



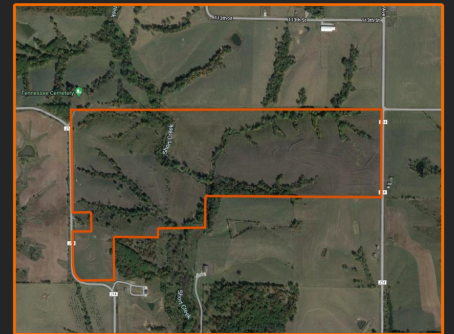
FARM & REC

REAL ESTATE

LAND FOR SALE

172 +/- ACRES
DECATUR COUNTY, IA
RICHLAND TOWNSHIP

PRICE:
\$1,023,000 OR
\$5,950 PER ACRE



LAND OVERVIEW

Located in Decatur County, IA lies these 172 +/- acres just a short distance off I35. This farm is set up perfectly for access with non-hard-surfaced roads bordering it on the East and West. It is situated in an area that many would argue is one of the best neighborhoods any whitetail hunter could ever ask for. It's predominately made up of CRP and pastureland with timbered draws. A very well manicured farm with most of it being tiled and terraced. Over \$12k in annual income from CRP combined with one large remote food plot. For more information or your own private showing please contact Farm & Rec Broker Glen Salow at 515-494-5560.

PROPERTY FEATURES

- 68.28 acres in CRP paying \$12,124
- 61.25 acres pf CRP expiring on 09-30-2025
- 60 acres currently being used as pasture with an approximate annual income of \$6,000
- Pasture ground has two established water drinkers
- 12 acres of bottom ground being utilized as food plots
- Established stand sites and box blinds
- Several building spots with all utilities available
- 2022 property taxes \$2288
- Located at the corner of 158th Avenue and 115th St. approximately five miles West of Van Wert or one hour South of Des Moines

