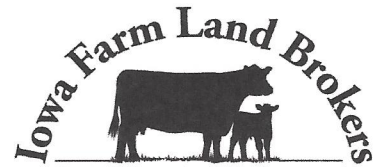


Property: 221 Acres – Wayne County, Iowa

Location:

221 acres in the SW ¼ & S ½ of the NW ¼ of Sect. 17
T-70-N R-22-W in Wayne County, IA



David Huneke
815-291-6550
daveiowafarmland@gmail.com
P.O. Box 700
Maquoketa, IA 52060

Total Acres: 221 (Survey Available)

Till. Acres: 185 (Not GPS till. – See comments below)

CSR: 51

Ask - Gross: \$ 1,436,500.

Per Acre Price: \$ 6,500.

Income:

	185	(Tillable Acres)
	X 273.	(Current Farm Lease – through 2025 crop year)
- Cash Rent:	\$ 50,505.	
- Hunt Lease:	\$ 4,000.	(Expires Spring 2024)

Gross Rent: \$ 54,505.

R.E. Taxes (Est.): \$ 3,674. (Est. \$16.63 per Acre ave.)

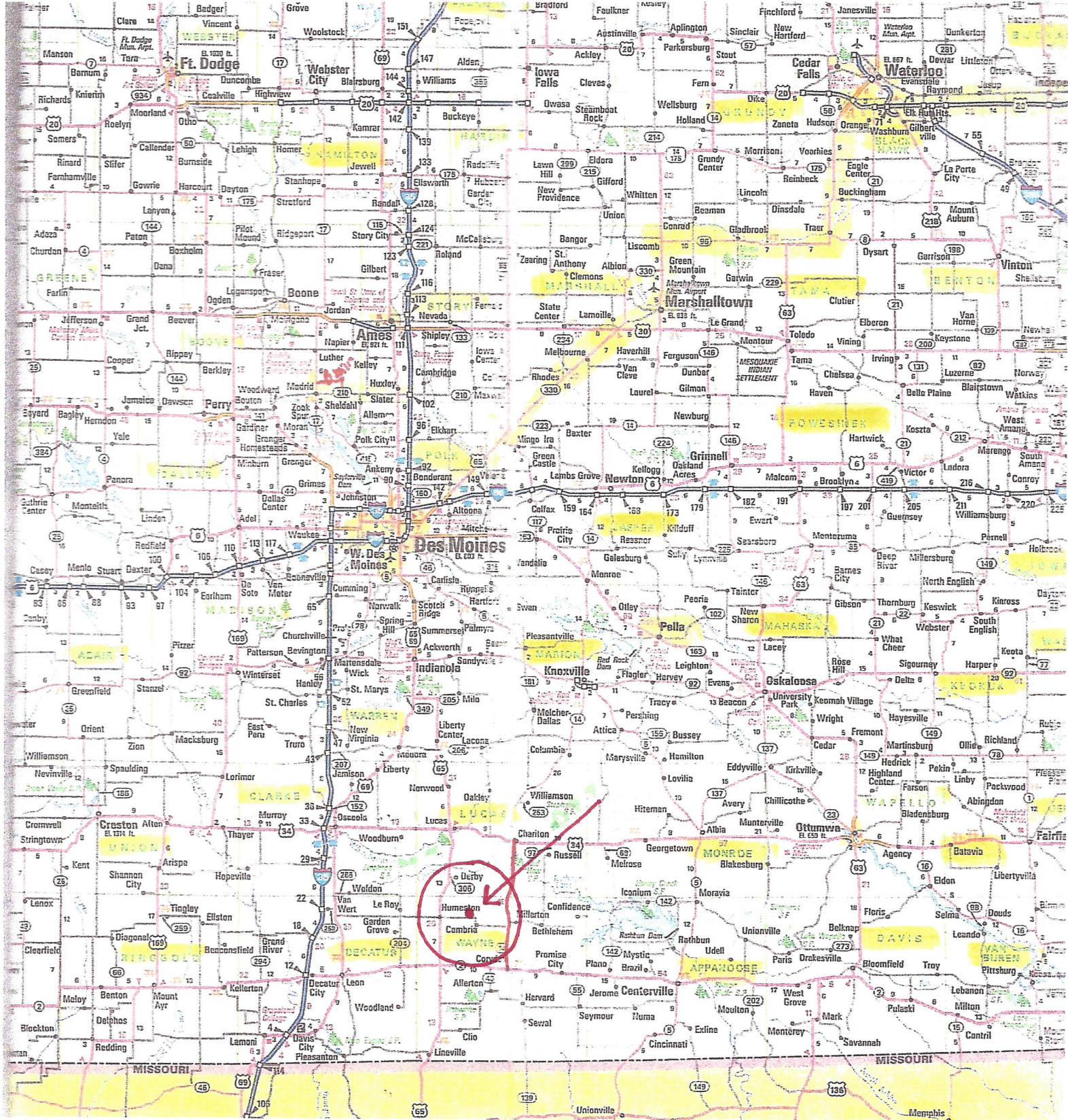
Net Return (After Tax): \$ 50,831.

