

For Sale

Audubon County, IA

Melville TWP

Sealed Bid



TRACT #1 - 80.4 +/- ACRES

- 80.4 gross acres
- 70 taxable acres
- 77.19 tillable acres
- CSR2: 75.70 on tillable acres
- Property Tax: \$3,094
- Lease Credit for 2024: \$26,734

Broker is related to property owner.



Ryan Wiederstein

Broker/Owner

📞 515-554-4543

✉️ ryan@wbrealty.com

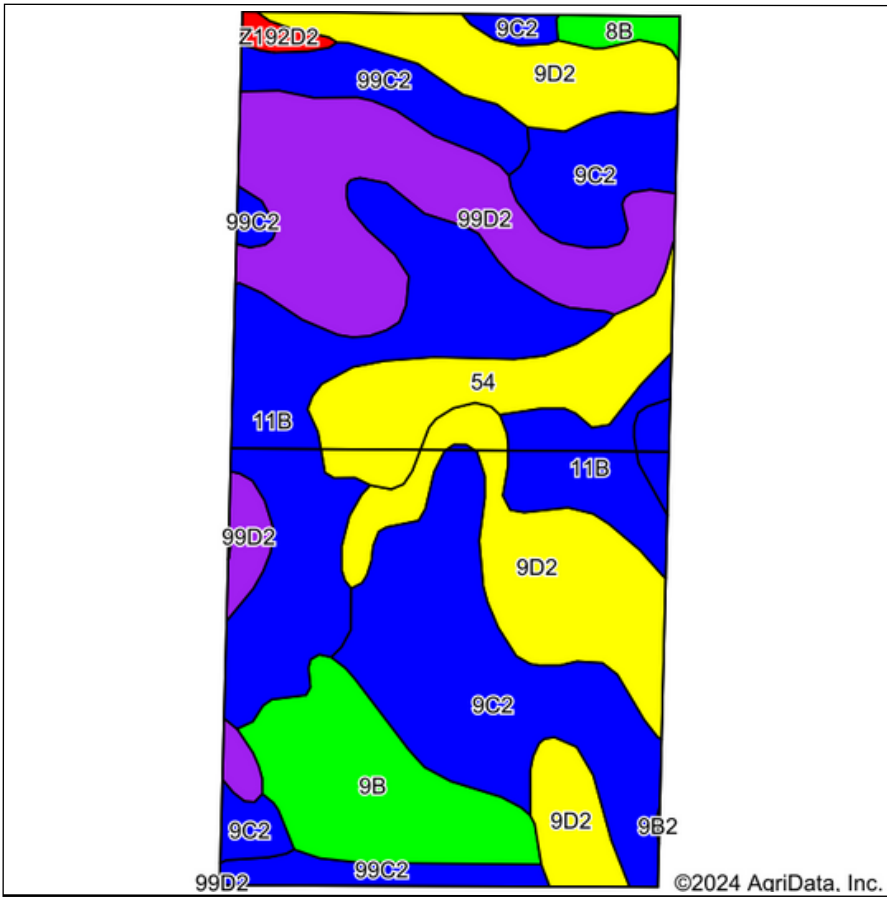
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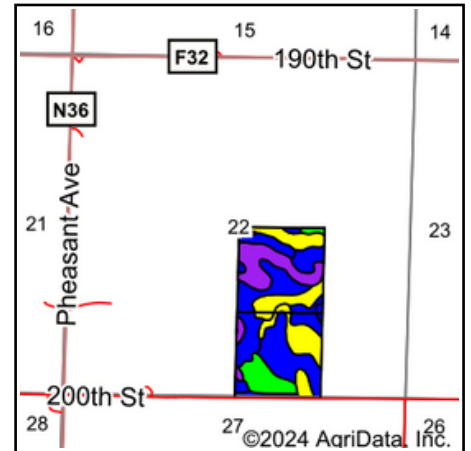




SOILS MAP



Soils data provided by USDA and NRCS.



State: Iowa
County: Audubon
Location: 22-80N-
Township: 34W
Acres: Melville
Date: 80.45
3/6/2024

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA009, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded Judson-	17.20	21.4%			Ille 87
11B	ColoAckmore complex, 2 to 5 percent slopes	16.32	20.3%			Ilw 81
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	14.64	18.2%			Ille 61
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	12.70	15.8%			Ille 59
9B	Marshall silty clay loam, 2 to 5 percent slopes	7.08	8.8%			Ile 95
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.11	7.6%			Ilw 67
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	5.15	6.4%			Ille 87
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.77	1.0%			Ile 92
Z192D	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	0.48	0.6%			Ive 14
2	Weighted Average				2.63	75.4

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

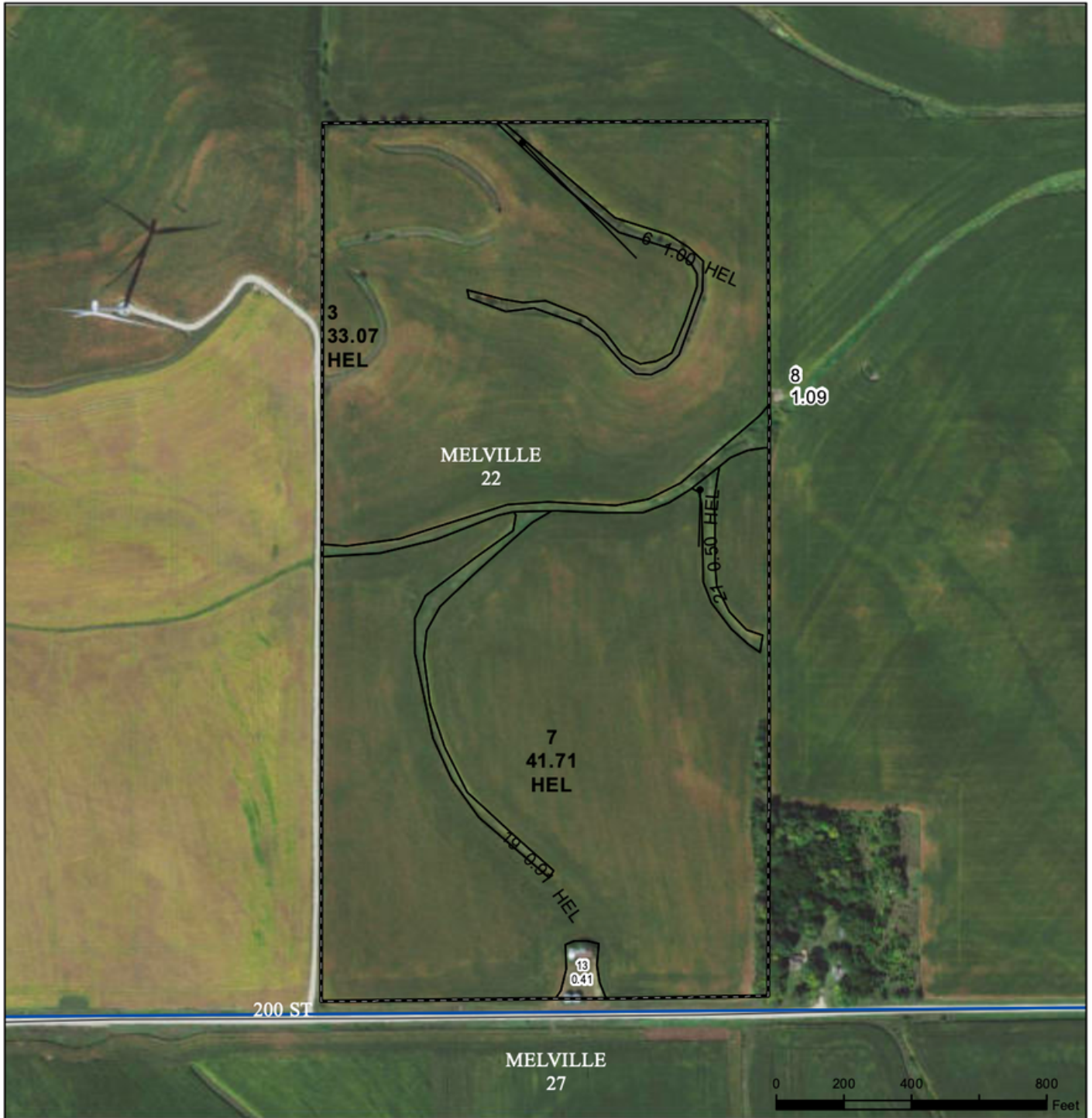
*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP



United States
Department of
Agriculture

Audubon County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 77.19 acres

2023 Program Year

Map Created April 06, 2023

Farm 3478

Tract 504

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