

MIDWEST LAND GROUP PRESENTS

74 ACRES IN

LEE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

74 +/- ACRES OF HIGHLY PRODUCTIVE RICH IOWA FARMLAND

Midwest Land Group is honored to present this high-quality tillable tract tucked in the Green Bay Township of Lee County, Iowa where rich black productive bottom ground dirt known for its extremely strong yields awaits a new buyer. The soil, with an 81.6 CSR2 weighted average is leagues above the county average of 52.3. Farms with these soils in southeast Iowa are extremely rare and hard to come by. The productive soils are comprised of about 50% Colo silty clay loam, with a 78 CSR2 rating, 25% Lawson Silt loam with an 83 CSR2 rating and 24% or around 16 +/- acres of Watkins Silt loam that tops off at 90 CSR2. There are 69.32 total FSA effective DCP Cropland acres. This exceptionally level/flat farm is 100% protected

by the Green Bay Levee and Drainage District No. 2 and has a quality lifetime 500-yard easement access already in place directly off of pavement. The levee system gives this farm great protection and highly reduced flood risk while maintaining adequate moistures that have proven quality crops year after year. This farm would make a great opportunity for an investment minded buyer to diversify a portfolio with some rich Iowa farmland with a return. Buyer's choice, the seller would entertain a \$330/acre farm lease agreement with a signed contract for the coming growing season OR open crop rights for 2023. Contact Land Agent, Kyle Steinfeldt with Midwest Land Group for more information on this awesome opportunity, today!



PROPERTY FEATURES

PRICE: **\$975,000** | COUNTY: **LEE** | STATE: **IOWA** | ACRES: **74**

- Great investment opportunity
- Buyer's choice
- \$330/acre cash rent option or open crop rights
- Mitigated flood risk (completely protected by levee)
- Clean access directly off of pavement
- Rich Iowa bottom ground soils - 81.6 CSR2 weighted average
- 69 +/- FSA effective cropland acres
- Very flat/level
- High yield history
- Taxes \$2,788.00 annually
- Several grain marketing opportunities available nearby