Return Hypothetical: 3.5% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Current Farm Lease through 2025 crop year
 - Hunt Lease is year to year – expires Spring 2024
 - Aerial map does not reflect recent conservation work done that cleaned up all waterways and roadsides.
 - All waterways have been reseeded
 - I would suggest to view the farm in person
 - 185 acres are currently being farmed – because of extensive clean up – GPS should reveal additional tillable acres
 - Farm owner is an Iowa Licensed Broker.
- (Approx. 19/A of Timber for deer cover / Approx. 12/A of Road and Road right of way)

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

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Midwest Farmland

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P.O. Box 700

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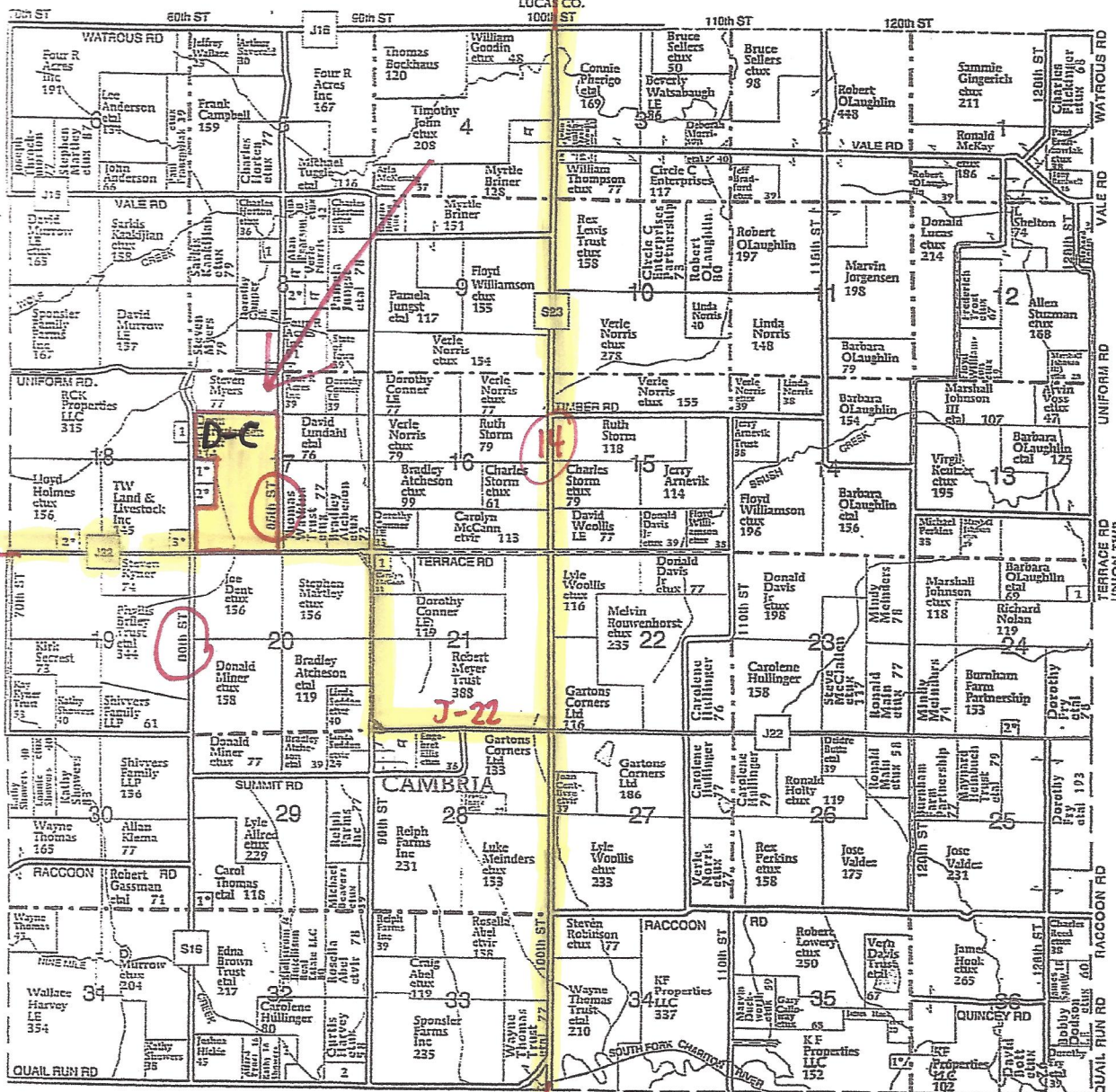
Chardon

