



## NEW LAND LISTING IN YOUR AREA!

Poweshiek County Farm For Sale

1485 450th Avenue, Montezuma, IA 50171

**Hawkeye Farm  
Mgmt & Real Estate**

**Price** \$1,160,000

**Acres** 160 +/-

**Price/Acre** \$7,250

**MLS #** 6170762



## PROPERTY FEATURES

- 77.8 CSR2 on 52.93 Crop Acres
- 56.8 CSR2 on 99.22 Pasture Acres
- 24' x 36' Metal Shed
- Electric Onsite
- Working Well
- Annual Taxes \$3,270

## CONTACT US



**Hawkeye  
Farm Mgmt &  
Real Estate**



(641) 932-7796



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*Luke Nissen*

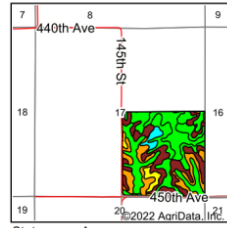
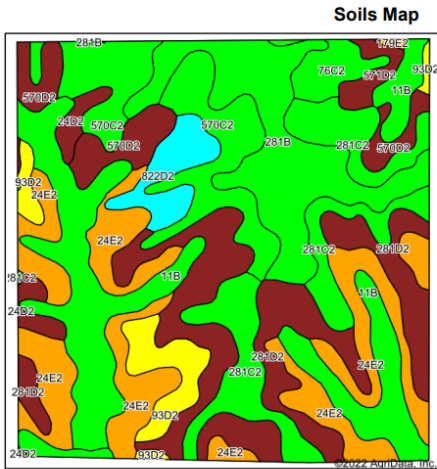
Iowa Land Specialist  
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Licensed In Iowa



# PROPERTY MAPS & IMAGES



**Hawkeye  
Farm Mgmt &  
Real Estate**



State: **Iowa**  
County: **Poweshiek**  
Location: **17-79N-14W**  
Township: **Scott**  
Acres: **155.92**  
Date: **2/10/2022**

**Hawkeye Farm Mgmt & Real Estate**

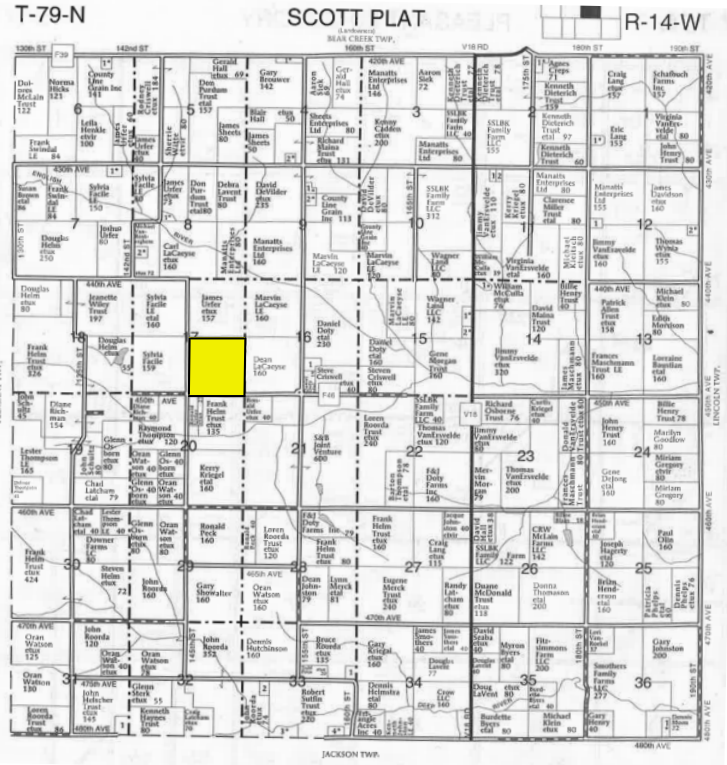
United Country Real Estate

Main Provided by **surety**

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	*n NCCPI Soybeans
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	26.67	17.1%		Ive	36	38	53
11B	Colo-Ely complex, 0 to 5 percent slopes	25.17	16.1%		Ith	86	68	76
281B	Osley silty clay loam, 2 to 5 percent slopes	18.44	11.8%		Ile	91	91	77
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	17.20	11.0%		Ile	52	58	73
281C2	Osley silty clay loam, 5 to 9 percent slopes, eroded	16.63	10.7%		Ile	82	71	66
281D2	Osley silty clay loam, 5 to 14 percent slopes, eroded	15.93	10.2%		Ile	54	61	60
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	15.68	10.1%		Ile	72	68	75
930D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	6.21	4.0%		Ile	44	25	54
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	4.77	3.1%		Ive	22	15	49
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	3.26	2.1%		Ile	75	66	68
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	2.83	1.8%		Ile	51	49	58
571D2	Hedrick silty clay loam, 9 to 14 percent slopes, moderately eroded	1.91	1.2%		Ile	56	53	72
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	1.04	0.7%		Ith	70	83	68
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.18	0.1%		Vle	34	33	53
<b>Weighted Average</b>						<b>2.92</b>	<b>64.2</b>	<b>60.2</b>
								<b>*n 66.7</b>

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



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**CALL FOR A NO-OBLIGATION MARKET ANALYSIS**

Alan Ammons, Broker, Licensed in Iowa & Missouri. All Agents Licensed in Iowa. The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.