



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

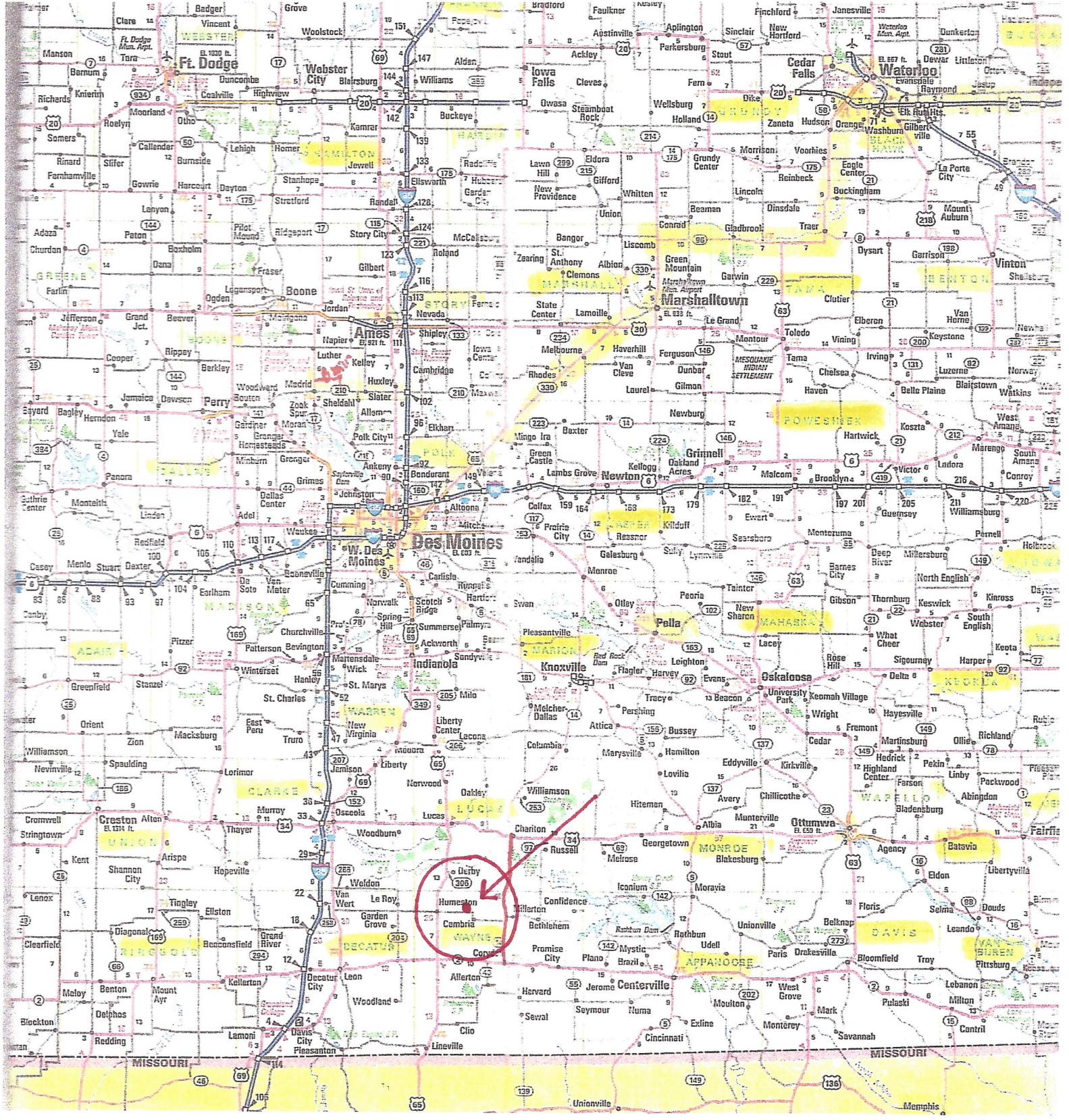
David Hueneke
815-291-6550
daveiowafarmland@gmail.com
P.O. Box 700
Maquoketa, IA 52060

<u>Total Acres:</u>	221	(Survey Available)
<u>Till. Acres:</u>	185	(Not GPS till. – See comments below)
<u>CSR:</u>	51	
<u>Ask - Gross:</u>	\$ 1,436,500.	
<u>Per Acre Price:</u>	\$ 6,500.	
<u>Income:</u>		
	185	(Tillable Acres)
	X 273.	(Current Farm Lease – through 2025 crop year)
- Cash Rent:	\$ 50,505.	
- Hunt Lease:	\$ 4,000.	(Expires Spring 2024)
<u>Gross Rent:</u>	\$ 54,505.	
<u>R.E. Taxes (Est.):</u>	\$ 3,674.	(Est. \$16.63 per Acre ave.)
<u>Net Return (After Tax):</u>	\$ 50,831.	
<u>Return Hypothetical:</u>	3.5%	(Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Current Farm Lease through 2025 crop year
- Hunt Lease is year to year – expires Spring 2024
- 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
David Hueneke
Midwest Farmland