34

T-70-N

WASHINGTON PLAT

R-22-W



WASHINGTON TOWNSHIP

SECTION 8

1. Post, Timothy 10
2. Horton, Charles 10

SECTION 17

1. Pollock, Dennis 9
2. Gard Jr, Dale 8

SECTION 18

1. Trumper, Josh 6
2. Pollock, Marvin 10
3. Street, Calvin 11

SECTION 21

1. Hafferty, Mark 8

SECTION 24

1. Snook, John 10
2. Garton, Charles 5

SECTION 29

1. Thomas, Terry 6

SECTION 32

1. Hullinger, Randal 16

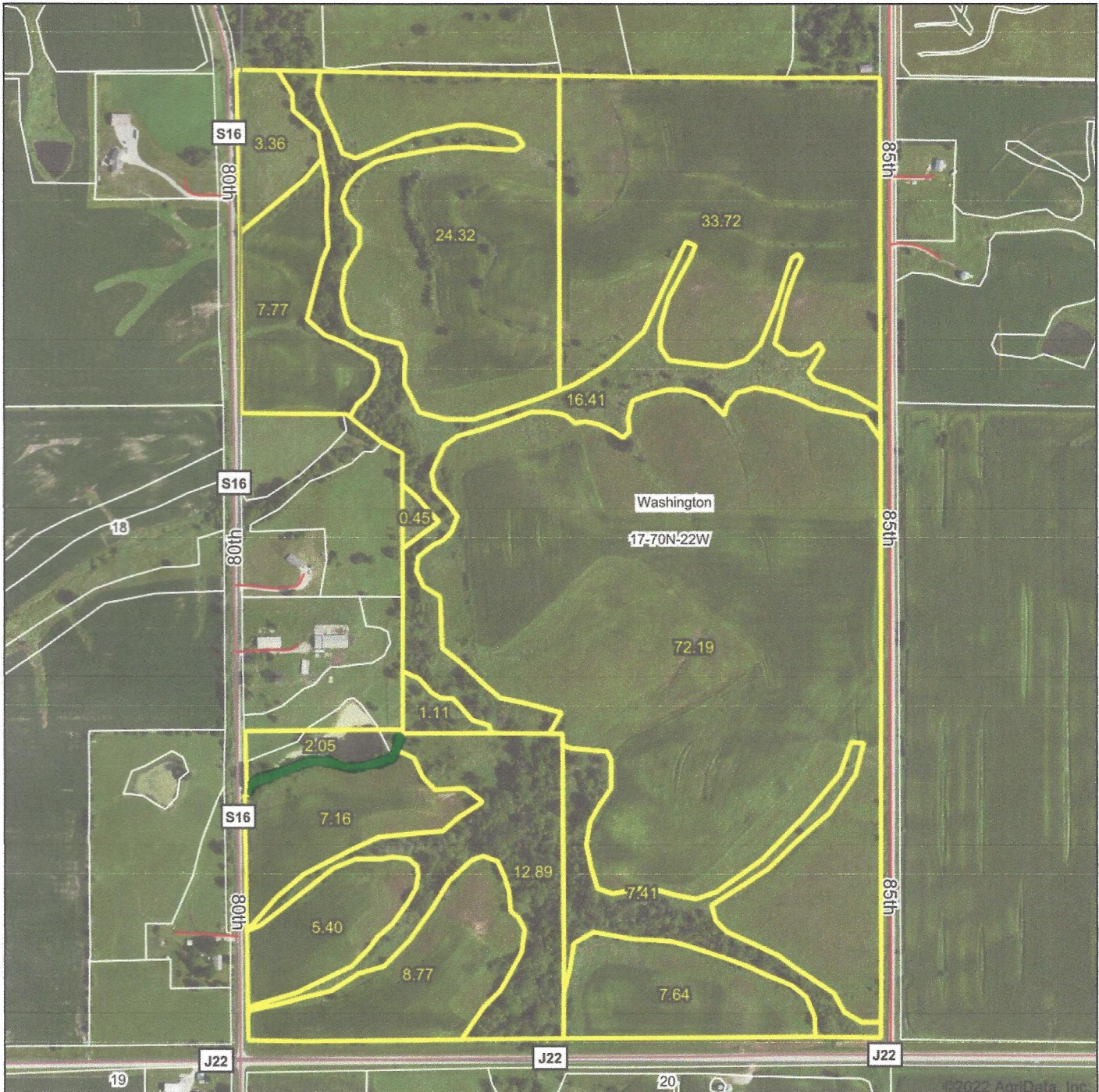
SECTION 35

1. Duckworth, Marvin 5

19

Corydon

Aerial Map



Maps Provided By:



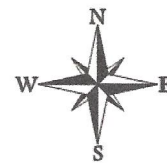
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 51' 39.86, -93° 25' 5.45

