

## **Land For Sale**

**ACREAGE:** 

**LOCATION:** 

1,271.43 Acres, m/l

Decatur County, IA



#### **Property** Key Features

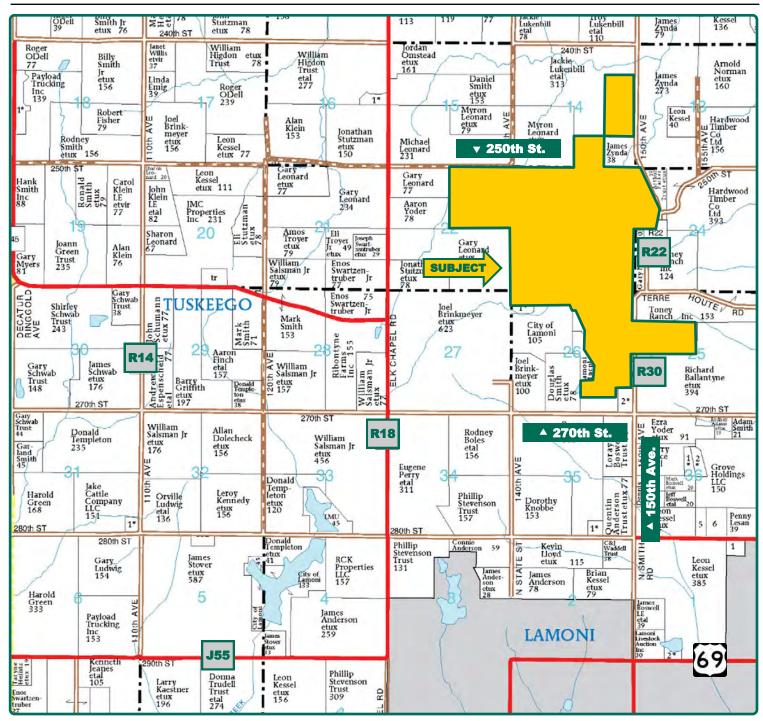
- Two Miles North of Lamoni
- Recreational Property with Income-Producing Acres
- Large Contiguous Property in Decatur County

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## **Plat Map**

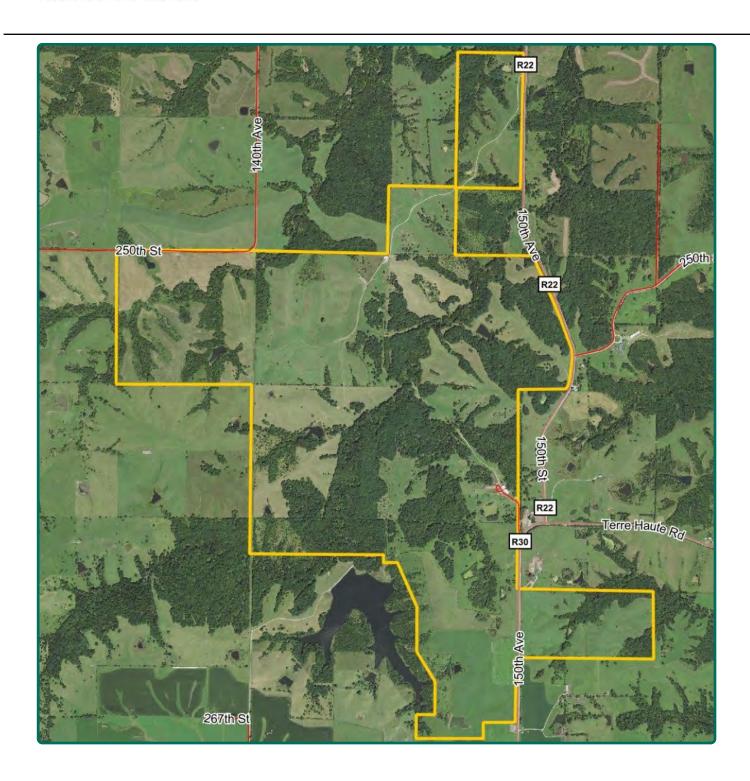
#### Bloomington Township, Decatur County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.



### **Aerial Photo**





### **Aerial Photo**

1,271.43 Acres, m/l



FSA/Eff. Crop Acres: 493.51\*
Corn Base Acres: 96.30\*
Bean Base Acres: 28.27\*
Oat Base Acres: 22.00\*
Wheat Base Acres: 27.50\*
Sorghum Acres: 3.70\*
Soil Productivity: 28.90 CSR2

\*Acres are estimated.

### Property Information 1,271.43 Acres, m/l

#### Location

From Lamoni: Take 150th Street / South Smith Street north 2½ miles. Property is on the west and east sides of the road.

#### **Legal Description**

NE<sup>1</sup>/<sub>4</sub> Section 22; Section 23; SE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> of Section 14, N<sup>1</sup>/<sub>2</sub> N<sup>1</sup>/<sub>2</sub> NW<sup>1</sup>/<sub>4</sub> and Part of E<sup>1</sup>/<sub>2</sub>, all in Section 26, S<sup>1</sup>/<sub>2</sub> NW<sup>1</sup>/<sub>4</sub> Section 25, W<sup>1</sup>/<sub>2</sub> W<sup>1</sup>/<sub>2</sub> W<sup>1</sup>/<sub>2</sub> lying west of road Section 24, all in Township 68 North, Range 27 West of the 5th P.M. Exact Legals to be taken from Abstract. (Bloomington Township)

#### **Possession**

As agreed upon.