CONTACT US



641-508-0028
515-494-5560



Sales@farmandrec.com

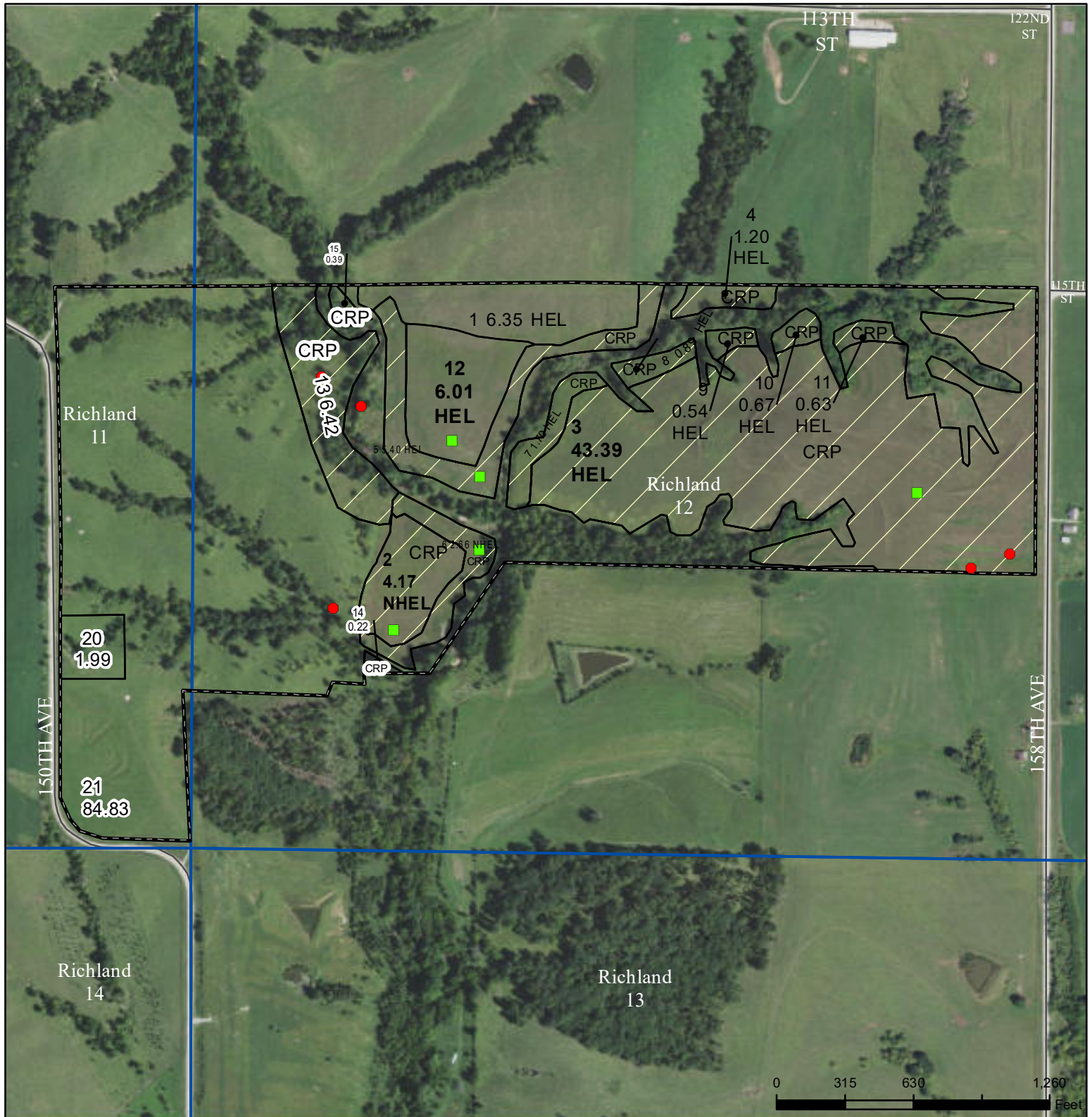
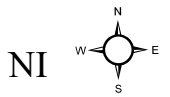


Farm & Rec Real Estate LLC
18639 65th Avenue
New Virginia, IA 50210
Broker # F06371000



United States
Department of
Agriculture

Decatur County, Iowa



Legend

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

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 73.61 acres

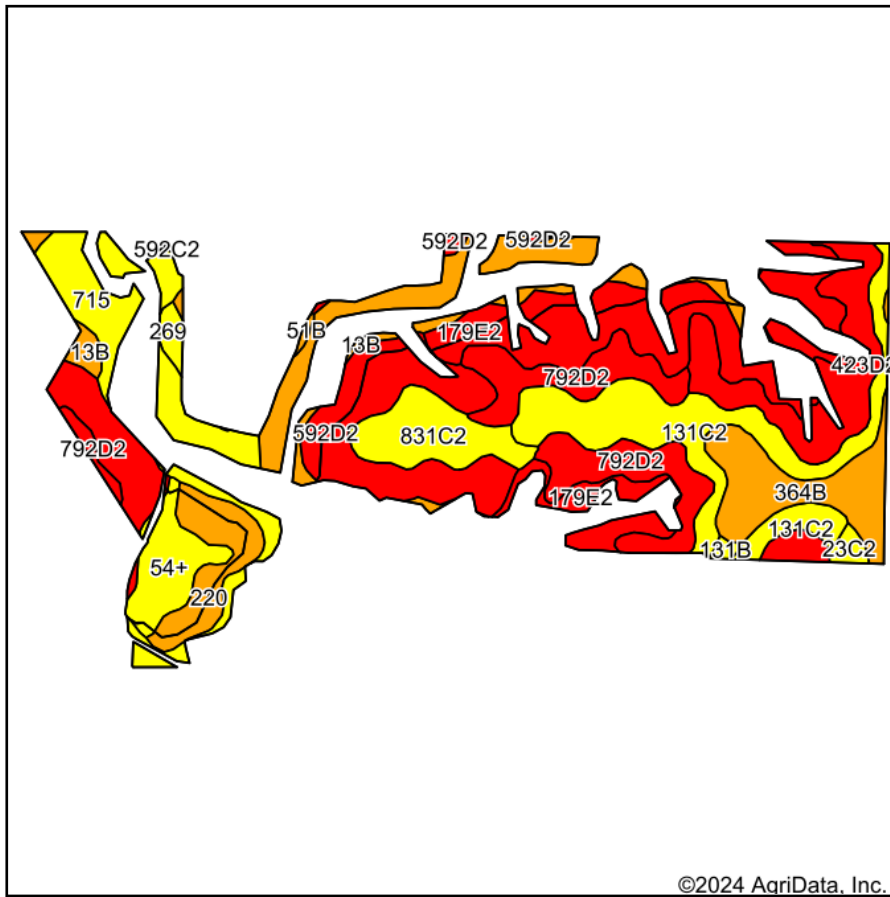
2024 Program Year
Map Created January 18, 2024

