

# **CALHOUN COUNTY, IOWA FARMLAND AVAILABLE**

**330th Street/County Road D53  
Lohrville, IA 51453**



**Listing #17155**



## **316.99 Acres M/L**

**OFFERED AS AN ENTIRE UNIT OR INDIVIDUAL TRACTS**

**MATT ADAMS | 515.423.9235 | [Matt@PeoplesCompany.com](mailto:Matt@PeoplesCompany.com) | IA LIC S59699000**

**ANDREW ZELLMER | 712.898.5913 | [AndrewZ@PeoplesCompany.com](mailto:AndrewZ@PeoplesCompany.com) | IA LIC S61625000**

# CALHOUN COUNTY, IOWA FARMLAND AVAILABLE

## OFFERED AS AN ENTIRE UNIT OR INDIVIDUAL TRACTS

Peoples Company is pleased to present the sale of 316.99 acres m/l of prime Calhoun County, Iowa farmland offered through 4 different tracts ranging in size from 76.99 acres m/l to 80 acres m/l.

Of the total 316.99 acres m/l in this portfolio, the farmland includes 307.32 FSA cropland acres carrying a CSR2 rating of 84.3. Situated only five miles northwest of Lohrville, Iowa, and immediately north of Iowa Highway 4 and the Preston Avenue intersection, this nearly 100% tillable tract would make for an outstanding add-on unit to an existing farm operation or investment-grade quality land purchase. In addition, several competing grain marketing options are located nearby including a variety of grain elevators to merchandise crops. The farm lease has been terminated and is open for the 2024 cropping season which has been operated by a long-term, reputable farm tenant that has served as an outstanding steward of the land. This excellent land portfolio was assembled by Summit Ag who has proudly owned these farms. The property can be purchased as a whole, single tract, or a combination of the tracts listed below.

**Tract 1:** 80 acres m/l with 76.85 FSA cropland acres carrying a CSR2 soil rating of 87.1.

**Tract 2:** 80 acres m/l with 78.01 FSA cropland acres carrying a CSR2 soil rating of 81.8.

**Tract 3:** 80 acres m/l with 78.01 FSA cropland acres carrying a CSR2 rating of 84.9.

**Tract 4:** 76.9 acres m/l with 74.54 FSA cropland acres carrying a CSR2 soil rating of 83.5

These highly tillable farmland tracts are located within the north half of Section 32 in Logan Township, Calhoun County, Iowa. Don't miss this rare opportunity to purchase land in a tightly held area! Contact the listing agents for more details.

*\*There is a manure easement on the property. Please reach out to the listing agents for more details.\**



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## TRACT 1 - 80 ACRES M/L



Tract 1 consists of 80 acres m/l of prime Calhoun County, Iowa farmland. This tract is located on 330th Street and Quinton Avenue northwest of Lohrville, Iowa; and in Section 32 of Logan Township. This 100% tillable farm consists of 76.85 FSA cropland acres with a CSR2 soil rating of 87.1, compared to the Calhoun County average of 82.2. The primary soil types on the property include Webster clay loam, Clarion loam, and Nicollet loam.

Asking Price: \$1,320,000.00  
Net Taxes: \$2,452.00



### TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
107	Webster clay loam	30.54	39.7%	●	86
55	Nicollet clay loam	22.63	29.4%	●	89
138B	Clarion loam	15.13	19.7%	●	89
507	Canisteo clay loam	7.72	10.0%	●	84
6	Okoboji silty clay loam	0.50	0.7%	●	59
388	Kossuth silty clay loam	0.33	0.4%	●	86

**Weighted Average 87.1**

## TRACT 2 - 80 ACRES M/L



Tract 2 consists of 80 acres m/l of prime Calhoun County, Iowa farmland. This tract is located on 330th Street northwest of Lohrville, Iowa; and in Section 32 of Logan Township. This 100% tillable farm consists of 78.01 FSA cropland acres with a CSR2 soil rating of 81.8. The primary soil types on the property include Canisteo clay loam, Webster clay loam, and Nicollet clay loam.

Asking Price: \$1,200,000.00  
Net Taxes: \$2,356.00



### TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
507	Canisteo clay loam	42.69	54.7%	●	84
107	Webster clay loam	13.27	17.0%	●	86
55	Nicollet loam	10.83	13.9%	●	89
6	Okoboji clay loam	10.25	13.1%	●	59
138B	Clarion silty clay loam	0.97	1.2%	●	89

**Weighted Average 81.8**

## TRACT 3 - 80 ACRES M/L



Tract 3 consists of 80 acres m/l of prime Calhoun County, Iowa farmland. This tract is located on 330th Street, northwest of Lohrville, Iowa; and in Section 32 of Logan Township. This 100% tillable farm consists of 78.01 FSA cropland acres with a CSR2 soil rating of 84.9, compared to the Calhoun County average of 82.2. The primary soil types on the property include Webster clay loam, Canisteo clay loam, and Nicollet clay loam.

Asking Price: \$1,240,000.00  
Net Taxes: \$2,444.00

### TILLABLE SOILS MAP

Soil					
Code	Description	Acres	% of field	CSR2 Legend	CSR2
107	Webster clay loam	29.30	37.6%	●	86
507	Canisteo clay loam	20.12	25.8%	●	84
55	Nicollet clay loam	19.90	25.5%	●	89
6	Okoboji silty clay loam	4.10	5.3%	●	59
138B	Clarion loam	3.09	4.0%	●	89
388	Kossuth silty clay loam	1.50	1.9%	●	86

**Weighted Average 84.9**

## TRACT 4 - 76.90 ACRES M/L



Tract 4 consists of 76.90 acres m/l of prime Calhoun County, Iowa farmland. This tract is located on 330th Street and Preston Avenue northwest of Lohrville, Iowa; and in Section 32 of Logan Township. This 100% tillable farm consists of 75.45 FSA cropland acres with a CSR2 soil rating of 83.5, compared to the Calhoun County average of 82.2. The primary soil types on the property include Webster clay loam, Canisteo clay loam, and Nicollet clay loam.

Asking Price: \$1,191,950.00  
Net Taxes: \$2,260.00

### TILLABLE SOILS MAP

Soil					
Code	Description	Acres	% of field	CSR2 Legend	CSR2
507	Canisteo clay loam	35.90	48.2%	●	84
107	Webster clay loam	17.90	24.0%	●	86
55	Nicollet loam	14.66	19.7%	●	89
6	Okoboji silty clay loam	5.78	7.8%	●	59
388	Kossuth silty clay loam	0.21	0.3%	●	86

**Weighted Average 83.5**

## DIRECTIONS:

From Lohrville, Iowa: Travel north on Sigourney Avenue for 3 miles. Turn left (west) on County Highway D53/330th Street. Continue for 2.5 miles. The property is located on the left (South) side. Look for Peoples Company signage.

Asking Price: \$4,950,000



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12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17155



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