

Property: 200 Acres – Cerro Gordo Co., Iowa

Location:

197.37/A in the SW ¼ & SW ¼ of the NW ¼ in Sect. 13
T-95-N R-22-W in Cerro Gordo Co. IA



David Hueneker
815-291-6550
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P.O. Box 700
Maquoketa, IA 52060

Total Acres: 200

Till. Acres: 193.87

CSR2: 64.6

Ask - Gross: \$ 2,600,000.

Per Acre Price: \$ 13,000.

Income:

		196	(Owner being paid on 196 acres)
	X	350.	(Current Farm Rent)
- Cash Rent:	\$	68,600.	

Gross Rent: \$ 68,600.

R.E. Taxes (Est.): \$ 4,522. (Est. \$22.92 p/Acre ave)

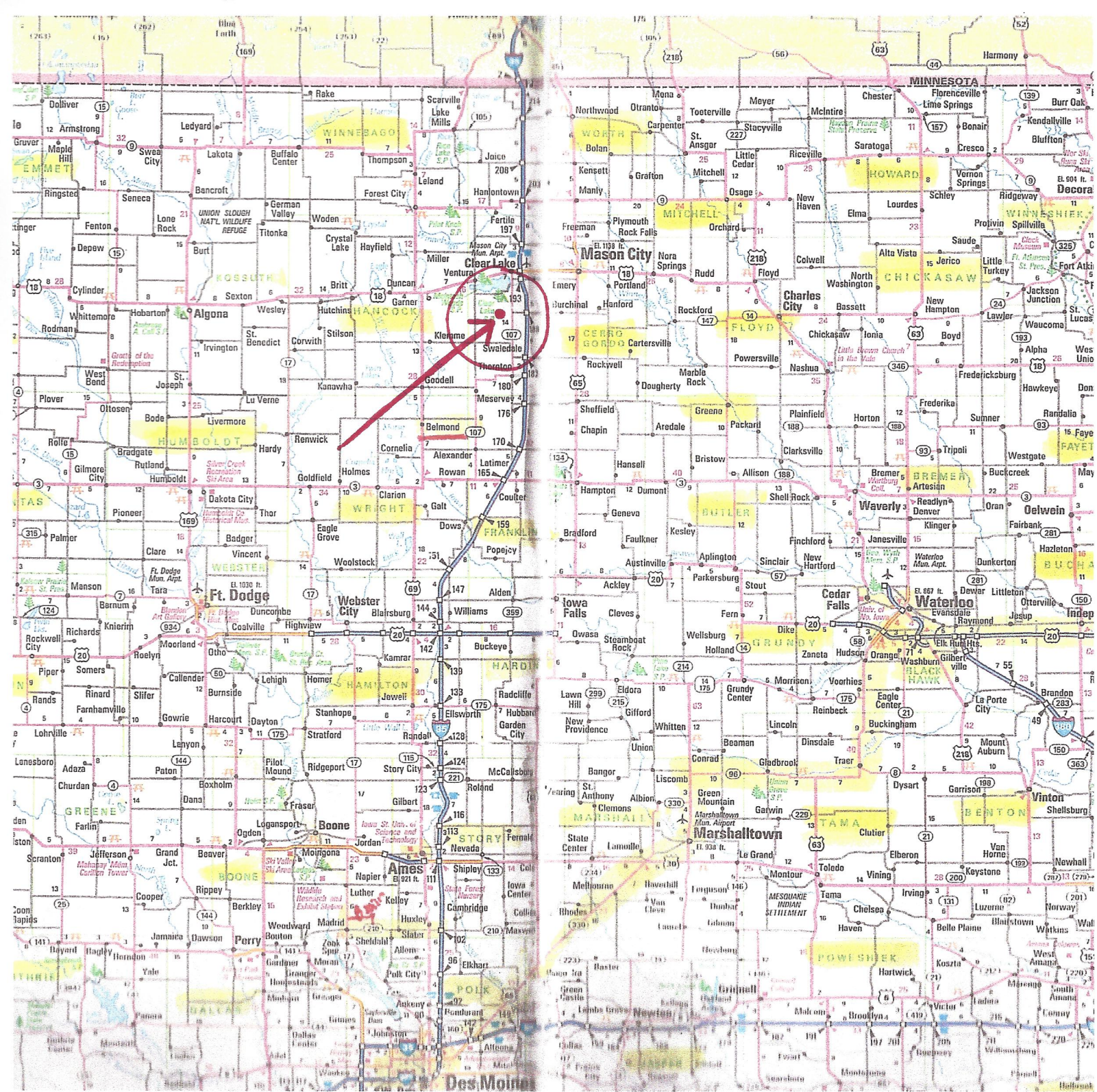
Net Return (After Tax): \$ 64,078.

Return Hypothetical: 2.46% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Level to Rolling Terrain
- No Buildings
- FSA Maps & 156EZ available upon request

* 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

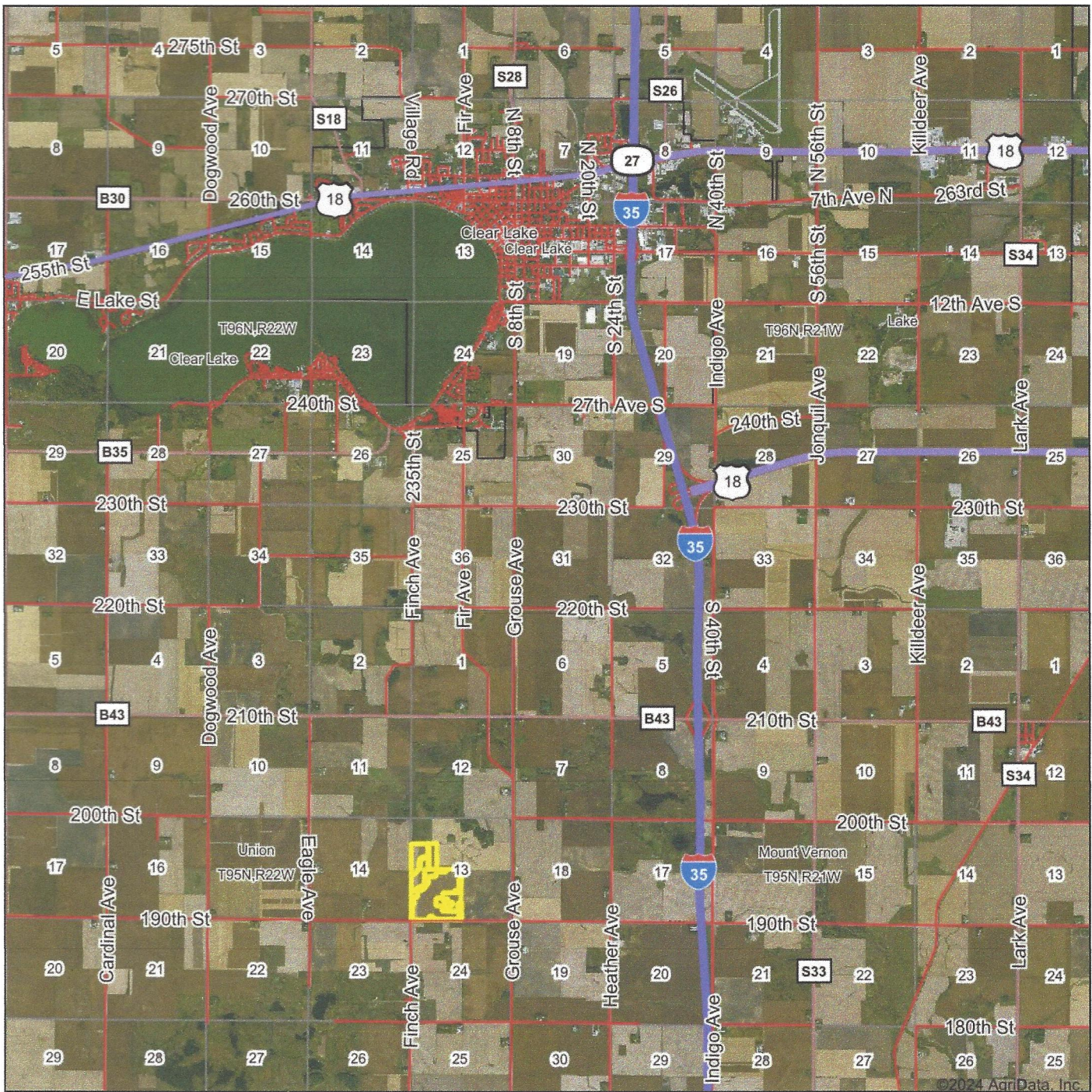
Cell: 815-291-6550

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Aerial Map



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Maps Provided By:



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

Boundary Center: 43° 2' 38.31, -93° 23' 36.86

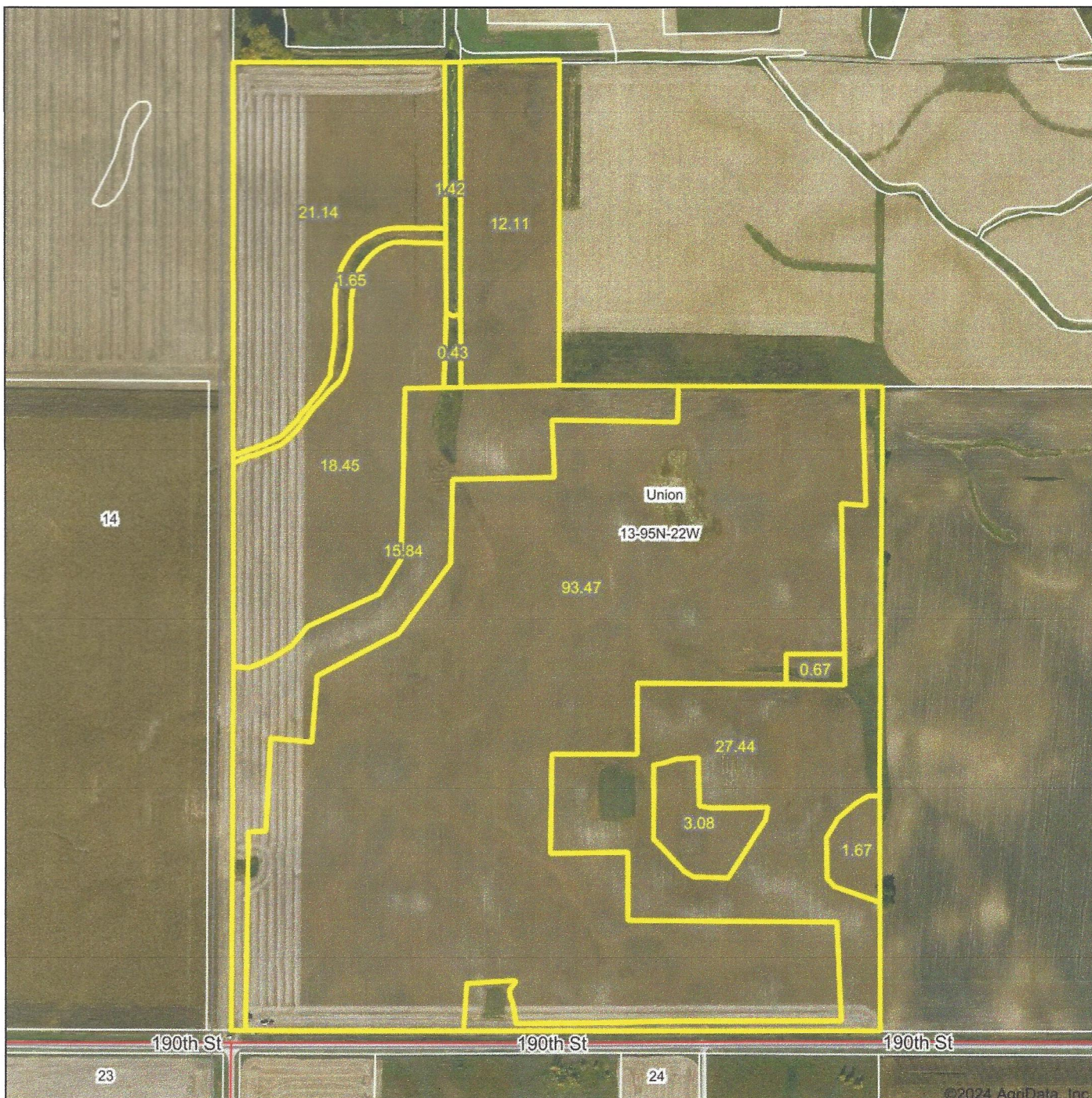
13-95N-22W
Cerro Gordo County
Iowa

0ft 8048ft 16096ft



6/17/2024

Aerial Map



Maps Provided By:



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Boundary Center: 43° 2' 38.31, -93° 23' 36.86

13-95N-22W
Cerro Gordo County
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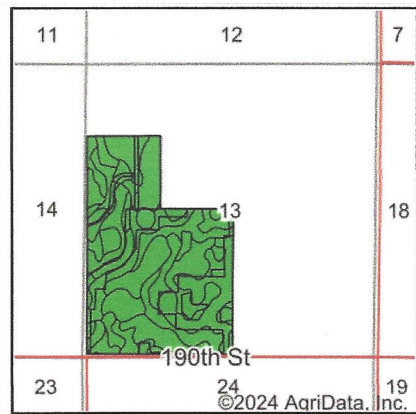
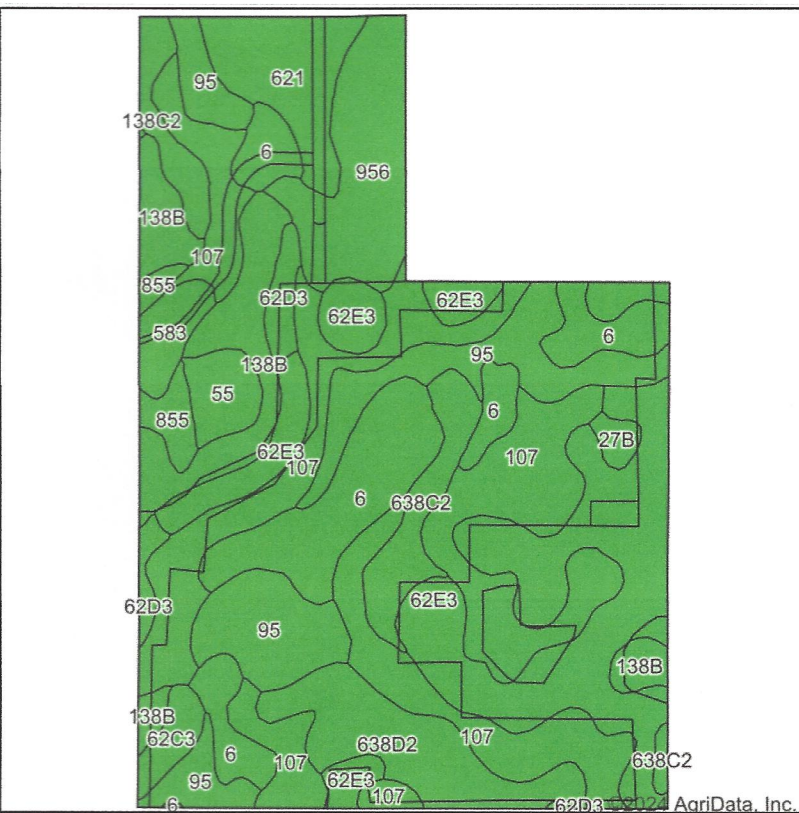
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6/17/2024

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

Soils Map



State: **Iowa**
County: **Cerro Gordo**
Location: **13-95N-22W**
Township: **Union**
Acres: **197.37**
Date: **6/17/2024**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn Bu	*j Alfalfa Tons	*j Soybeans Bu	*j Bluegrass Tons	*j Tall Grasses Tons	CSR2**	CSR	*n NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	46.83	23.9%		IIw	224.0	4.7	65.0	4.0	6.7	86	83	82
62E3	Storden loam, 10 to 22 percent slopes, moderately eroded	35.56	18.0%		IVe	80.0	2.2	23.2	1.4	2.4	32	26	58
95	Harps clay loam, 0 to 2 percent slopes	22.99	11.6%		IIw	198.4	4.2	57.5	3.6	6.0	72	62	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	21.91	11.1%		IIIw	164.8	3.5	47.8	3.0	4.9	59	57	74
138B	Clarion loam, 2 to 6 percent slopes	13.67	6.9%		Ile	225.6	6.3	65.4	4.1	6.8	89	80	83
956	Harps-Okoboji complex, 0 to 2 percent slopes	12.45	6.3%		IIw	177.6	3.7	51.5	3.2	5.3	69	57	79
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	10.90	5.5%		IVe	80.0	2.2	23.2	1.4	2.4	53	46	67
621	Houghton muck, 0 to 1 percent slopes	8.47	4.3%		IIIw	80.0	1.7	23.2	1.4	2.4	19	25	78

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR	*n NCCPI Soybeans
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.23	3.2%		IIle	176.0	4.9	51.0	3.2	5.3	75	56	71
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.38	1.7%		IIle	204.8	5.7	59.4	3.7	6.1	83	63	70
55	Nicollet clay loam, 1 to 3 percent slopes	3.25	1.6%		Iw	233.6	6.1	67.7	4.2	7.0	89	88	81
62D3	Storden loam, 10 to 16 percent slopes, moderately eroded	2.99	1.5%		IVe	80.0	2.2	23.2	1.4	2.4	41	36	65
583	Minnetonka silty clay loam, 0 to 2 percent slopes	2.98	1.5%		IIw	217.6	4.6	63.1	3.9	6.5	82	69	63
855	Shorewood silty clay loam, 1 to 3 percent slopes	2.59	1.3%		IIw	80.0	2.1	23.2	1.4	2.4	75	76	71
62C3	Storden loam, 6 to 10 percent slopes, moderately eroded	2.12	1.1%		IIle	80.0	2.2	23.2	1.4	2.4	64	46	68
27B	Terril loam, 2 to 6 percent slopes	1.05	0.5%		Ile	224.0	6.3	65.0	4.0	6.7	87	85	84
Weighted Average						2.70	164.2	3.8	47.6	2.9	64.6	58.5	*n 74.3

