### Legal Description:

73.97 +/- net acres located in Grundy County, Iowa, Pleasant Valley Township, Section 15. Parcel ID – 891715300005 Exact legal description will come

### Tax Information:

\$1,886 +/- estimated annually





# SOIL MAP

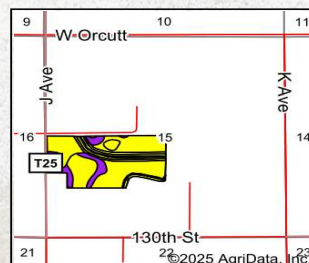
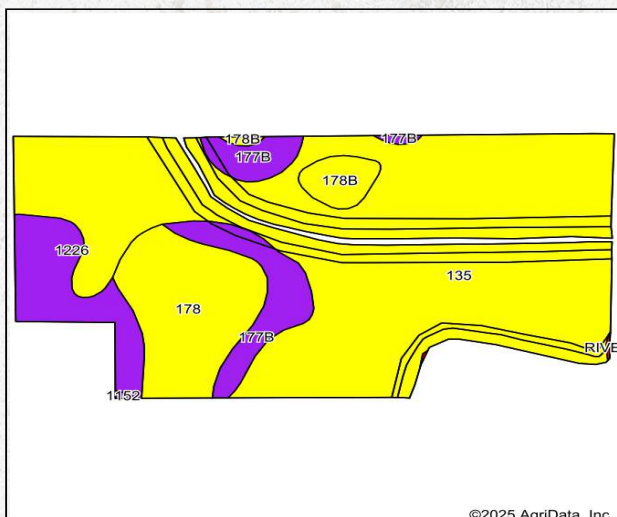
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### Details

- 73.97 +/- Net Acres
- 71.71 +/- FSA Cropland Acres
- 64.3 CSR2 average on cropland acres
- 77.6 CSR1 average on cropland acres
- 23.98 +/- acres are currently in a corn/bean rotation
- 64.6 CSR2 on the tillable acres in production
- The entire farm was pattern tiled in 2014, see tile map
- The tillable acres are rented for the 2025 & 2026 agriculture seasons for \$275 / acre with a yield bonus. Rent is paid March 1st and November 1st.
- 47.75 acres are currently in CRP paying \$14,873 annually in two separate contracts
- 41.42 Acres in a CP42 program paying \$12,974 annually, expiring 9/30/2027
- 6.33 Acres in a CP21 program paying \$1,899 annually, expiring 9/30/2032
- Farm income without any bonus figures is \$21,467.50 (3.2% ROI at asking price)
- The farm also offers hunting opportunities for the sportsman, or the ability to add income from a hunting lease, if desired.
- Easy access off Hwy T25 in the northwest corner of the farm
- Located in north central Grundy County, Iowa 7 miles southwest of Parkersburg, Iowa
- Located 17 miles northwest of Grundy Center, Iowa
- Located 15 miles west of Dike, Iowa
- Located 23.4 miles west of Cedar Falls, Iowa

### Weber Land, LLC



State: **Iowa**  
County: **Grundy**  
Location: **15-89N-17W**  
Township: **Pleasant Valley**  
Acres: **71.71**  
Date: **7/14/2025**



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

Area Symbol: IA075, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	49.77	69.3%		llw	198.4		57.5	65	80
178	Waukeel loam, 0 to 2 percent slopes	9.22	12.9%		lls	80.0		23.2	69	79
177B	Saunder loam, 2 to 5 percent slopes	5.65	7.9%		lls	80.0		23.2	55	60
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.28	7.4%		lls	80.0		23.2	59	73
178B	Waukeel loam, 2 to 5 percent slopes	1.79	2.5%		lls	80.0		23.2	64	74
		<b>Weighted Average</b>				<b>2.00</b>	<b>162.2</b>	<b>47</b>	<b>64.3</b>	<b>77.6</b>
									*n 65.8	

\*\*IA has updated the CSR values for each county to CSR2





# PROPERTY PHOTOS

*Grundy County*

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ACRES +/-










# ABOUT US

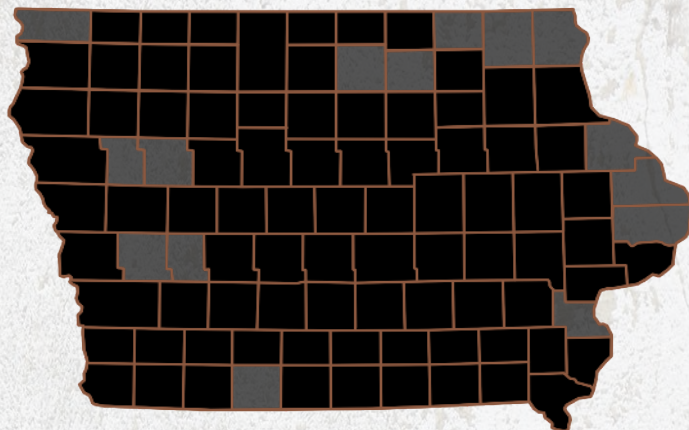
*We are Iowa Land Company*

**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*

Nick and Cody 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 eight years we have represented clients in over 600 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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