



LAND FOR SALE

Floyd County

114.62
ACRES +/-



FARM DESCRIPTION

PRICE: \$945,615

Located just over 4 miles northeast of Charles City, Iowa in northeast Floyd County, Iowa sits this farmland owned by Weber Land, LLC. The farm offers 106.65 FSA cropland acres and 7.54 timber acres. The tillable cropland CSR2 average is 61.8. The tillable acres are rented for the 2025 agriculture season for \$305 / acre. The 2025 farm lease has been terminated, allowing the buyer to farm the farm or rent the tillable acres out to whoever they desire to. The current tenant has farmed the farm for several years now and would enjoy a conversation with the new owner about continuing to rent the farm moving forward. The current lease offers a 3.4% gross return. Little Cedar River runs through just northeast of the property. This is a great travel corridor for whitetail deer and waterfowl! There is a potential of additional income from a hunting lease if one wanted to explore this opportunity, which would increase your annual ROI even more! You'll be looking for a long time for farms on the market for sale that offer a better annual return than this farm! Call Cody or Nick Skinner today to request a private showing of this excellent Floyd County, Iowa, farmland for sale.



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

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

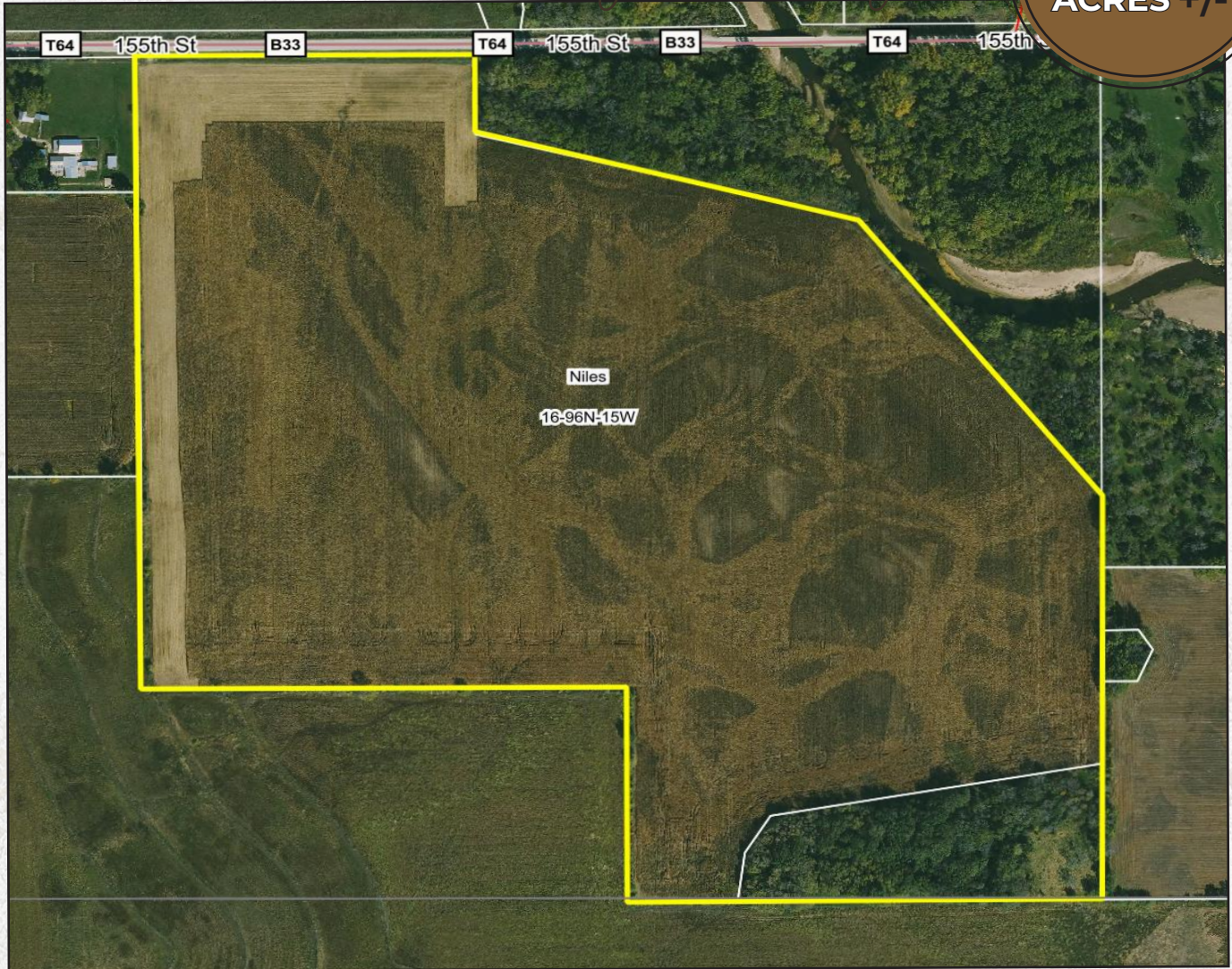
NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



AERIAL PHOTO

Floyd County

114.62
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$945,615 or \$8,250/Acre

Location:

From northern Floyd, Iowa, Travel east on 155th St 5.3 miles
The farm is located on the south side of the road
For sale sign is located on the farm.

Legal Description:

114.62 +/- net acres located in Floyd County, Iowa, Niles Township, Section 16. Exact legal description will come from the abstract.

Tax Information:

\$3,420 estimated annually



SOIL MAP

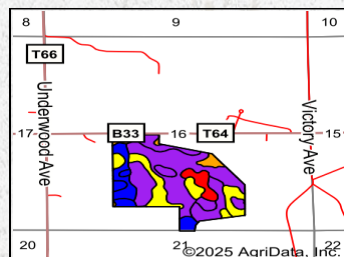
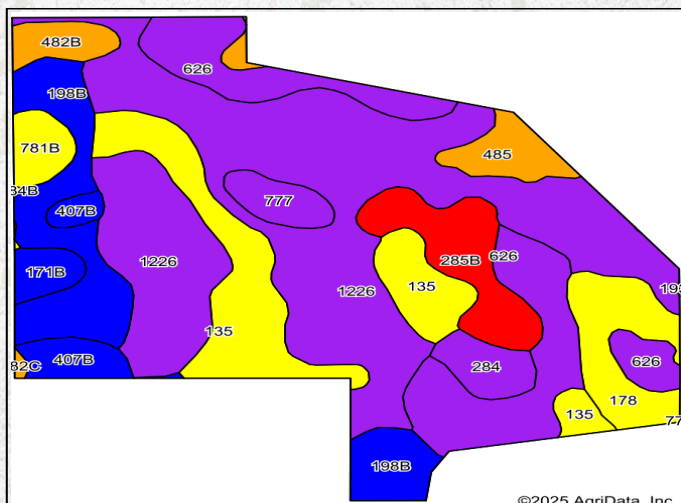
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Details

- 114.62 +/- Net Acres
- 106.65 +/- FSA cropland acres
- Cropland acres are cash rented on a corn bean rotation for \$305 / acre.
- 61.8 CSR2 average on tillable acres
- Total current annual farm income is \$32,500 which is a 3.4% annual gross return at the asking price
- Little Cedar River runs through just northeast of the property. This is a great travel corridor for whitetail deer and waterfowl! There is a potential of additional income from a hunting lease if one wanted to explore this opportunity.
- Located in central Floyd County, Iowa 4.5 miles northeast of Charles City, Iowa which is Floyd county, Iowa county seat.
- Located on hard surface road 155th St

Soils Map



State: **Iowa**
County: **Floyd**
Location: **16-96N-15W**
Township: **Niles**
Acres: **106.65**
Date: **7/9/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	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
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	41.37	38.6%		IIIs		80.0	23.2	59	71						
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	14.99	14.1%		IIIs		80.0	23.2	53	66						
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	12.99	12.2%		IIw		198.4	57.5	65	80						
198B	Floyd loam, 1 to 4 percent slopes	10.84	10.2%		IIw		222.4	64.5	89	74						
285B	Burkhardt sandy loam, 2 to 5 percent slopes	5.76	5.4%		IIIs	Ile	80.0	23.2	17	25						



PROPERTY PHOTOS

Floyd County

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Branded in Land

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ABOUT US

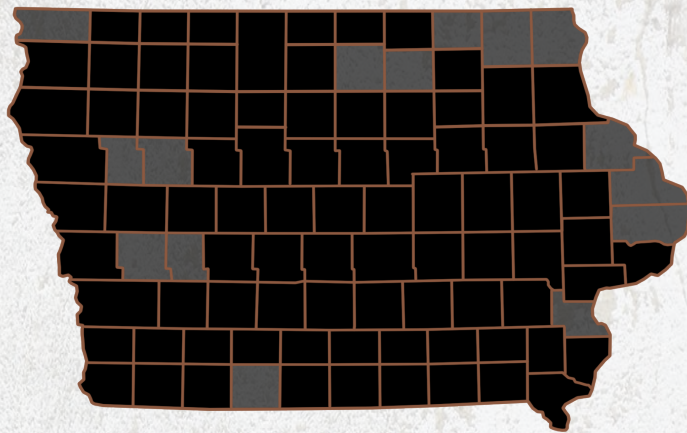
We are Iowa Land Company

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 eight years we have represented clients in over 600 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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