

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 Hueneker
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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: \$ 1,535,950.

Per Acre Price: \$ 6,950.

Income:

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

Gross Rent: \$ 54,505.

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

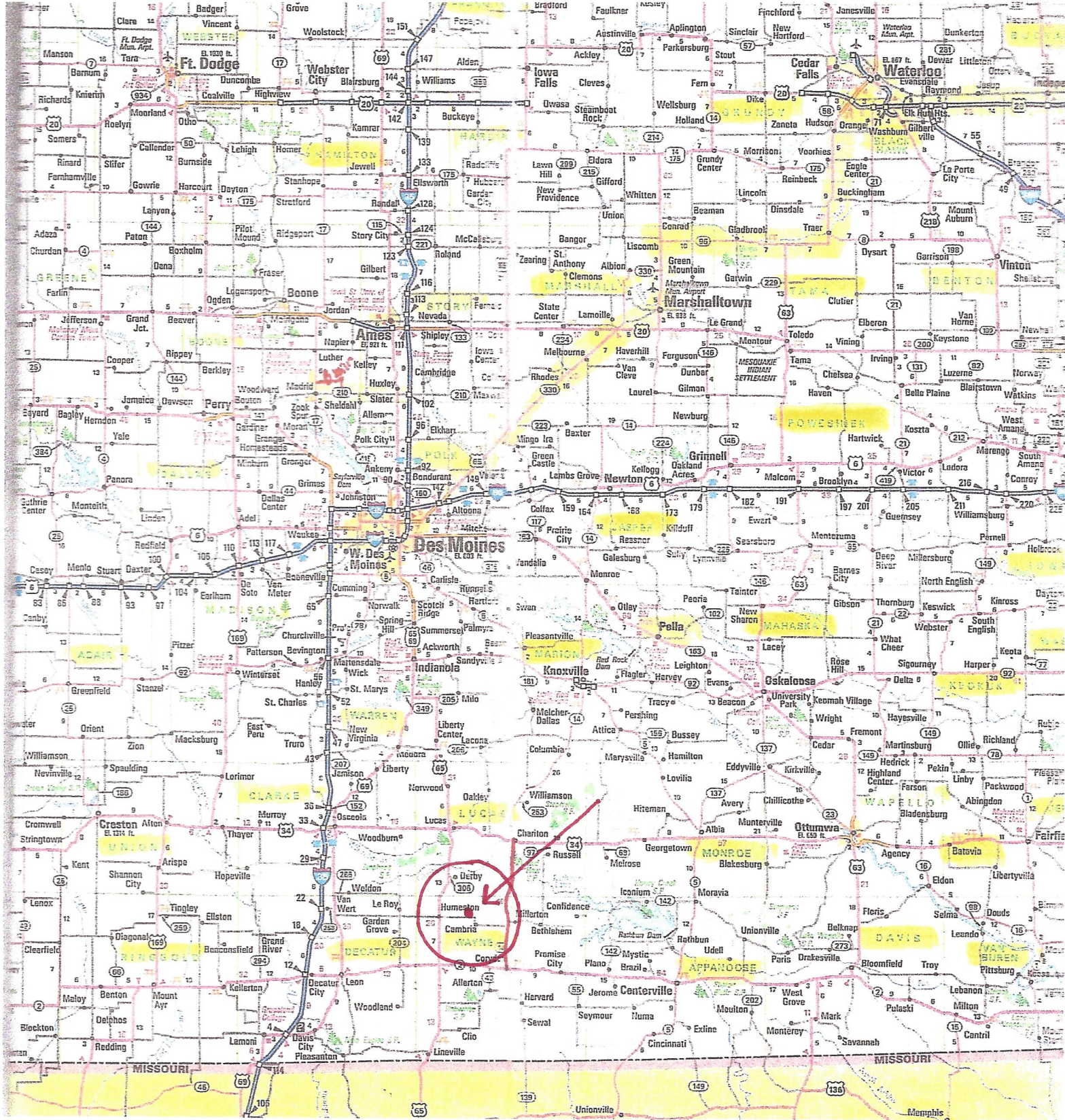
Net Return (After Tax): 50,831.

Return Hypothetical: 3.3% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Current Farm Lease through 2025 crop year
- Hunt Lease is year to year – expires Spring 2025
- 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.