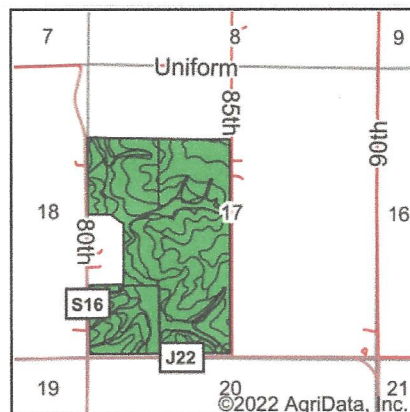
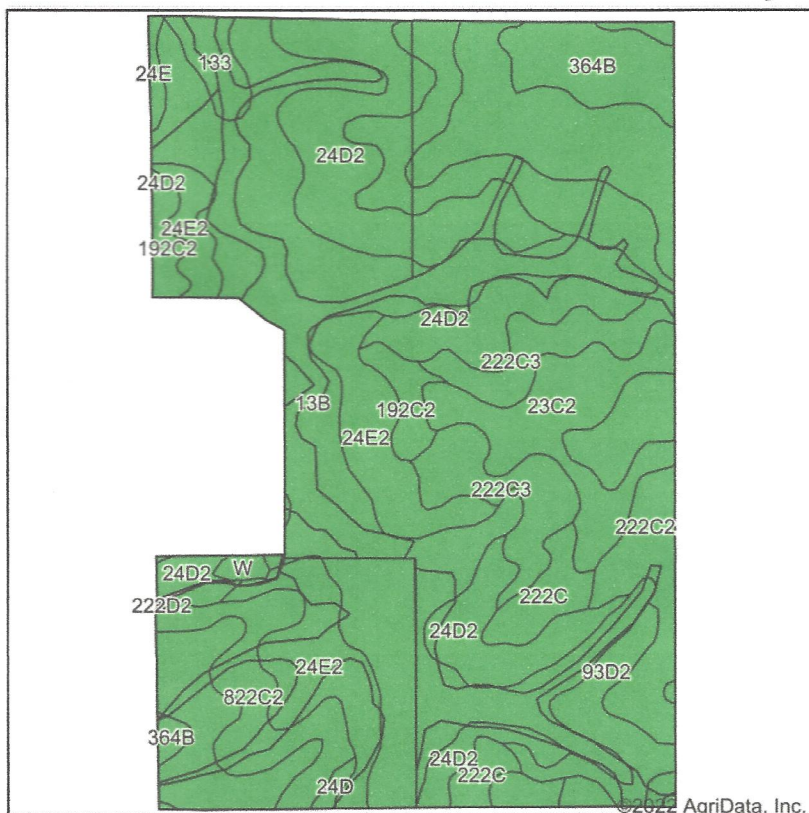
0ft 629ft 1258ft

17-70N-22W
Wayne County
Iowa



5/13/2022

Soils Map



State: **Iowa**
 County: **Wayne**
 Location: **17-70N-22W**
 Township: **Washington**
 Acres: **210.65**
 Date: **5/13/2022**

(Survey -
221/A)



Maps Provided By:



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Soils data provided by USDA and NRCS.

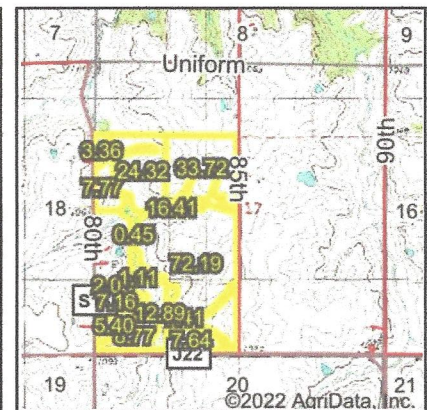
Area Symbol: IA185, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	53.87	25.6%		IIw	68	74
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	34.59	16.4%		IIIe	62	69
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	32.74	15.5%		IIIe	51	55
222C3	Clarinda silty clay, 5 to 9 percent slopes, severely eroded	23.43	11.1%		VIe	21	26
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	18.44	8.8%		IVe	40	51
364B	Grundy silty clay loam, 2 to 5 percent slopes	11.35	5.4%		Ile	72	69
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	8.63	4.1%		IIIe	31	50
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.21	3.9%		IVw	28	44
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	5.97	2.8%		IVe	32	51
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.87	2.3%		IVw	31	47
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	3.95	1.9%		IIIe	29	47
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.63	1.2%		IIw	78	86
24E	Shelby loam, 14 to 18 percent slopes	0.73	0.3%		IVe	32	57
W	Water	0.64	0.3%			0	
24D	Shelby loam, 9 to 14 percent slopes	0.50	0.2%		IIIe	55	62
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.10	0.0%		IVe	8	45
Weighted Average					3.18	51	*n 58.5

**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



State: **Iowa**
Location: **17-70N-22W**
County: **Wayne**
Township: **Washington**
Date: **5/13/2022**



0ft 931ft 1862ft

	Classification Code	Type	Acres
	PEM1C	Freshwater Emergent Wetland	2.38
	PUBFh	Freshwater Pond	0.83
	R4SBC	Riverine	0.10
	R4SBA	Riverine	0.02
		Total Acres	3.33

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

Total — 221.21 / A

