

For Sale

Audubon County, IA

Melville TWP

Sealed Bid



TRACT #2 - 80 ACRES

- CSR2: 73.55 on tillable acres
 - Property Tax: \$2,884
 - Lease Credit for 2024: \$25,795
 - Annual Payment CRP: \$738 through 2033
 - 80 gross acres
 - 77.39 taxable acres
 - 76.09 tillable acres
- Broker is related to property owner.*



Ryan Wiederstein

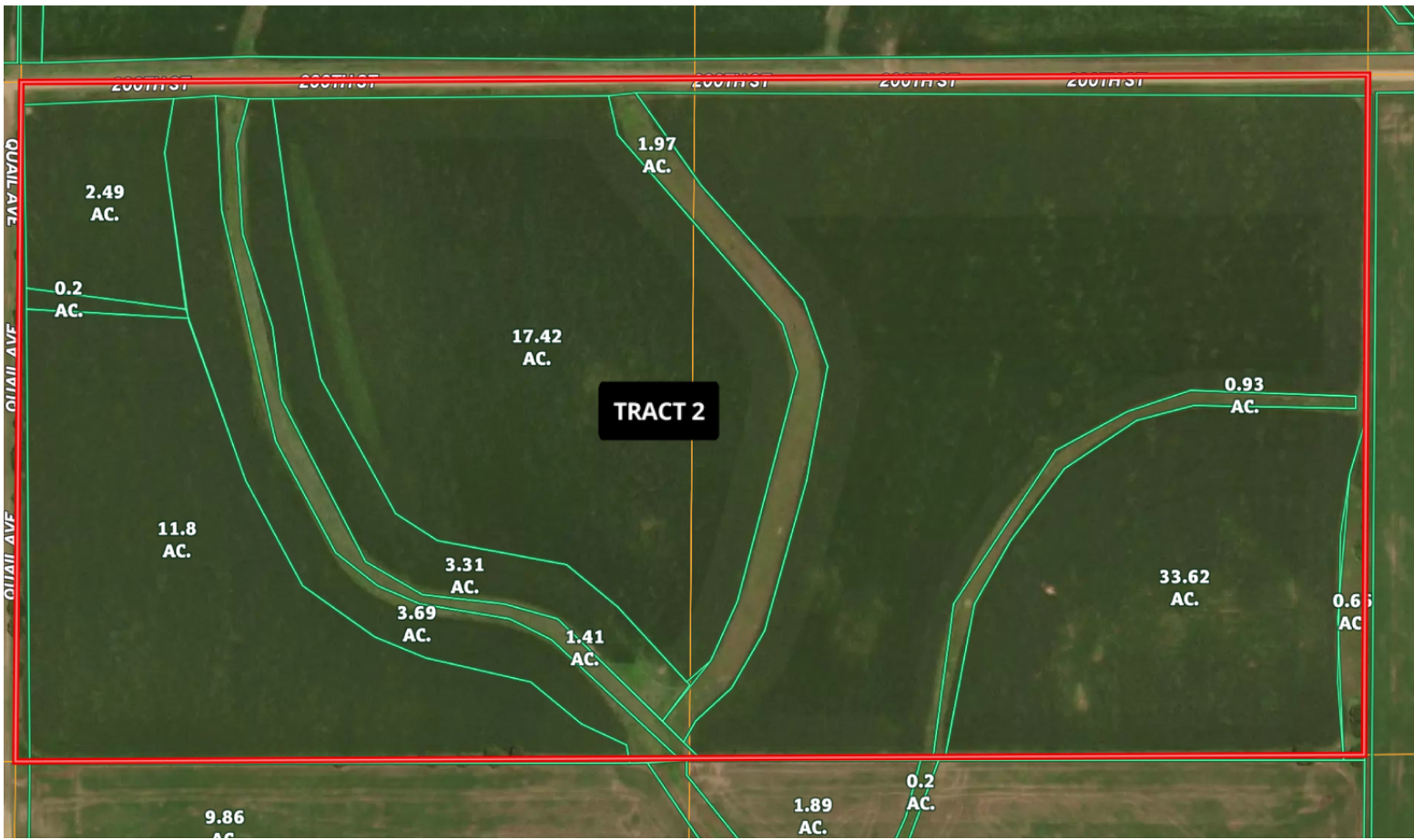
Broker/Owner

📞 515-554-4543

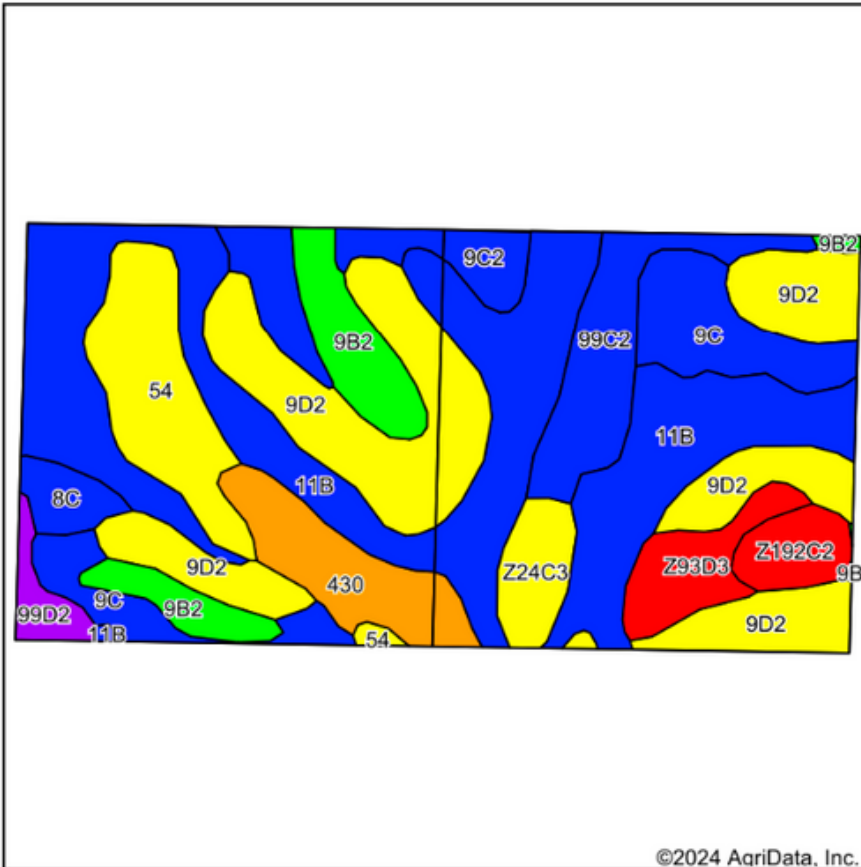
✉️ ryan@wbrealty.com

WB Realty Co. | 12951 University Ave, Suite 200, Clive, IA 50325 | www.wbrealty.com

WB Realty Company is a licensed broker in the state of Iowa



SOILS MAP



State: **Iowa**
 County: **Audubon**
 Location: **26-80N-34W**
 Township: **Melville**
 Acres: **79.75**
 Date: **3/6/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IA009, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Judson-Colo-Ackmore complex, 2 to 5 percent slopes	24.34	30.5%		IIw	81
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	17.26	21.6%		IIIe	61
9C	Marshall silty clay loam, 5 to 9 percent slopes	6.10	7.6%		IIIe	89
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.89	7.4%		IIw	67
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	4.64	5.8%		IIIe	87
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	4.63	5.8%		Ile	92
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	4.24	5.3%		IIw	77
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3.65	4.6%		IIIe	87
Z93D3	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, severely eroded	2.68	3.4%		IVe	26
Z24C3	Shelby clay loam, deep loess, 5 to 9 percent slopes, severely eroded	2.09	2.6%		IIIe	66
Z192C2	Adair clay loam, deep loess, 5 to 9 percent slopes, eroded	1.83	2.3%		IIIe	33
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	1.29	1.6%		IIIe	87
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	1.11	1.4%		IIIe	59
Weighted Average					2.54	73.7