* 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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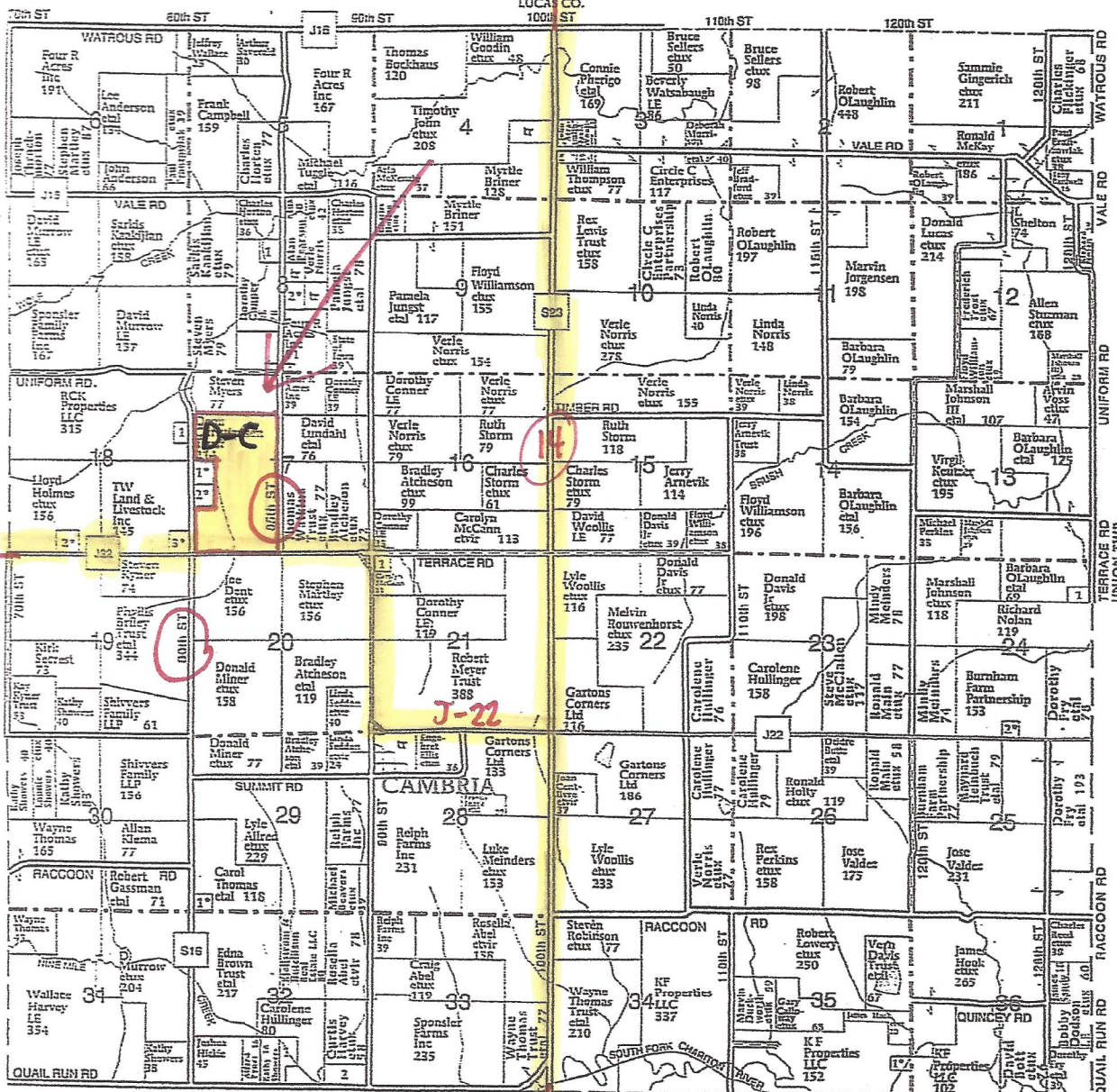
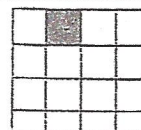
Chan ton

(34)

T-70-N

WASHINGTON PLAT

P-22-W



BENTON TWP.