#### **Price & Terms**

- \$4,450,005.00
- \$3,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### **Real Estate Tax**

Taxes Payable 2020 - 2021: \$13,832.70 Net Taxable Acres: 1,271.43 Tax per Net Taxable Acre: \$10.88 \*Taxes estimated pending survey of property. Decatur County Assessor will determine final tax figures.

#### **FSA Data**

Farm Number: 2259 Tracts: 271 & 397

FSA/Eff. Crop Acres: 375.86 HEL

Corn Base Acres: 70.80 Corn PLC Yield: 117 Bu. Bean Base Acres: 23.80 Bean PLC Yield: 43 Bu. Oat Base Acres: 9.50 Oat PLC Yield: 39 Wheat Base Acres: 27.50 Wheat PLC Yield: 35 Sorghum Base Acres: 3.70

Farm Number: 2393

Sorghum PLC Yield: 65

**Tract: 7568** 

FSA/Eff. Crop Acres: 117.65 HEL\*

Corn Base Acres: 25.50\* Corn PLC Yield: 134 Bu. Bean Base Acres: 4.47\* Bean PLC Yield: 41 Bu. Oats Base Acres: 12.50\* Oats PLC Yield: 49

\*Acres are estimated pending reconstitution of farm by the Decatur

County FSA office.

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## **Property Information**



#### **Soil Types/Productivity**

Primary soils are Armstrong, Gara and Pershing. CSR2 on the Est. FSA/Eff. crop acres is 28.90. See soil map for detail.

#### **Buildings/Improvements**

- 26099 150th Avenue Lamoni, IA 50140
  - Modular home (1990)
  - 3 bedroom / 2 bath
  - 1,636 sq. ft.
  - Attached garage
  - Small, underground storm shelter accessed in garage
- Morton machine-shed w/partial concrete floor (1987)
- Turkey building being used as cattle shed (1960)

#### **Land Description**

Gently rolling to strongly sloping.

#### **Drainage**

Natural, no maps available.

#### **Water & Well Information**

- Well located near acreage.
- One well located ½ mile northwest of house in pasture.
- Rural water to home.
- 19 ponds throughout farm.

#### **Pipeline**

In Section 25; the property has a pipeline running north to south through the farm.

#### **Access Agreement**

The 80 acres in Section 14 has an access agreement with the adjoining landowner. Buyer is to enter into a new agreement upon closing.

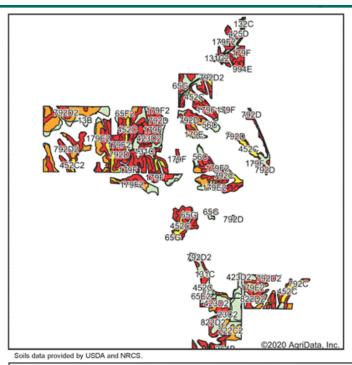
#### **Comments**

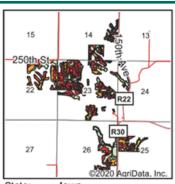
- Dwelling, buildings and improvements are being sold As Is / Where Is with no warranties.
- Seller is willing to consider splits.
- Three-acre, old city dump site buried in Section 26, south of acreage (26099 150th Ave.).



## Soil Map

493.51 Est. FSA/Eff. Crop Acres





 State:
 Iowa

 County:
 Decatur

 Location:
 23-68N-27W

 Township:
 Bloomington

 Acres:
 493.51

 Date:
 10/6/2020







Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	72.50	14.7%		IVe	7
792D	Armstrong loam, 9 to 14 percent slopes	62.35	12.6%		lVe	10
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	51.82	10.5%		Vle	23
131C	Pershing silt loam, 5 to 9 percent slopes	47.05	9.5%		llle	65
179F	Gara loam, 18 to 25 percent slopes	46.54	9.4%		Vle	19
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	29.64	6.0%		IVe	11
452C	Lineville silt loam, 5 to 9 percent slopes	26.55	5.4%		llle	48
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	22.05	4.5%		IVe	8
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	20.57	4.2%		llle	62
730C	Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes	19.21	3.9%		llw	76
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	14.57	3.0%		lVe	11
179E	Gara loam, 14 to 18 percent slopes	13.33	2.7%		Vle	30
364B	Grundy silty clay loam, 2 to 5 percent slopes	10.38	2.1%		lle	72
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.74	2.0%		IVw	28
56C	Cantril loam, 5 to 9 percent slopes	8.46	1.7%		Ille	76
425D	Keswick loam, 9 to 14 percent slopes	7.57	1.5%		IVe	8
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	7.46	1.5%		llw	76
792C	Armstrong loam, 5 to 9 percent slopes	7.32	1.5%		llle	35
65G	Lindley loam, 18 to 40 percent slopes	6.11	1.2%		VIIe	6
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	4.43	0.9%		Ille	24
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	2.14	0.4%		llle	46
65F2	Lindley clay loam, 18 to 25 percent slopes, moderately eroded	1.19	0.2%		Vile	11
132C	Weller silt loam, 5 to 9 percent slopes	1.05	0.2%		llle	59
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	0.83	0.2%		llle	62
994E	Douds-Galland loams, 9 to 18 percent slopes	0.45	0.1%		Vle	27
65E2	Lindley clay loam, 14 to 18 percent slopes, moderately eroded	0.20	0.0%		Vle	20



## **Property Photos**

#### Southeast Corner of West 160 Looking Northwest



Northeast Corner of West 160 Looking Southwest





## **Property Photos**

Looking Northeast from North Part of Farm



South Looking North



Acreage Site - 26099 150th Avenue



Looking Southwest from North of Acreage





# **Property Photos**

From Acreage Looking Northwest



Looking Northwest Towards Barn/Shed



1 of 19 Ponds



Rolling Hay Acres





#### **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals