



RLI Farm & Ranch
REALTORS' LAND INSTITUTE

LAND FOR SALE

<i>TOTAL ACRES</i>	220 M/L
<i>PRICE</i>	\$770,000.
<i>Price Per Acre</i>	\$3,500.
<i>Owner</i>	Christiansen Living Trust
<i>Operator</i>	
<i>County & State</i>	Wayne Co., Iowa
<i>Location</i>	3.5 Miles East of Humeston, IA
<i>Possession Date</i>	TBD
<i>Drainage Info</i>	Natural
<i>Average Productivity</i>	
<i>Taxable Acres</i>	
<i>Net RE Taxes</i>	\$3,168. \$ 14.40 p/A
<i>Taxes Payable In</i>	
<i>Topography</i>	Rolling

TO CONTACT LISTING AGENT

Call: Dave Hueneke
Cell: 815-291-6550
Email: daveiowafarmland@gmail.com

Co – Brokered with
Lynch Realty

LEGAL DESCRIPTION (abbreviated)

220/A more or less in the
West ½ of Sect. 17
T-70-N R-22-W
Wayne Co., IA

COMMENTS & BUILDING INFORMATION

1. No Buildings

F.S.A. INFORMATION

Farmland	208.62
Crop Acres	172.21
CRP Acres	76.29
Oat Base	16.1
Oat Yield	45
Corn Base	73
Corn Yield	97
Soybean Base	6.5
Soybean Yield	35

APPROX. BREAKDOWN OF ACRES

Total Acres	220
Tillable Acres	172.21
CRP Acres	76.29
Farmstead	0
Roads	
Waterways	2.5
Timber	37.82
Pasture	0

LEASE/FSA INFORMATION

Leased for 2021 crop year

* 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

David Hueneke

Midwest Farmland

Cell: 815-291-6550

daveiowafarmland@gmail.com

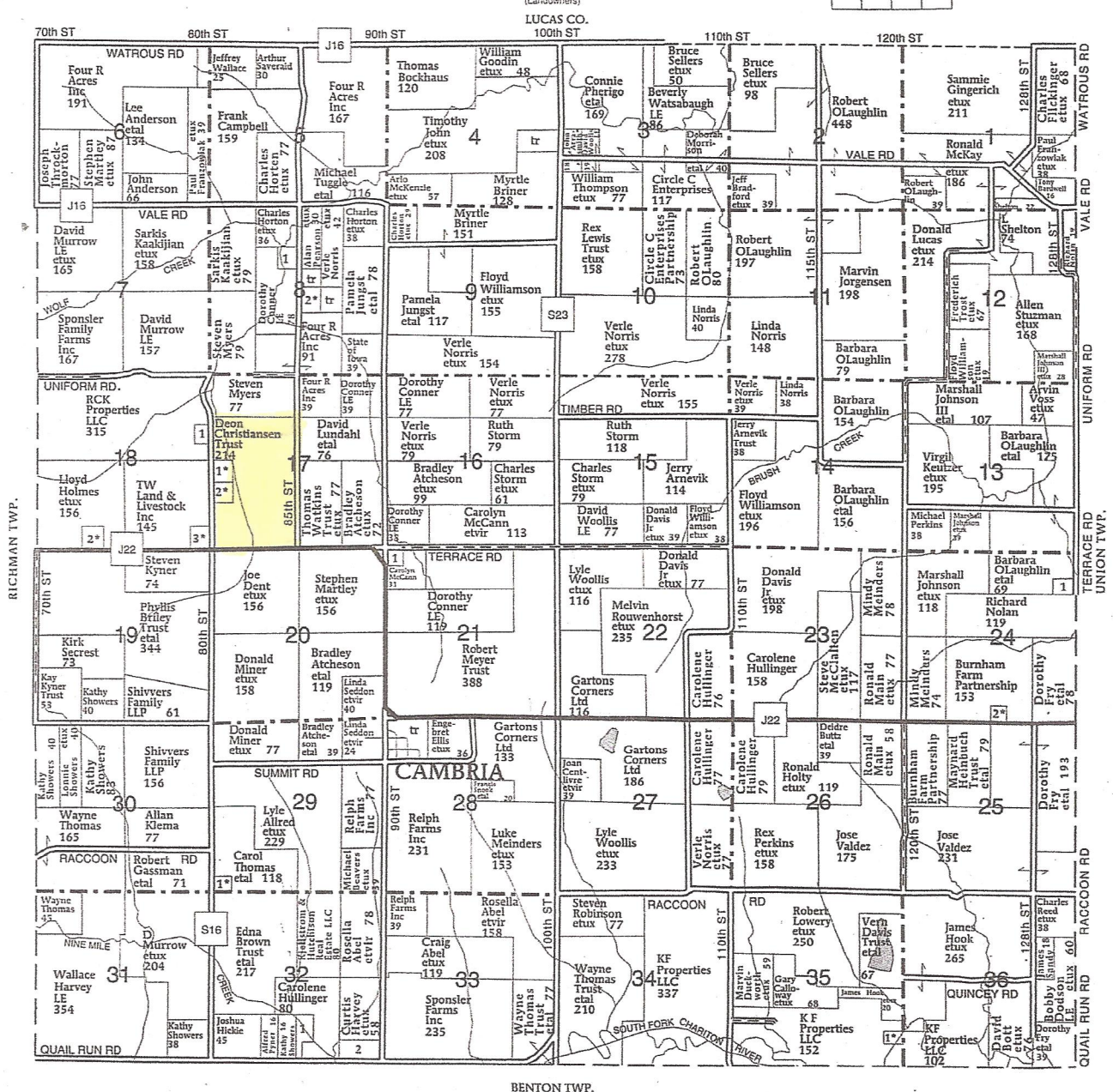
P.O. Box 700

Maquoketa, IA 52060

T-70-N

WASHINGTON PLAT

R-22-W



WASHINGTON

TOWNSHIP

SECTION 8

1. Post, Timothy 10
2. Horton, Charles 10

SECTION 17

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

SECTION 18

1. Trumper, Josh 6
2. Pollock, Marvin 10
3. Street, Calvin 11

SECTION 21

1. Halferty, Mark 8

SECTION 24

1. Snook, John 10
2. Garton, Charles 5

SECTION 29

1. Thomas, Terry 6

SECTION 32

1. Hullinger, Randal 16
2. Sponsler Farms Inc 15

SECTION 35

1. Duckworth, Marvin 5

Aerial Map



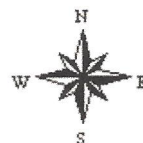
Maps Provided By:



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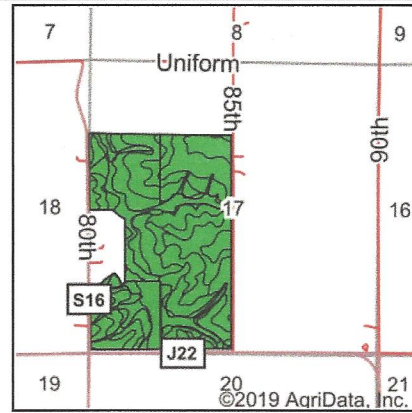
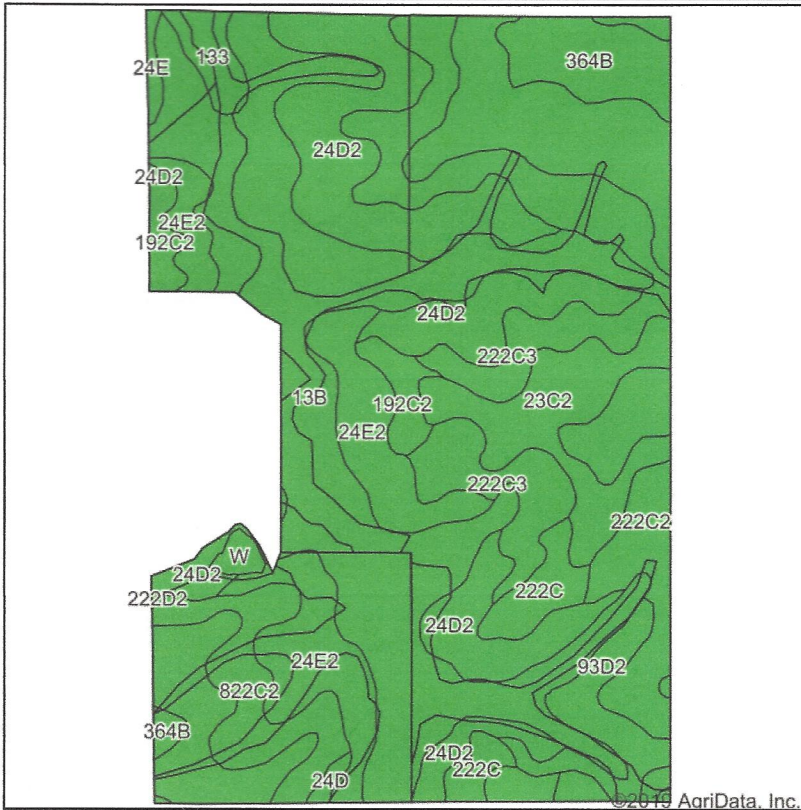
Field borders provided by Farm Service Agency as of 5/21/2008.

17-70N-22W
Wayne County
Iowa



3/15/2020

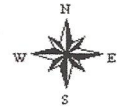
Soils Map



State: **Iowa**
 County: **Wayne**
 Location: **17-70N-22W**
 Township: **Washington**
 Acres: **210.74**
 Date: **3/15/2020**



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

Area Symbol: IA185, Soil Area Version: 23

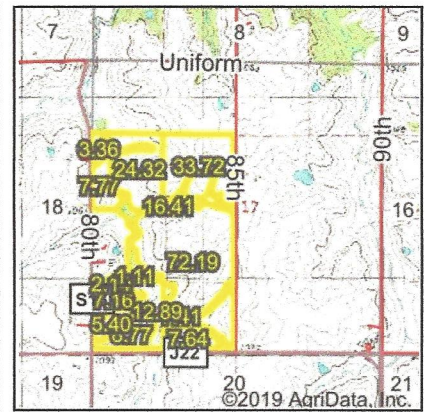
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	53.81	25.5%		IIw	68	71
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	34.59	16.4%		IIIe	62	74
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	32.65	15.5%		IIIe	51	51
222C3	Clarinda silty clay, 5 to 9 percent slopes, severely eroded	23.43	11.1%		VIe	21	18
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	18.44	8.8%		IVe	40	47
364B	Grundy silty clay loam, 2 to 5 percent slopes	11.35	5.4%		Ile	72	69
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	8.63	4.1%		IIIe	31	49
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.21	3.9%		IVw	28	38
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	5.97	2.8%		IVe	32	47
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.87	2.3%		IVw	31	45
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	3.95	1.9%		IIIe	29	44
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.63	1.2%		IIw	78	81
W	Water	0.90	0.4%			0	0
24E	Shelby loam, 14 to 18 percent slopes	0.73	0.3%		IVe	32	58
24D	Shelby loam, 9 to 14 percent slopes	0.50	0.2%		IIIe	55	63
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.08	0.0%		IVe	8	44
Weighted Average						50.9	*n 56.1

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

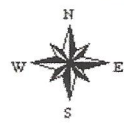
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Wetlands Map



State: **Iowa**
 Location: **17-70N-22W**
 County: **Wayne**
 Township: **Washington**
 Date: **3/16/2020**



0ft 1178ft 2356ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	2.38
PUBFh	Freshwater Pond	1.11
R4SBC	Riverine	0.10
R4SBA	Riverine	0.02
Total Acres		3.61

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.