SECTION 17
1. Pollock, Dennis 9
2. Gard Jr. Dale 8

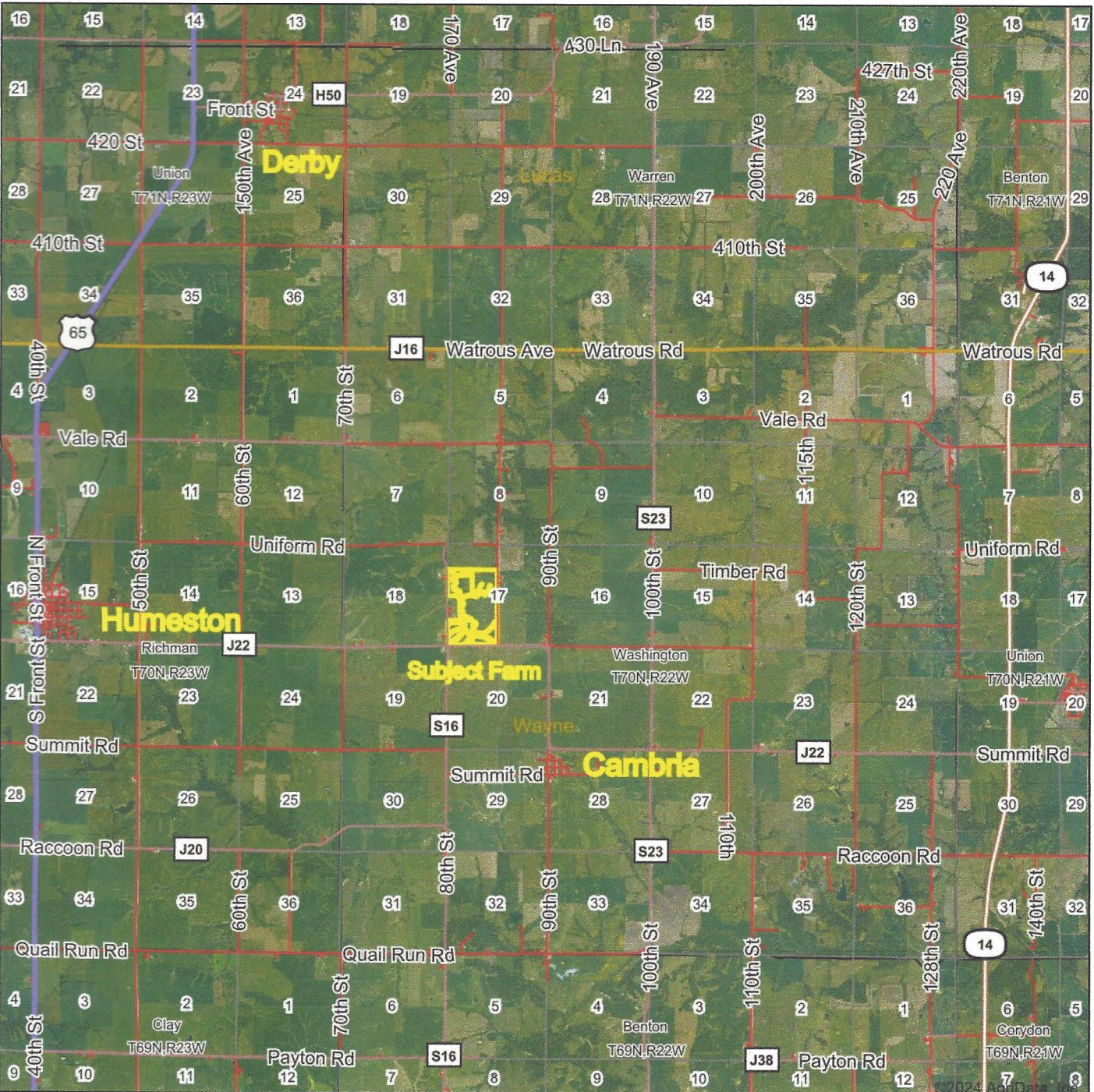
1. Halferty, Mark 8
SECTION 24
1. Snook, John 10