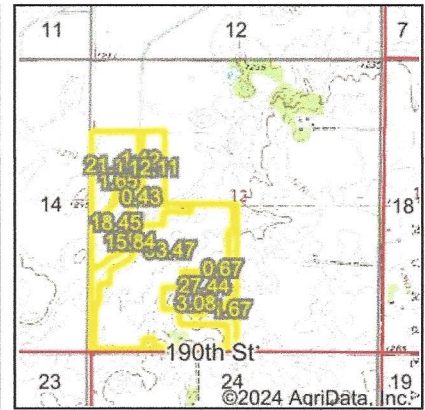
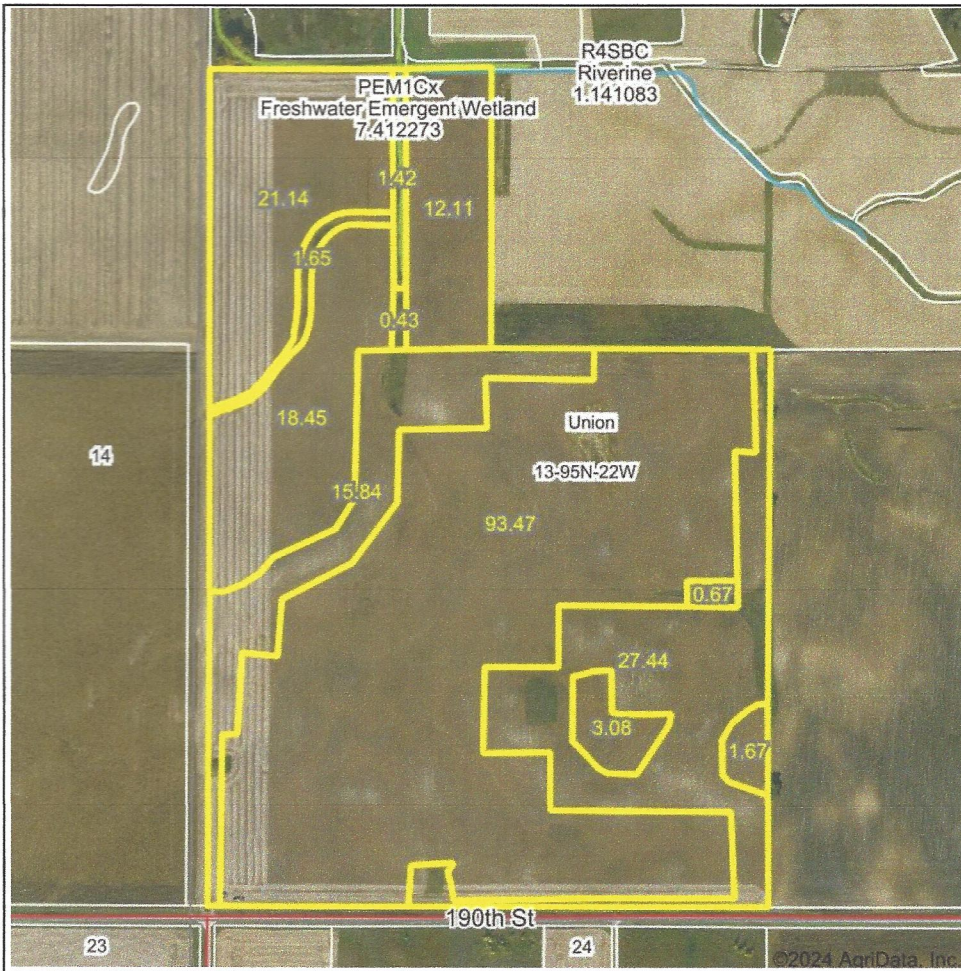
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: **Iowa**
 Location: **13-95N-22W**
 County: **Cerro Gordo**
 Township: **Union**
 Date: **6/17/2024**



0ft 935ft 1870ft

Classification Code	Type	Acres
PEM1Cx	Freshwater Emergent Wetland	0.48
R4SBC	Riverine	0.19
Total Acres		0.67

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>