



LAND FOR SALE

Washington County

72
ACRES +/-



FARM DESCRIPTION

PRICE: \$828,000

Located approximately 6 miles southeast of Riverside, Iowa, in northeast Washington County sits this farm for sale that offers a total of 72+/- gross acres and 67.9 FSA cropland acres, which are seeded down to two CRP contracts. The total CRP income is \$16,180 annually. One CRP contract expires on 9/30/2030, and one CRP contract expires on 9/30/2026. The farm lies in Highland township, section 9. The cropland acres carry a 72.7 CSR2 average. The farm has a public hunting IHAP program in place through May 31, 2026. To see a copy of the IHAP contract, contact Cody or Nick Skinner. This property is located in a booming rural development area only ½ mile from HWY 218 and about 15 miles south of Iowa City, Iowa. A total of approximately 1 mile of road front surrounds the property with ¾ mile of hard surface road frontage. The farm has hard surface roads on both the north and east side of the property. There is a level B road on the south side of the property and several building site locations throughout the property. Highland Community School is located ½ mile north of the property! Call Cody Skinner or Nick Skinner today to request a private showing.



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322

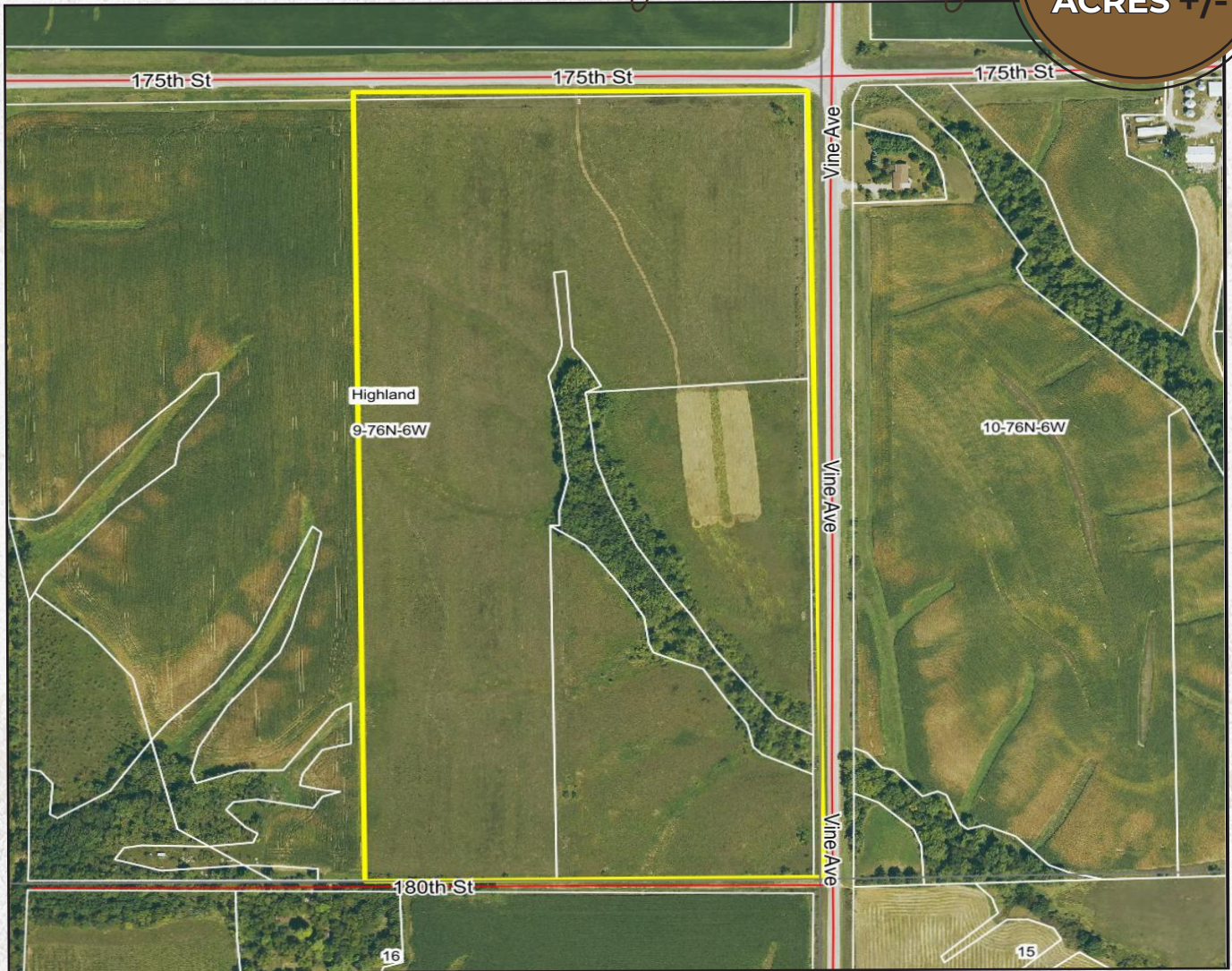
NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



AERIAL PHOTO

Washington County

72
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$828,000 or \$11,500/Acre

Location:

From Riverside, Iowa, travel east on HWY 22 about 1 mile. Run right on HWY 218, travel on HWY 218 for 5.9 miles. Turn left of go east on 175th St ½ mile. The northeast corner of the property is located at the intersection of 175th st and Vine Ave. Property signage will be on the farm.

