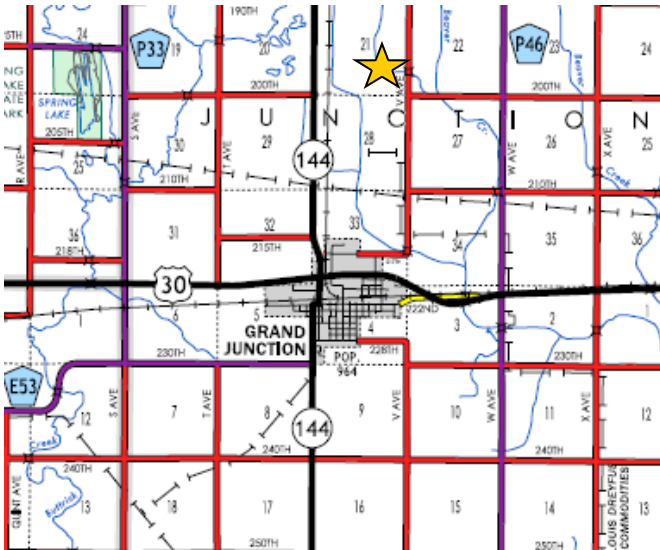


## 251.59 Acres, m/l Greene County, Iowa: Junction Township



- **251.59 Gross Assessed Acres**
- **242.42 Taxable Acres**
- **244.7 Tillable Leased Acres**
- **211.5 Farmland Acres**
- **33.2 CRP Acres @ \$263.92/acre avg on two contracts expiring in 2024 and 2027**
- **RE taxes \$6,280/yr**
- **Lease Open for 2018**

This is a larger acre tract three miles north of Grand Junction and just NE of the ethanol plant. The farm has an average yield history that is available to serious buyers. The farm has had manure applied over the years with good fertility levels with info available also. There are two wind turbines to be installed in 2018 that pay \$7,000 per year each with a 2% escalation clause per year for 40 years. The map is included here. There is also extensive tiling with a map attached also. The lease is open for 2018. There is no manure lease or easement affecting the property.

**Brief Legal Description:** S 1/2 of the NE 1/4 less Lot 2; the S 1/2 of the NW 1/4 east of RR ROW; N1/2 of SW1/4 east of RR ROW; N1/2 of the SE 1/4 less Lot 1; all in 21-84-29

**Directions:** Go northeast out of Grand Junction on 18th Street for 1/4 mile then east on 2nd street East then turn north on V Avenue for 3.75 miles and farm is on the west.

**Asking Price—\$7,500/acre or \$1,886,925**

**Gannon Real Estate & Consulting, LC**

**Mark Gannon, Broker**

305 NW 48th Pl. Des Moines, IA 50313

Office: 515-243-3229 or Mobile Phone: 515-291-5942

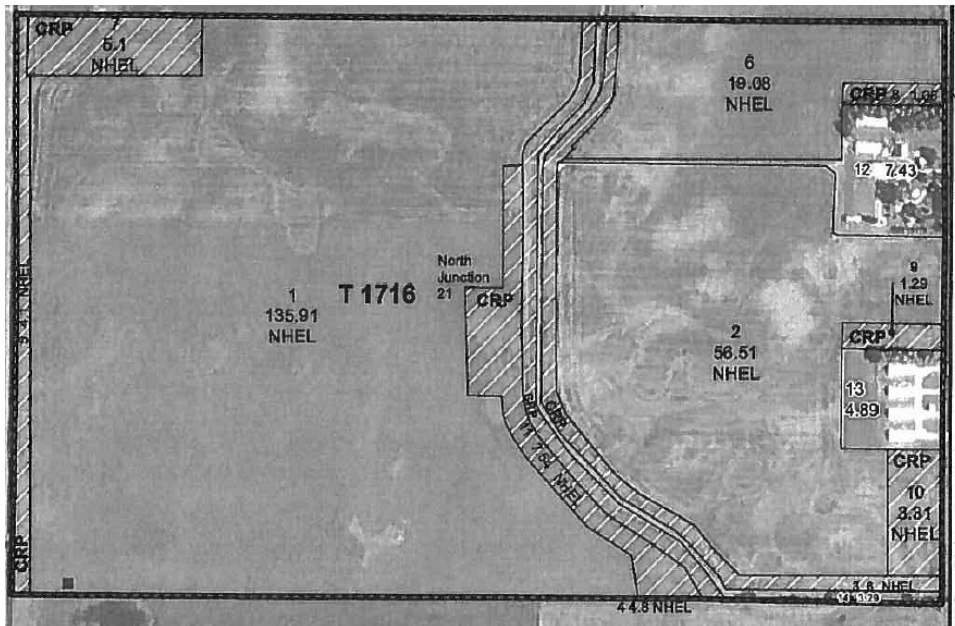
Fax: 515-280-5027 Web: [www.gannonre.com](http://www.gannonre.com) E-mail: [mark@gannonre.com](mailto:mark@gannonre.com)

Please contact Mark Gannon at the address or phone number above. Let us know your thoughts and needs concerning this property. We present all written and verbal offers to the owners as soon as physically possible. All buyers are responsible for verifying the above information independently. The information above was gathered from sources deemed reliable. Gannon RE & Consulting cooperates with most Iowa-licensed real estate persons representing non-contacted buyer and not representing themselves or related parties. Please call if you have any questions.

