



Hawkeye Farm
Mgmt & Real Estate

**INCOME PRODUCING
CROPLAND**

**QUALITY IOWA SOIL
TYPES**

TILE AND TERRACE

**ATTRACTIVE
RECREATIONAL
OPPORTUNITIES**

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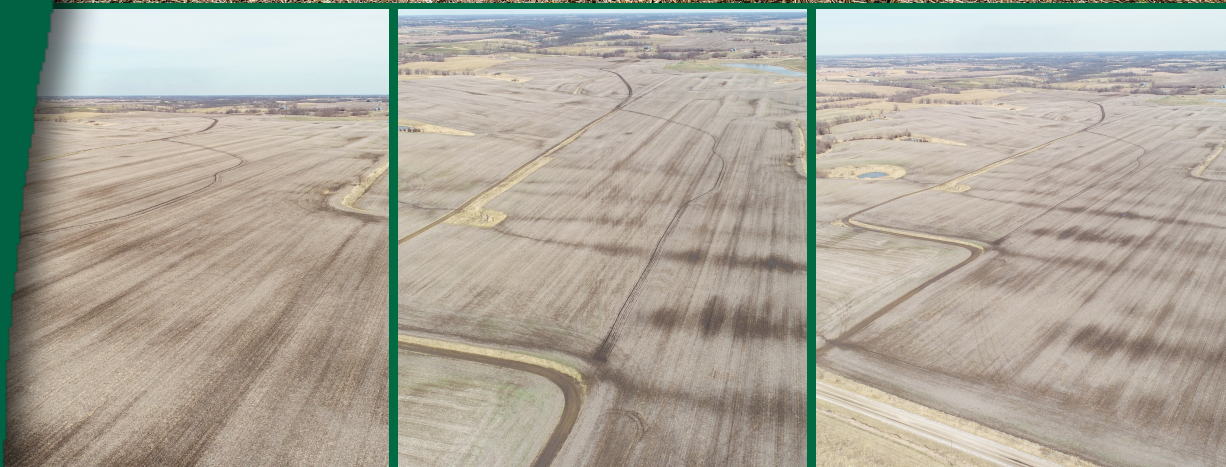
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United Country Hawkeye
Farm Mgmt. & Real Estate
1010 S. Clinton | Albia, IA 52531
Alan Ammons-Broker
All Agents Licensed in the state of Iowa

LAND FOR SALE
200+/- ACRES
MONROE COUNTY, IA
\$1,470,000 | \$7,350/ACRE

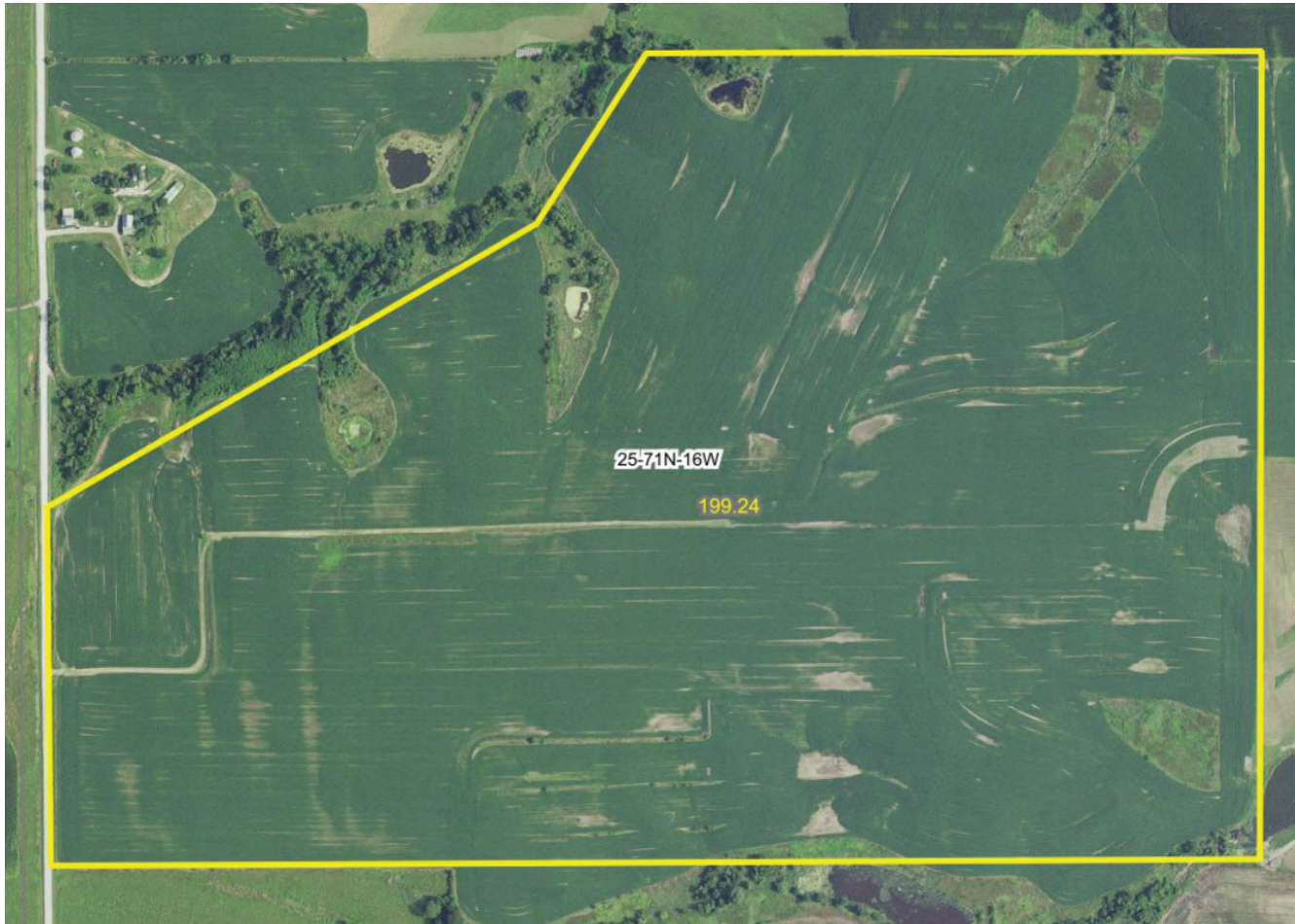


INVESTMENT AG LAND
WITH IMPROVEMENTS & RECREATIONAL BENEFITS



**HAWKEYE
FARM MGMT &
REAL ESTATE**

AERIAL VIEW ALONG 730TH AVENUE
200+/- ACRES SOUTHWEST OF BLAKESBURG, IOWA



United Country Hawkeye Farm Mgmt & Real Estate is proud to represent the family of the Ronald Cyril Goode Estate in the sale of their quality Monroe County, Iowa investment land.

This 200+/- acre farm has not been available to the open market for many decades and offers a great opportunity as a quality row crop unit with productive soil types, land improvements, and recreational benefits.

This Iowa land consists of 185+/- tillable acres with 45.6 CSR2, and level to rolling terrain with tile and terraces for improved conservation, farmability, and productivity.

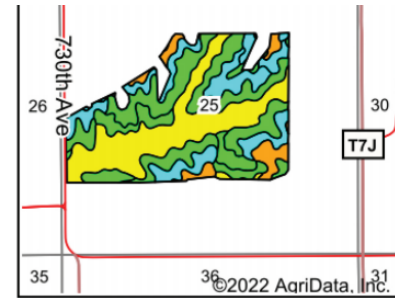
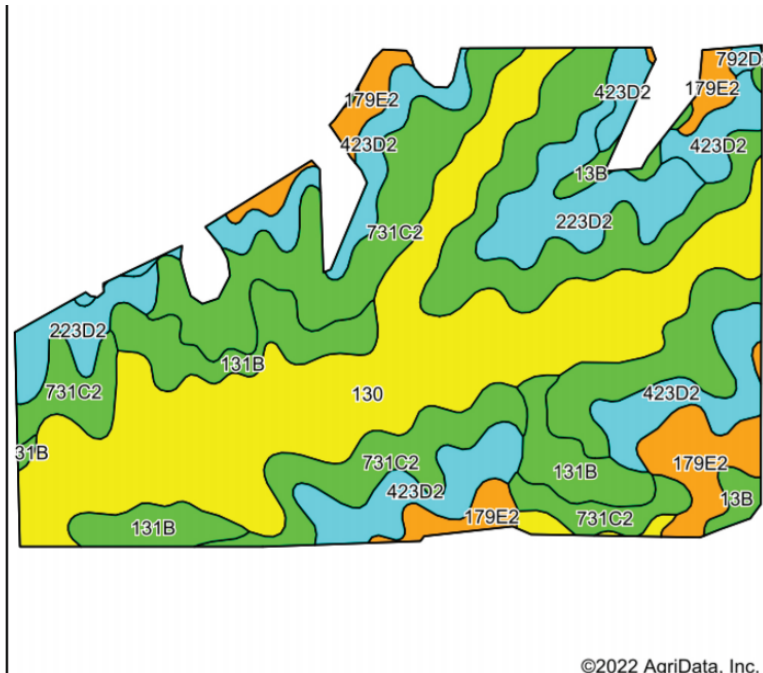
With 1/4 mile of level road frontage, there is great access for large equipment and excellent grain loading and unloading opportunity during the harvest season.

As an added benefit, there are attractive home building sites and great recreational opportunities on the non-tillable acres.

Highly tillable tracts in this neighborhood rarely come available and this farm has been well cared for and boasts strong yield potential with long-term sustainability for an owner-operator or investor looking for productive Iowa land.

SOILS MAP

URBANA TOWNSHIP | MONROE COUNTY, IOWA



State: **Iowa**
 County: **Monroe**
 Location: **25-71N-16W**
 Township: **Urbana**
 Acres: **185.47**
 Date: **3/31/2022**

Hawkeye Farm Mgmt & Real Estate

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

Area Symbol: IA135, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	57.11	30.8%		IIIe	62	45	57
130	Belinda silt loam, 0 to 2 percent slopes	56.35	30.4%		IIIw	47	63	58
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	24.82	13.4%		IVe	6	13	44
131B	Pershing silt loam, 2 to 5 percent slopes	16.36	8.8%		IIIe	70	67	60
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	14.04	7.6%		IVe	19	9	45
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	12.64	6.8%		VIe	35	33	52
13B	Olmitz-Colo-Vesser complex, 2 to 5 percent slopes	2.68	1.4%		IIw	82	60	72
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.98	0.5%		IVe	43	43	53
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	0.49	0.3%		IVe	9	13	44
Weighted Average					3.41	45.6	44.7	*n 54.7

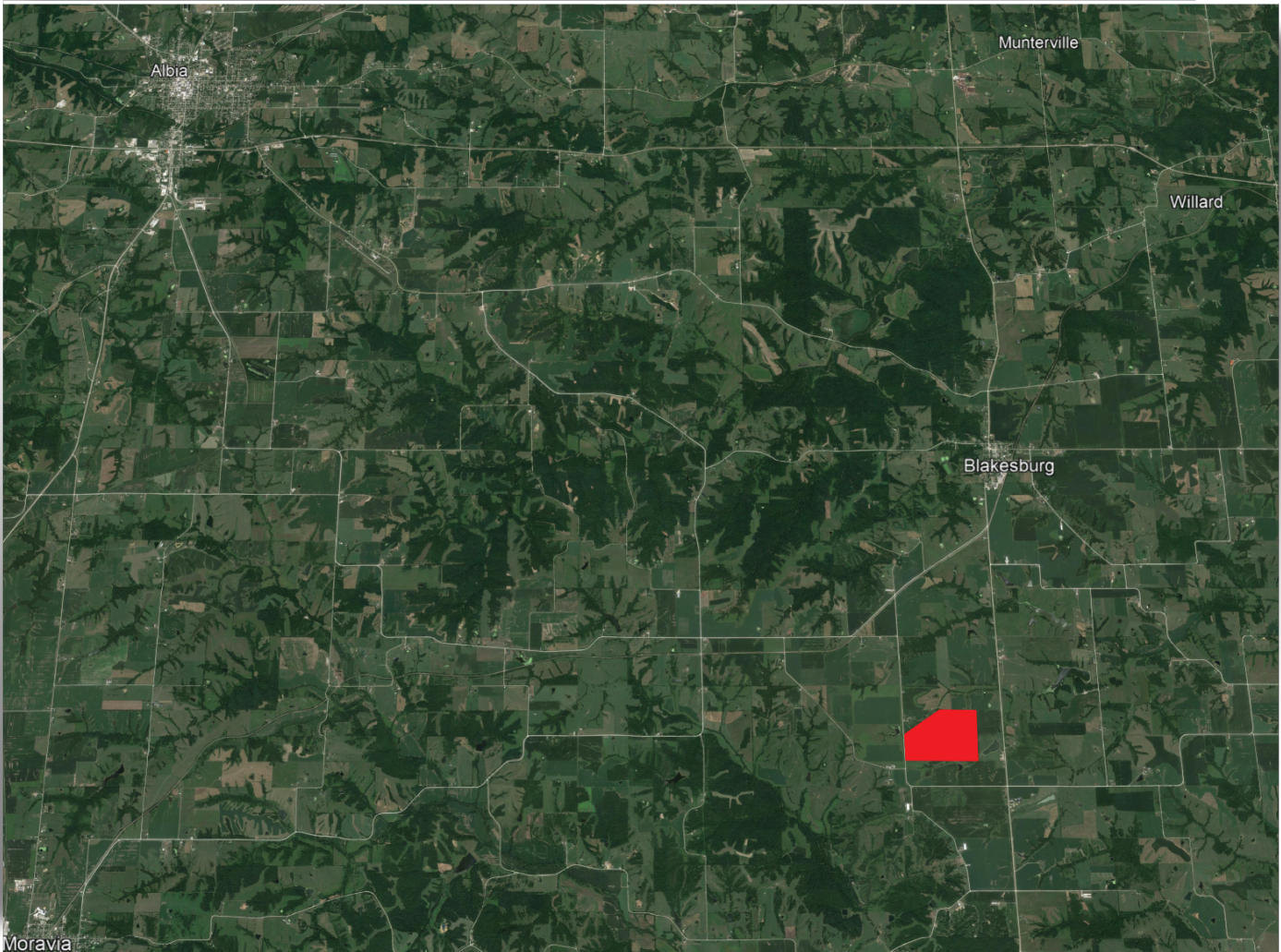
- **185+/- TILLABLE ACRES WITH 45.6 CSR2**
- **CASH RENT TENANT IN PLACE FOR 2022 CROP SEASON**
- **LEVEL TO ROLLING TERRAIN WITH TILE AND TERRACE**
- **6 TAX PARCELS-ESTIMATED ANNUAL TAXES \$2,782**



Map boundaries are approximate and all information provided in this brochure is gathered from sources deemed reliable but not guaranteed by United Country Hawkeye Farm Mgmt and Real Estate.

DIRECTIONS TO PROPERTY

From Blakesburg, Iowa, go south on Monroe-Wapello Road 3 miles to 270th Avenue. Turn West on 270th Avenue and proceed one mile to 730th Avenue. Go North on 730th Avenue 1/4 mile. Farm starts on the East side of 730th Avenue.



NATIONAL MARKETING LOCAL EXPERTISE

UCIOWA.COM



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CALL US TODAY FOR MORE INFORMATION ON THIS PROPERTY!