



LAND FOR SALE

Worth County



FARM DESCRIPTION

PRICE: \$265,200

Located just over 1 mile northwest of Kensett, Iowa in central Worth county, Iowa sits this diverse farm for sale owned by HWCSM Trust. The farm offers 32.37 FSA cropland acres. 24.56 of the 32.56 cropland acres are being farmed on a corn-bean rotation. 7.81 acres of the 32.56 cropland acres are in Conservation Reserve Programs (CRP), paying on average \$233.56 / acre or \$1,746 annually. There are three CRP contracts in place; the CRP contracts and maps are listed above. The tillable acres are rented for 2025 agriculture season, the 2025 cash rent income shall be negotiated with any offer. The 2026 agriculture possession will remain open allowing the buyer to farm the farm or rent the tillable acres out to whoever they desire to. Elk Creek runs through the north $\frac{1}{3}$ of this property. This is a great travel corridor for whitetail deer and waterfowl. The opportunities for this smaller affordable tract of farmland is endless. The property would make for a great starter farm, a perfect place to recreate, or a great addition to a current landholding portfolio! Call Cody or Nick Skinner today to request a private showing.



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AERIAL PHOTO

Worth County

40
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$265,200 or \$6,630/Acre

Location:

From Kensett, Iowa, go west on Highway 65 for approximately 1 mile. Turn right or go north on Nuthatch Ave. Travel on Nuthatch Ave for .8 miles. The southeast corner of the property is on the left side of the road. For sale sign is located on the farm.

Legal Description:

30.04 +/- net acres located in Marshall County, Iowa, Liberty Township, Section 22. Exact legal description will come from the abstract.

Tax Information:

\$726 +/- estimated annually



SOIL MAP

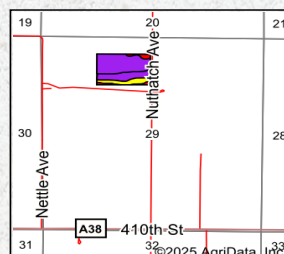
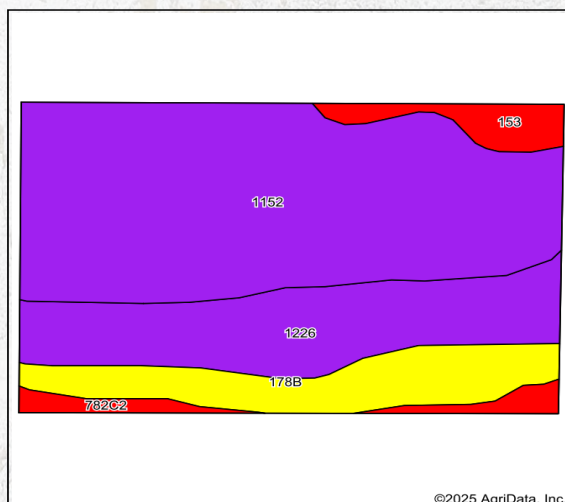
Worth County

40
ACRES +/-

Details

- 40 +/- Gross Acres
- 32.37 +/- FSA cropland acres
- 24.56 +/- acres being cash rented on a corn bean rotation for \$260 / acre or \$6,384 annually
- 54.8 CSR2 on current tillable acres
- 7.81 acres in CRP paying \$1,746 annually – CRP maps and contracts are in the farm documents above
- CRP contract #1 – 2.71 acres enrolled through 9/30/2034 paying \$191 / acre or \$518 annually
- CRP contract #2 – 4.4 acres enrolled through 9/30/2030 paying \$248.86 / acre or \$1,095 annually
- CRP contract #3 – .7 acres enrolled through 9/30/2030 paying \$190.37 / acre or \$133.00 annually
- Total current annual farm income is \$8,130 which is a 3.06% annual return at the asking price
- Elk Creek runs through the north 1/3 of this property. This is a great travel corridor for whitetail deer and waterfowl!
- Located in central Worth County, Iowa 1.2 miles northwest of Kensett, Iowa
- Located 5 miles south of Northwood, Iowa
- Located 1 mile west of HWY 65

Soils Map



State: **Iowa**
County: **Worth**
Location: **29-99N-20W**
Township: **Kensett**
Acres: **24.77**
Date: **6/16/2025**



Maps Provided By:
surety
CUSTOMER ONLINE MAPS
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Soils data provided by USDA and NRCS.

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Area Symbol: IA195, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *C	*1 Corn Bu	*1 Soybeans Bu	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM
1152	Marshall clay loam, 0 to 2 percent slopes, rarely flooded	13.88	56.0%		Illw	80.0	23.2	54	66						
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.74	23.2%		Ills	80.0	23.2	59	70						
178B	Waukeet loam, 2 to 5 percent slopes, rarely flooded	3.32	13.4%		Ills	80.0	23.2	64	74						
153	Shandep clay loam, 0 to 1 percent slopes, occasionally flooded	0.99	4.0%		Illw	176.0	51.0	25		4.2	2.5	121	2.2	48	3.6



PROPERTY PHOTOS

Worth County

40
ACRES +/-








ABOUT US

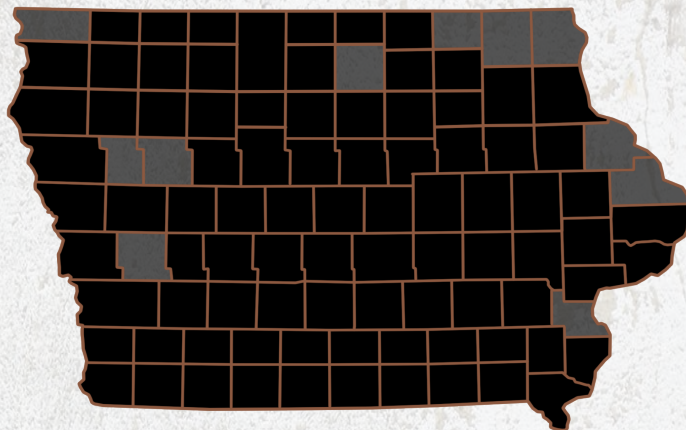
We are Iowa Land Company

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

Nick and Cody 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 eight years we have represented clients in over 500 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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