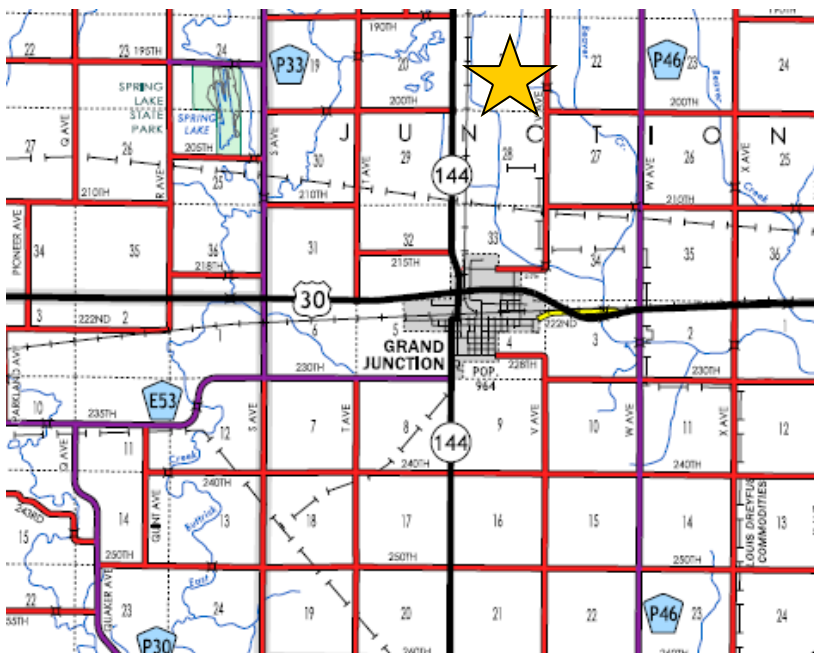
## Aerial Maps



Surety Map



FSA Map



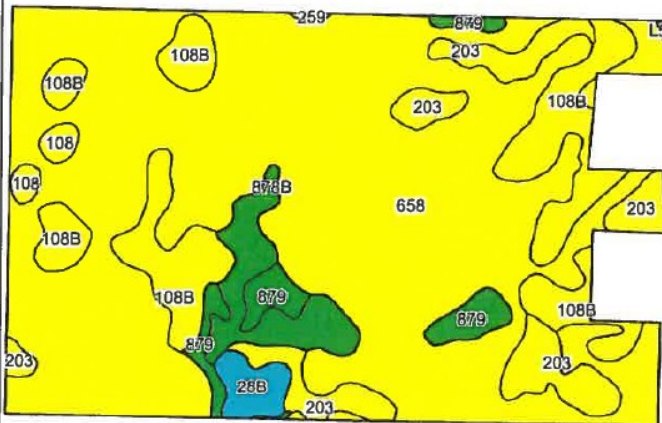
Location Map



## Corn Suitability Rating Explanation

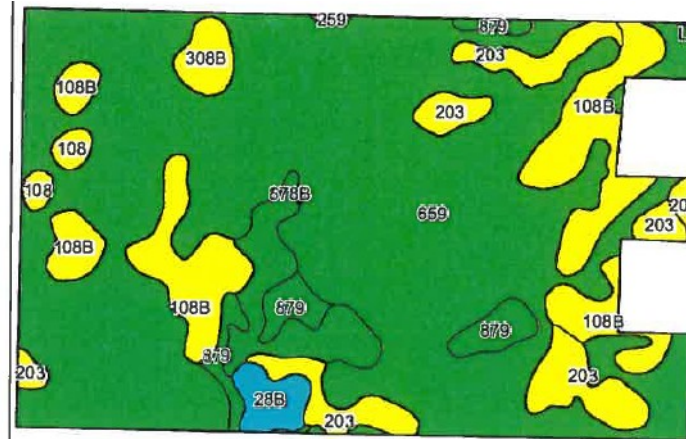
The land has had a changing CSR since it changed from CSR to CSR2 in 2015 then adjusted again to another CSR 2 in 2017. This situation was explained by Lee Burras of ISU in an e-mail that can be provided. Essentially it is changed by outside factors not related to the actual productivity of the land which is the case with all land in Iowa but most not as dramatically as this property. The production history, fertility and other factors are more a reflection of the value of the land than the CSR system.

### 2017 CSR 2 Map and Legend



Area Symbol: IA073, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	*1 Corn	*1 Soybeans	CSR2**	CSR	
658	Mayer loam, 0 to 2 percent slopes	167.64	69.2%		Ilw	80	23.2	54		
108B	Wadena loam, 2 to 6 percent slopes	31.86	13.2%		Ile	80	23.2	52	51	
203	Cylinder loam, 0 to 2 percent slopes	18.98	7.8%		Ilis	80	23.2	58	79	
878B	Ocheyedan loam, 2 to 5 percent slopes	9.62	4.0%		Ile	225.6	65.4	88	78	
879	Fostoria loam, 0 to 2 percent slopes	8.05	3.3%		Iw	233.6	67.7	94	86	
28B	Dickman fine sandy loam, 2 to 5 percent slopes	3.65	1.5%		Ille	80	23.2	25	37	
108	Wadena loam, 0 to 2 percent slopes	2.03	0.8%		Ilis	80	23.2	56	56	
259	Biscay clay loam, 0 to 2 percent slopes	0.23	0.1%		Ilw	80	23.2	52	78	
L55	Nicollet loam, 1 to 3 percent slopes	0.14	0.1%		Ie	0	0	91		
Weighted Average								90.8	26.3	56.3 *

### 2015 CSR 2 Map and Legend

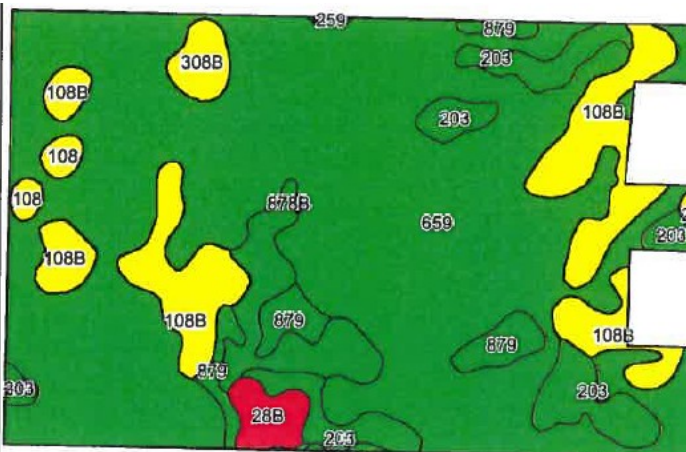


Archived Soils Ending 11/15/2015										
Area Symbol: IA073, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	*1 Corn	*1 Soybeans	CSR2**	CSR	
659	Mayer loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	167.69	69.2%		Ilw	156.4	48.3	81	73	
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	28.77	11.9%		Ile	161.6	46.9	53	51	
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	17.98	7.4%		Ilis	177.6	51.5	61	79	
878B	Ocheyedan loam, 2 to 5 percent slopes	9.62	4.0%		Ile	225.6	65.4	88	78	
879	Fostoria loam, 0 to 2 percent slopes	8.05	3.3%		Iw	233.6	67.7	94	86	
28B	Dickman fine sandy loam, 2 to 5 percent slopes	3.65	1.5%		Ille	156.8	45.5	25	37	
308B	Wadena loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	3.09	1.3%		Ile	168	48.7	53	67	
108	Wadena loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	2.03	0.8%		Ilis	177.6	51.5	58	56	
202	Cylinder loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	0.95	0.4%		Ilis	185.6	53.8	61	67	
259	Biscay clay loam, 0 to 2 percent slopes	0.23	0.1%		Ilw	166.4	48.3	49	78	
L55	Nicollet loam, 1 to 3 percent slopes	0.14	0.1%		Ie			91		
Weighted Average								171.2	49.7	75.4 *

\*\*A 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 per values.

### 2012 CSR 2 Map and Legend



Archived Soils Ending 1/21/2012										
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class °c	CSR*	Corn			
659	Mayer loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	167.71	69.2%		Ilw	73	188			
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	28.77	11.9%		Ile	51	158			
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	17.96	7.4%		Ilis	79	196			
878B	Ocheyedan loam, 2 to 5 percent slopes	9.62	4.0%		Ile	78	194			
879	Fostoria loam, 0 to 2 percent slopes	8.06	3.3%		Iw	86	205			
28B	Dickman fine sandy loam, 2 to 5 percent slopes	3.64	1.5%		Ille	37	139			
308B	Wadena loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	3.09	1.3%		Ile	67	179			
108	Wadena loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	2.03	0.8%		Ilis	56	165			
202	Cylinder loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	0.94	0.4%		Ilis	67	179			
259	Biscay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.25	0.1%		Ilw	78	194			
55	Nicollet loam, 1 to 3 percent slopes	0.13	0.1%		Iw	91	212			
Weighted Average							70.7	184.8		

\*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

## Mid American Energy Wind Turbine Plan