Legal Description:

72 +/- gross acres located in Washington County, Iowa, Highland Township, Section 9. Exact legal description will come from the abstract.

Tax Information:

\$2,354 +/- estimated annually



SOIL MAP

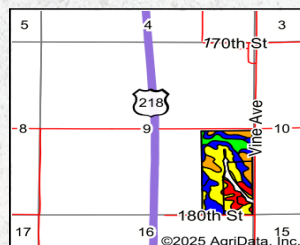
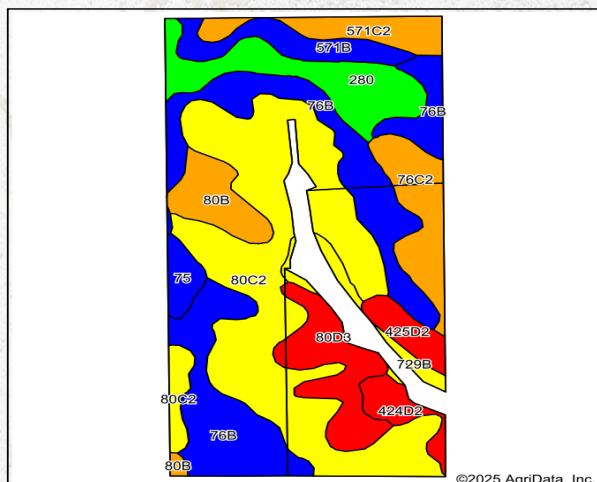
Washington County

72
ACRES +/-

Details

- 72 +/- Gross Acres
- 67.9 +/- FSA Cropland Acres in CRP
- CRP contract 1 – Pays \$280.05 / acre x 46.83 acres totally \$13,115 annually. This contract expires on 9/30/26
- CRP contract 2 – pays \$145.46 / acre x 21.07 acres totally \$3,056 annually. This contract expires on 9/30/2030
- Total CRP income is \$16,180
- 72.7 CSR2 on cropland acres
- Located in Northeast Washington County
- Located just under 6 miles southeast of Riverside, Iowa
- Located ½ mile east of HWY 218 just 15 miles south of Iowa City, Iowa
- HARD SURFACE roads on the north and east side of the property
- 175th St and a Vine Ave
- Highland Community School located ½ mile north of the property
- Multiple potential building site location on the property

Soils Map



State: **Iowa**
County: **Washington**
Location: **9-76N-6W**
Township: **Highland**
Acres: **69.69**
Date: **5/16/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrIDataInc.com



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: IA183, Soil Area Version: 31											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn Bu	*1 Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	23.22	33.3%		IIIe	187.2	54.3	69	60		61
76B	Ladoga silt loam, 2 to 5 percent slopes	16.16	23.2%		IIe	212.8	61.7	86	85		77
280	Mahaska silty clay loam, 0 to 2 percent slopes	6.03	8.7%		Iw	230.4	66.8	94	95		78
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	4.95	7.1%		IVe	147.2	42.7	39	45		44
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	4.20	6.0%		IIIe	192.0	55.7	75	65		67
80B	Clinton silt loam, 2 to 5 percent slopes	3.20	4.6%		IIe	208.0	60.3	80	80		73
571B	Hedrick silt loam, 2 to 5 percent slopes	3.07	4.4%		IIe	224.0	65.0	85	82		87
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	2.92	4.2%		IIIe	203.2	58.9	75	62		75
425D2	Keswick silt loam, 9 to 14 percent slopes, moderately eroded	1.69	2.4%		IVe	88.0	25.5	13	12		35
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	1.63	2.3%		IVe	120.0	34.8	24	15		43
729B	Ackmore-Nodaway silt loams, 2 to 5 percent slopes	1.36	2.0%		IIw	212.8	61.7	70	67		68
75	Givin silt loam, 0 to 2 percent slopes	1.26	1.8%		Iw	217.6	63.1	84	85		83
Weighted Average					2.57	194.6	56.4	72.7	68.4	*n 67.1	

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



PROPERTY PHOTOS

Washington County

72
ACRES +/-



CODY SKINNER | LAND BROKER
515-443-6343

Branded in Land

NICK SKINNER | LAND AGENT
515-650-0974



ABOUT US

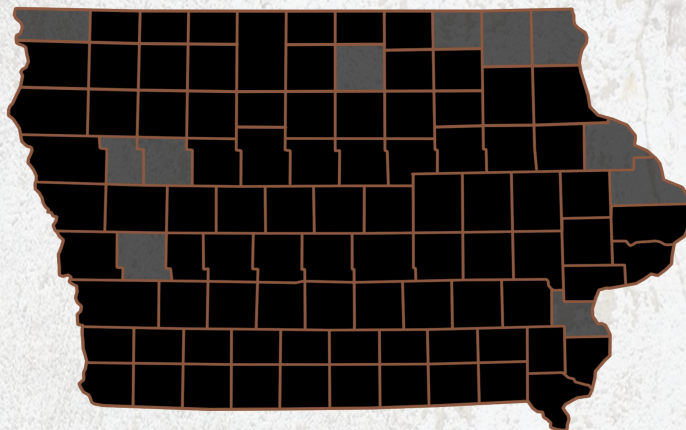
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Cody and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974