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

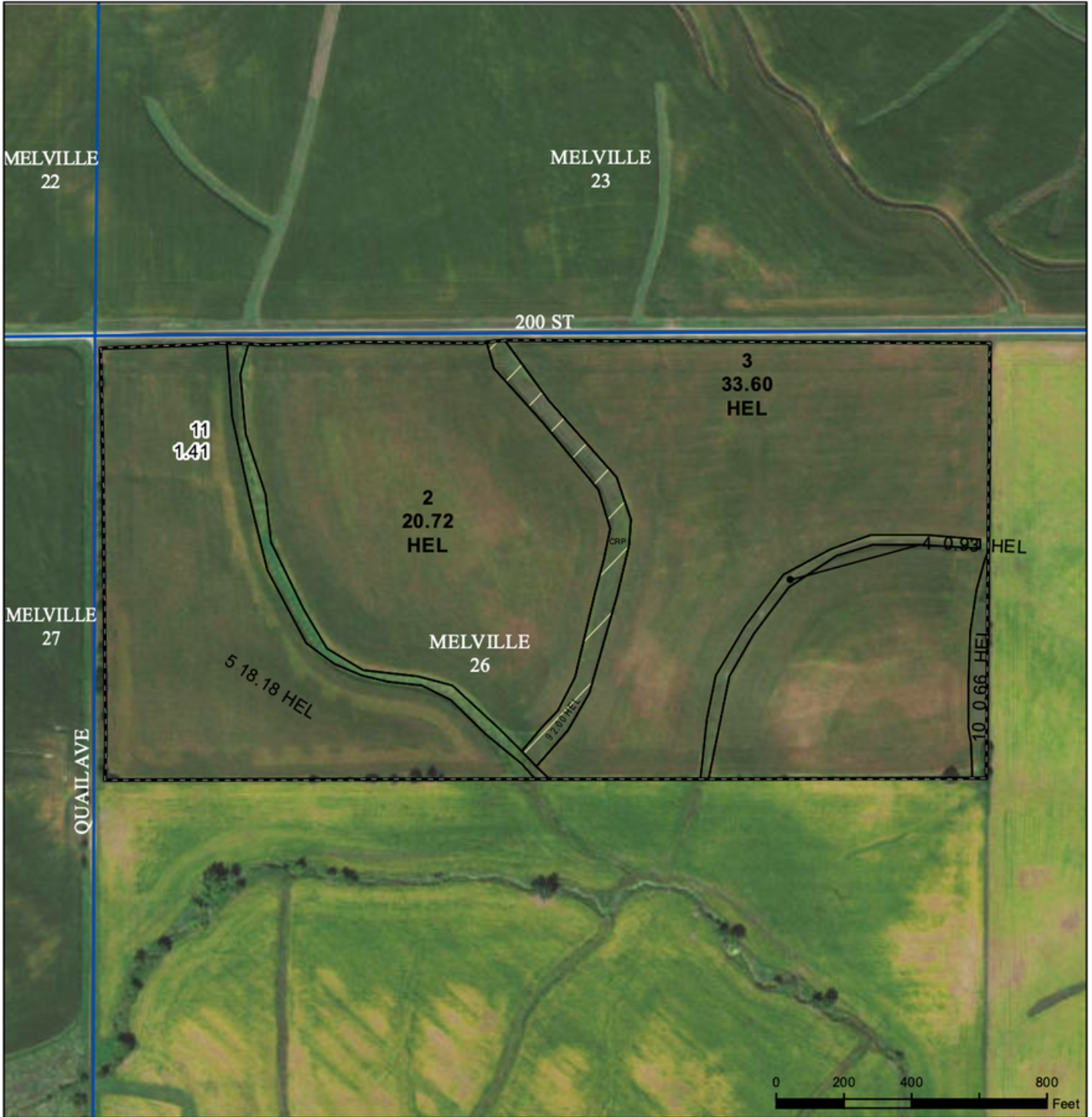
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FSA MAP



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: 76.09 acres

2023 Program Year

Map Created April 06, 2023

Farm 3478

Tract 505

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.