Cell: 815-291-6550
daveiowafarmland@gmail.com

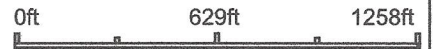
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Aerial Map



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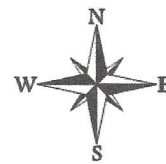
Map Center: 40° 51' 39.86, -93° 25' 5.45



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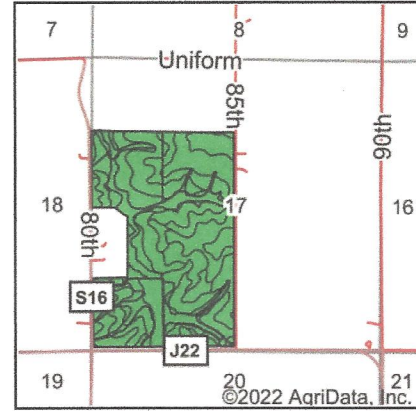
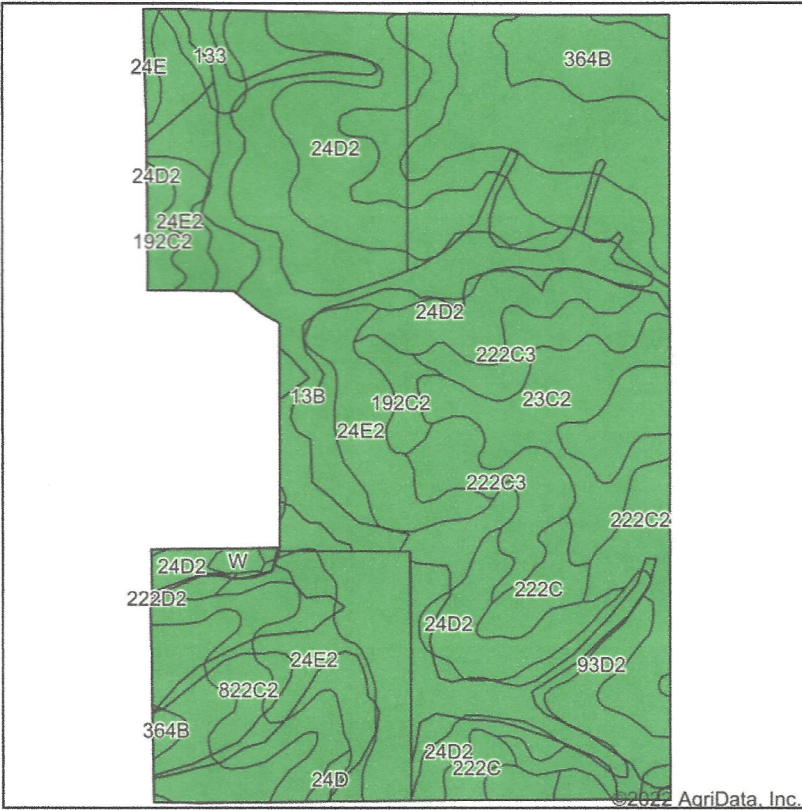
Field borders provided by Farm Service Agency as of 5/21/2008.

17-70N-22W Wayne County Iowa



5/13/2022

Soils Map



State: **Iowa**
 County: **Wayne**
 Location: **17-70N-22W**
 Township: **Washington**
 Acres: **210.65**
 Date: **5/13/2022**

(Survey - 221/A)



Soils data provided by USDA and NRCS.

Area Symbol: IA185, Soil Area Version: 25

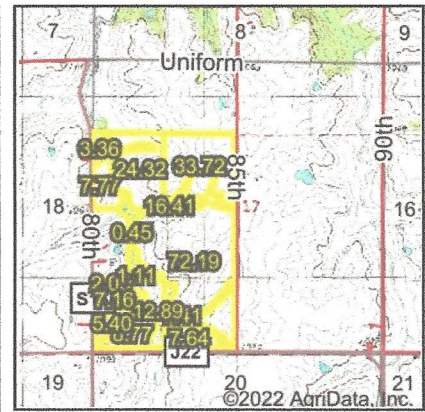
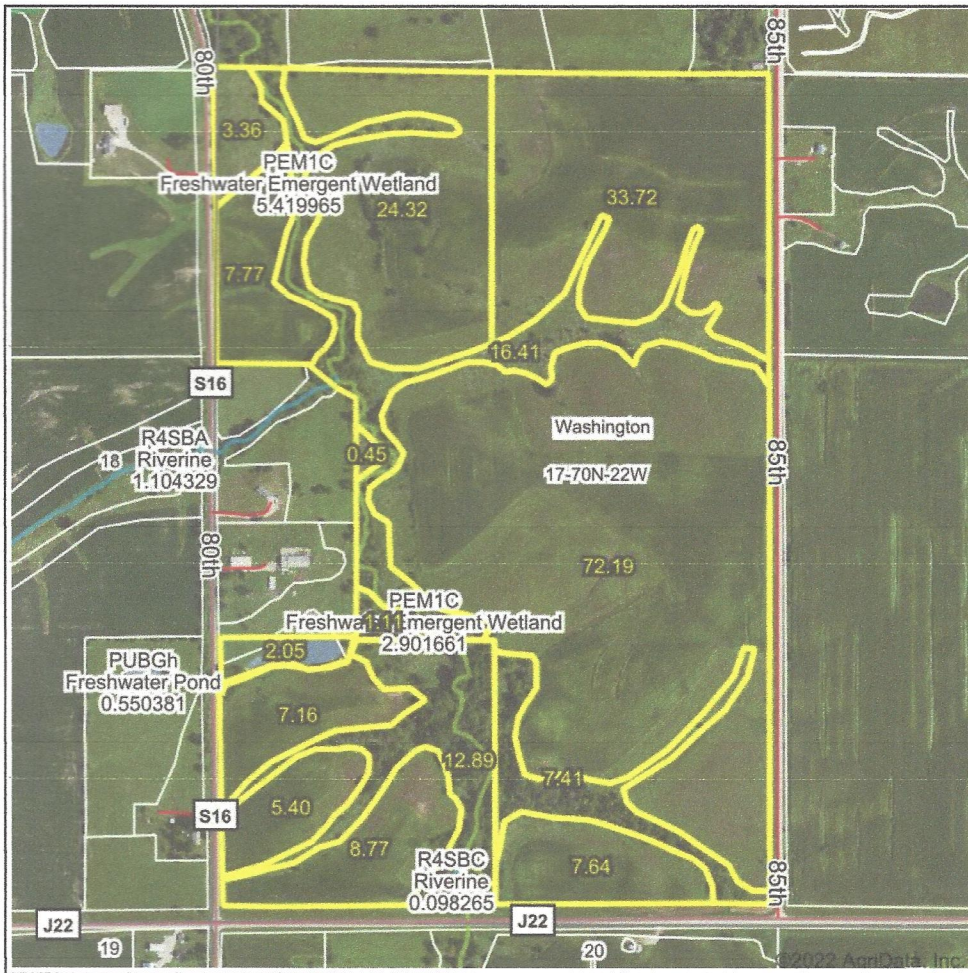
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans	
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	53.87	25.6%	■	IIw	68	74	
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	34.59	16.4%	■	IIIe	62	69	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	32.74	15.5%	■	IIIe	51	55	
222C3	Clarinda silty clay, 5 to 9 percent slopes, severely eroded	23.43	11.1%	■	VIe	21	26	
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	18.44	8.8%	■	IVe	40	51	
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	50	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.21	3.9%	■	IVw	28	44	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	5.97	2.8%	■	IVe	32	51	
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.87	2.3%	■	IVw	31	47	
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	3.95	1.9%	■	IIIe	29	47	
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.63	1.2%	■	IIw	78	86	
24E	Shelby loam, 14 to 18 percent slopes	0.73	0.3%	■	IVe	32	57	
W	Water	0.64	0.3%	■		0		
24D	Shelby loam, 9 to 14 percent slopes	0.50	0.2%	■	IIIe	55	62	
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.10	0.0%	■	IVe	8	45	
Weighted Average						3.18	51	*n 58.5

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

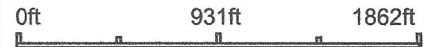
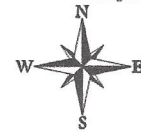
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: **Iowa**
 Location: **17-70N-22W**
 County: **Wayne**
 Township: **Washington**
 Date: **5/13/2022**



Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	2.38
PUBFh	Freshwater Pond	0.83
R4SBC	Riverine	0.10
R4SBA	Riverine	0.02
Total Acres		3.33

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.

RETRACEMENT PLAT OF SURVEY
SECTION 17-70-22

Total -
221.21/A