SECTION 35
1. Duckworth, Marvin 5

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WAYNE CO., IA

Aerial Map



Iowa Farm Land Brokers

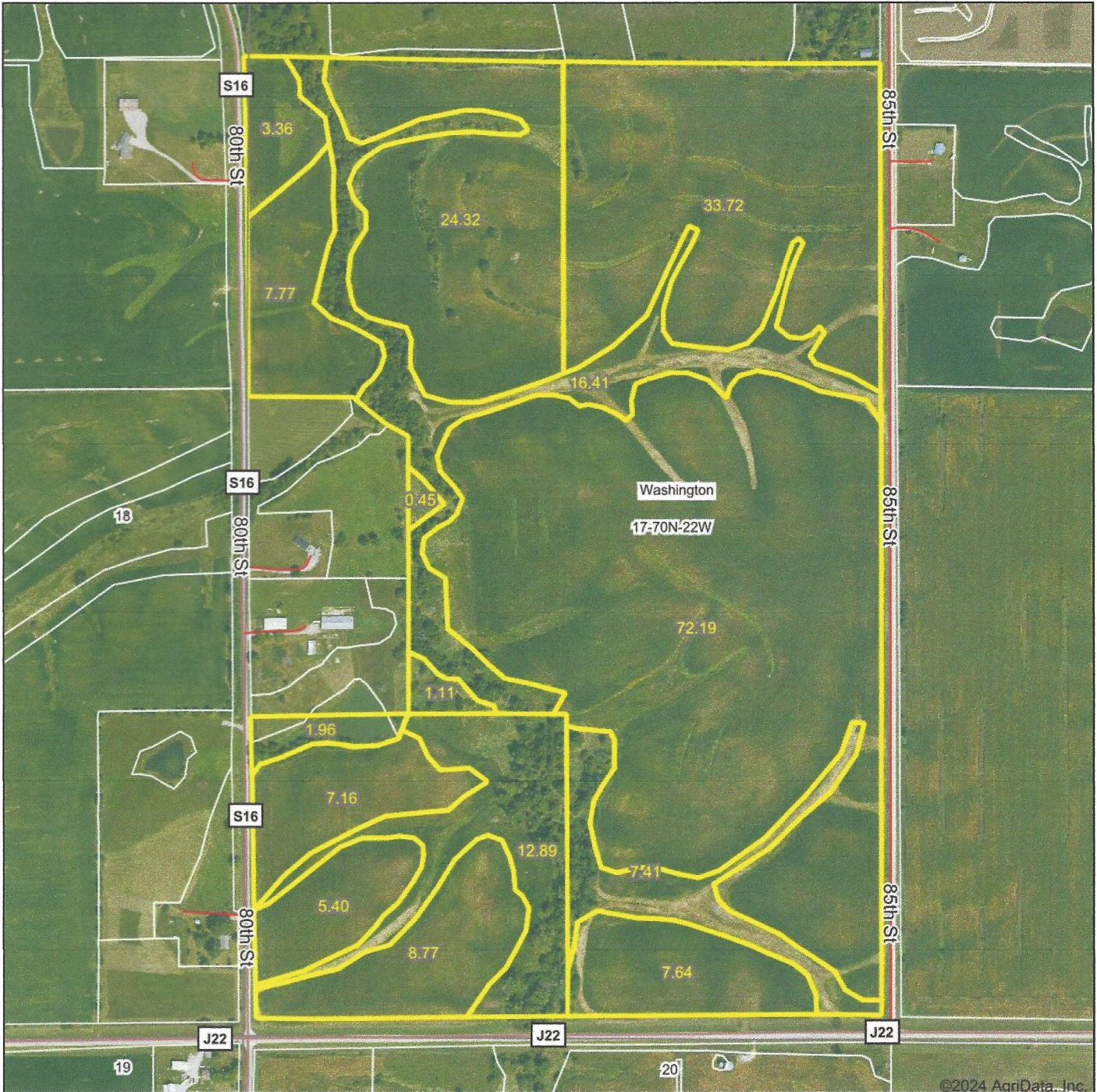
Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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

Aerial Map



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Maps Provided By:



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

Boundary Center: 40° 51' 39.51, -93° 25' 4.98

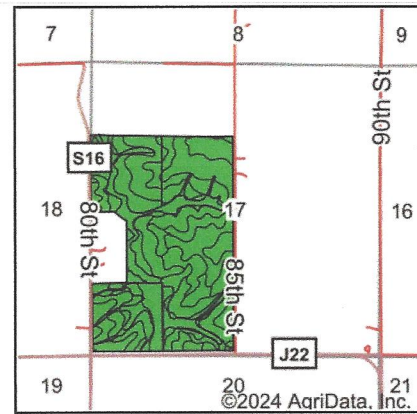
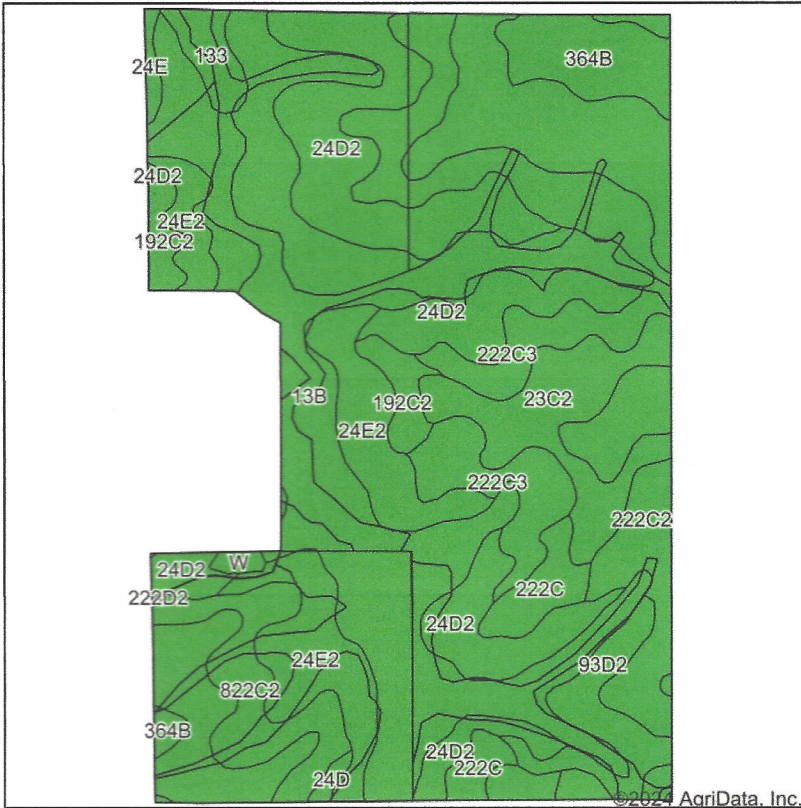
17-70N-22W
Wayne County
Iowa

0ft 634ft 1269ft



12/11/2024

Soils Map



State: **Iowa**
 County: **Wayne**
 Location: **17-70N-22W**
 Township: **Washington**
 Acres: **210.56**
 Date: **12/11/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: IA185, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn Bu	*j Alfalfa Tons	*j Soybeans Bu	*j Bluegrass Tons	*j Tall Grasses Tons	CSR2**	*n NCCPI Soybeans
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	53.85	25.8%	■	IIw	200.0	4.2	58.0	3.6	6.0	68	74
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	34.59	16.4%	■	IIIe	80.0	2.1	23.2	1.4	2.4	62	68
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	32.73	15.5%	■	IIIe	168.0	4.7	48.7	3.0	5.0	51	54
222C3	Clarinda silty clay, 5 to 9 percent slopes, severely eroded	23.43	11.1%	■	VIe	129.6	2.7	37.6	2.3	3.9	21	25
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	18.46	8.8%	■	IVe	144.0	4.0	41.8	2.6	4.3	40	49
364B	Grundy silty clay loam, 2 to 5 percent slopes	11.35	5.4%	■	IIe	80.0	2.1	23.2	1.4	2.4	72	68
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	8.63	4.1%	■	IIIe	129.6	3.4	37.6	2.3	3.9	31	50
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.21	3.9%	■	IVw	140.8	3.0	40.8	2.5	4.2	28	42

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	*n NCCPI Soybeans
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	5.97	2.8%		IVe	139.2	3.6	40.4	2.5	4.2	32	50
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.87	2.3%		IVw	145.6	3.1	42.2	2.6	4.4	31	50
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	3.95	1.9%		IIIe	137.6	3.6	39.9	2.5	4.1	29	46
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.63	1.2%		IIw	208.0	4.4	60.3	3.7	6.2	78	86
24E	Shelby loam, 14 to 18 percent slopes	0.73	0.3%		IVe	148.8	4.2	43.2	2.7	4.5	32	56
W	Water	0.57	0.3%			0.0	0.0	0.0	0.0	0.0	0	
24D	Shelby loam, 9 to 14 percent slopes	0.50	0.2%		IIIe	172.8	4.8	50.1	3.1	5.2	55	61
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.09	0.0%		IVe	112.0	2.4	32.5	2.0	3.4	8	43
Weighted Average					*-	146	3.5	42.4	2.6	4.4	51	*n 57.8

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

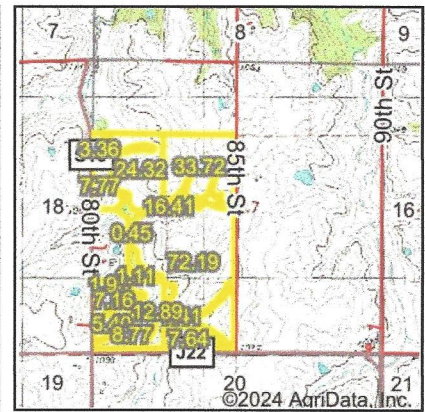
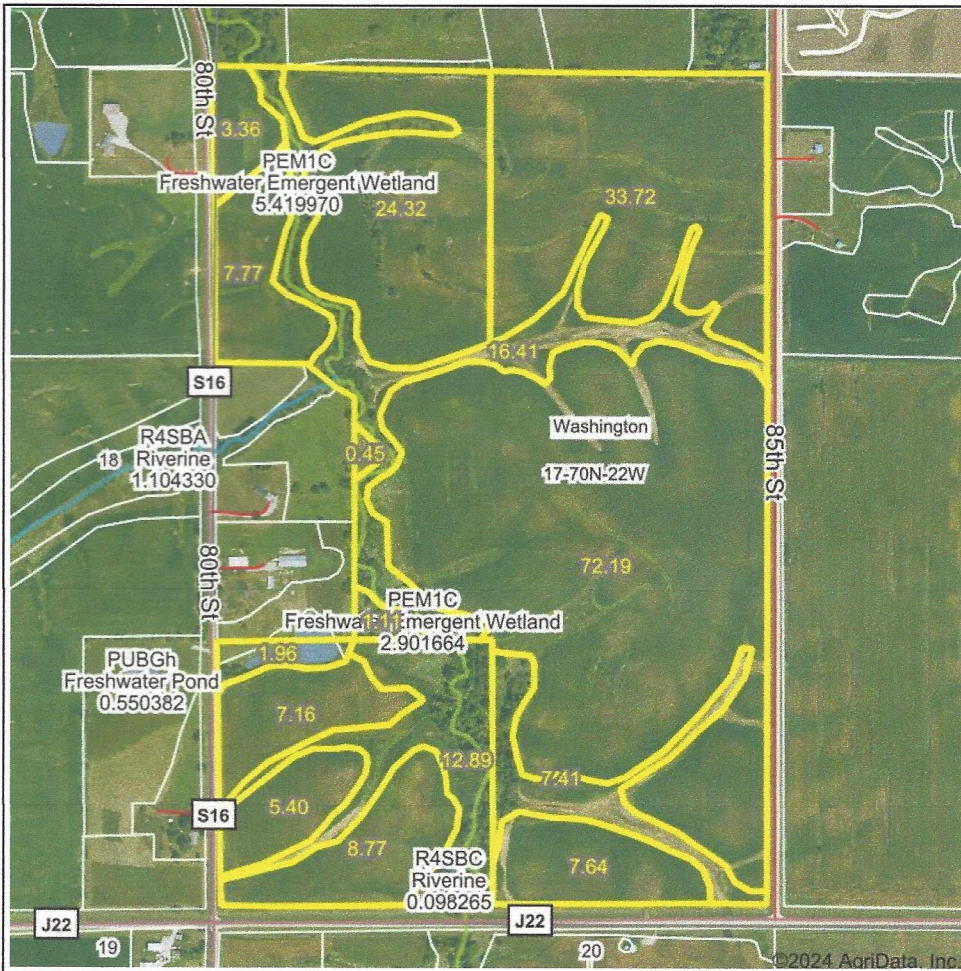
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

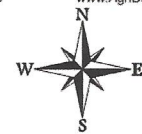
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Wetlands Map



State: **Iowa**
 Location: **17-70N-22W**
 County: **Wayne**
 Township: **Washington**
 Date: **12/11/2024**



0ft 931ft 1862ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	2.38
PUBFh	Freshwater Pond	0.76
R4SBC	Riverine	0.10
R4SBA	Riverine	0.02
Total Acres		3.26

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.