Farm **4280**
Tract **330**

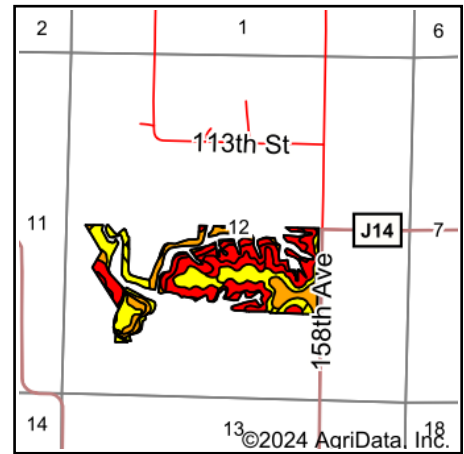
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Decatur**
 Location: **12-70N-27W**
 Township: **Richland**
 Acres: **68**
 Date: **2/8/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	10.21	15.0%		Vle	23	33	62	62	48	42
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	8.45	12.4%		Ille	62	45	68	68	65	56
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	6.99	10.3%		IVe	7	13	58	58	50	41
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	6.76	9.9%		IVe	10	5	67	67	61	50
715	Nodaway-Lawson-Klum complex, 0 to 3 percent slopes, occasionally flooded	6.29	9.2%		Ilw	68		87	84	66	85
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	5.71	8.4%		Ilw	76	55	79	76	55	73
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	5.22	7.7%		IVe	8	13	60	57	60	44
364B	Grundy silty clay loam, 2 to 5 percent slopes	4.64	6.8%		Ile	72	75	79	79	67	68
831C2	Pershing silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	3.51	5.2%		Ille	64	40	69	69	65	57
220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.92	4.3%		Ilw	77	87	87	87	76	83

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	2.75	4.0%		IVe	11	13	52	52	33	34
54+	Zook silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded, overwash	2.67	3.9%		IIw	68	75	73	66	35	73
423C2	Bucknell clay loam, 5 to 9 percent slopes, moderately eroded	0.66	1.0%		IIIe	34	27	63	60	63	47
269	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	0.48	0.7%		IIlw	70	58	90	90	66	80
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	0.40	0.6%		IIIe	62	50	73	73	66	68
131B	Pershing silt loam, 2 to 5 percent slopes	0.18	0.3%		IIIe	70	67	74	74	70	59
51B	Vesser silt loam, 2 to 5 percent slopes, rarely flooded	0.16	0.2%		IIw	75	65	93	74	45	93
Weighted Average					3.44	42.3	*-	*n 69.4	*n 68.3	*n 57.5	*n 57

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

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*n: The aggregation method is "Weighted Average using all components"

**IA has updated the CSR values for each county to CSR2.*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*c: Using Capabilities Class Dominant Condition Aggregation Method