74 +/- ACRES



VERY FLAT/LEVEL



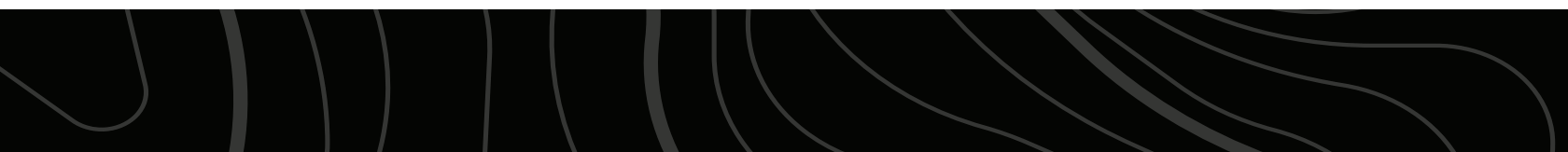
CLEAN ACCESS DIRECTLY OFF PAVEMENT



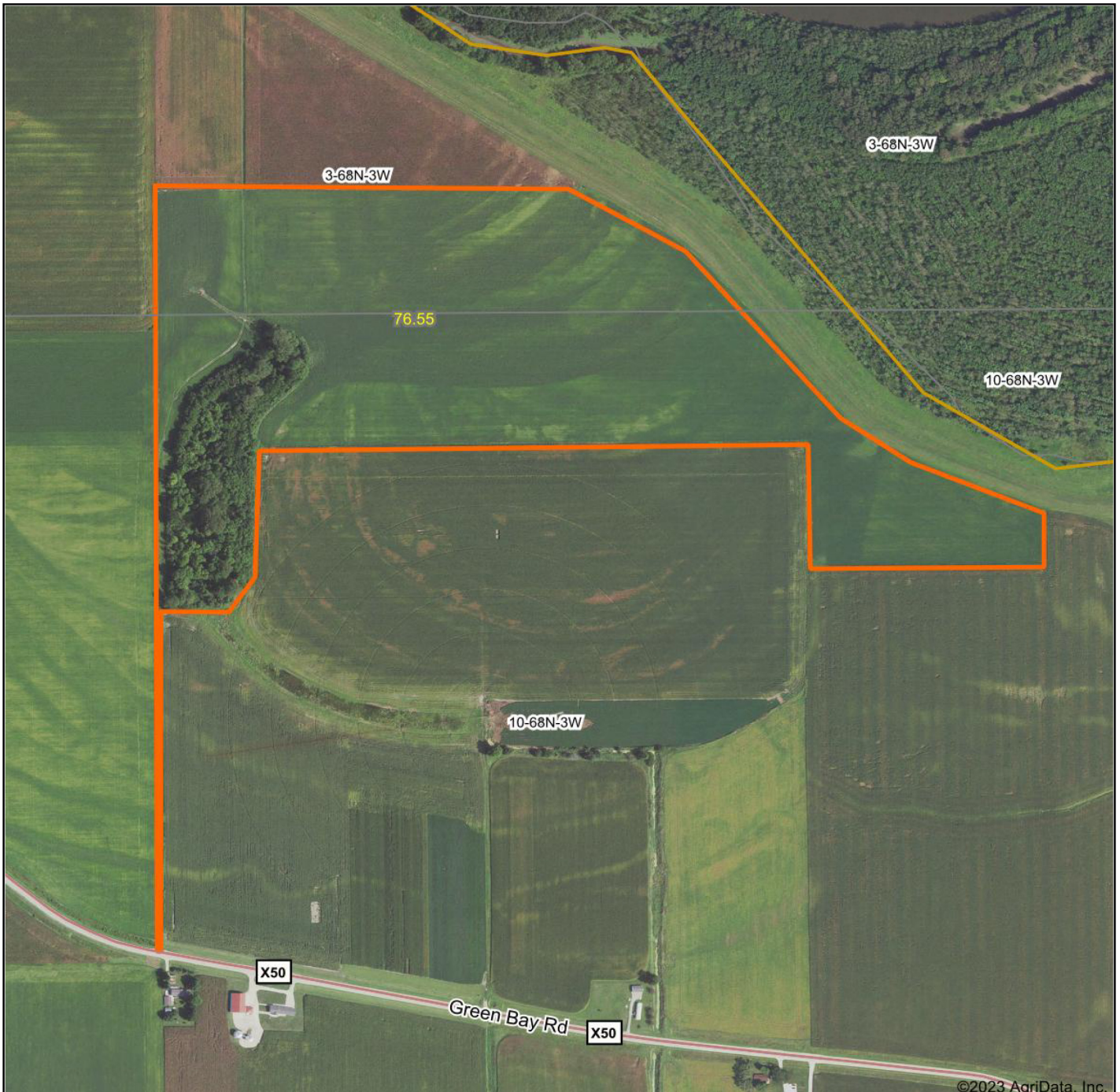
GREAT INVESTMENT OPPORTUNITY



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



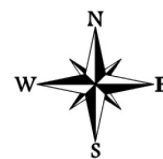
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Map Center: 40° 42' 26.24, -91° 11' 23.88

10-68N-3W
Lee County
Iowa

0ft 654ft 1308ft

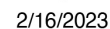


2/21/2023



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

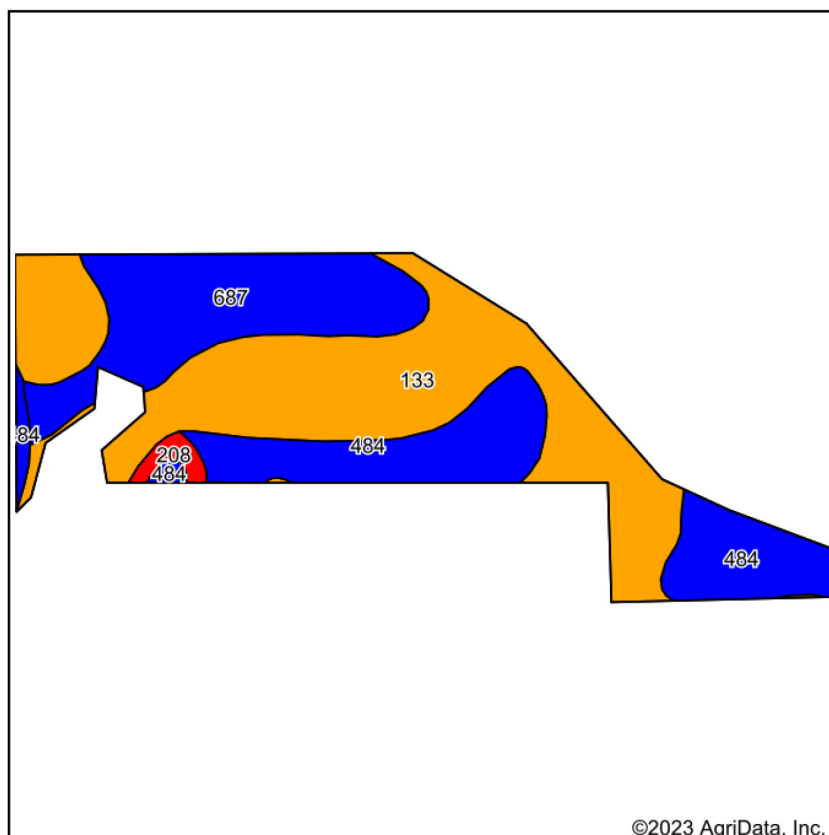
Standard Deviation: 1.8 ft



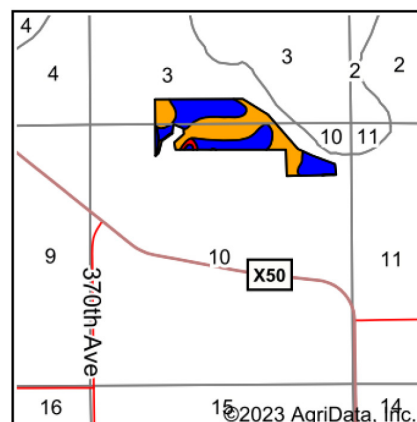
10-68N-3W
Lee County
Iowa

Map Center: 40° 42' 35.27, -91° 11' 22.93

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lee**
 Location: **10-68N-3W**
 Township: **Green Bay**
 Acres: **64.7**
 Date: **2/16/2023**



Maps Provided By:



Area Symbol: IA111, Soil Area Version: 31												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	32.06	49.6%		Ilw	204.8	59.4	78	80	95	94	86
484	Lawson silt loam, 0 to 2 percent slopes	16.17	25.0%		Ilw	219.2	63.6	83	92	91	84	91
687	Watkins silt loam, 1 to 3 percent slopes	15.56	24.0%		I	227.2	65.9	90	85	95	95	82
208	Landes sandy loam, 0 to 2 percent slopes	0.91	1.4%		IlS	80.0	23.2	43	55	76	76	59
Weighted Average					1.76	212	61.5	81.6	83.8	*n 93.7	*n 91.5	*n 85.9

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

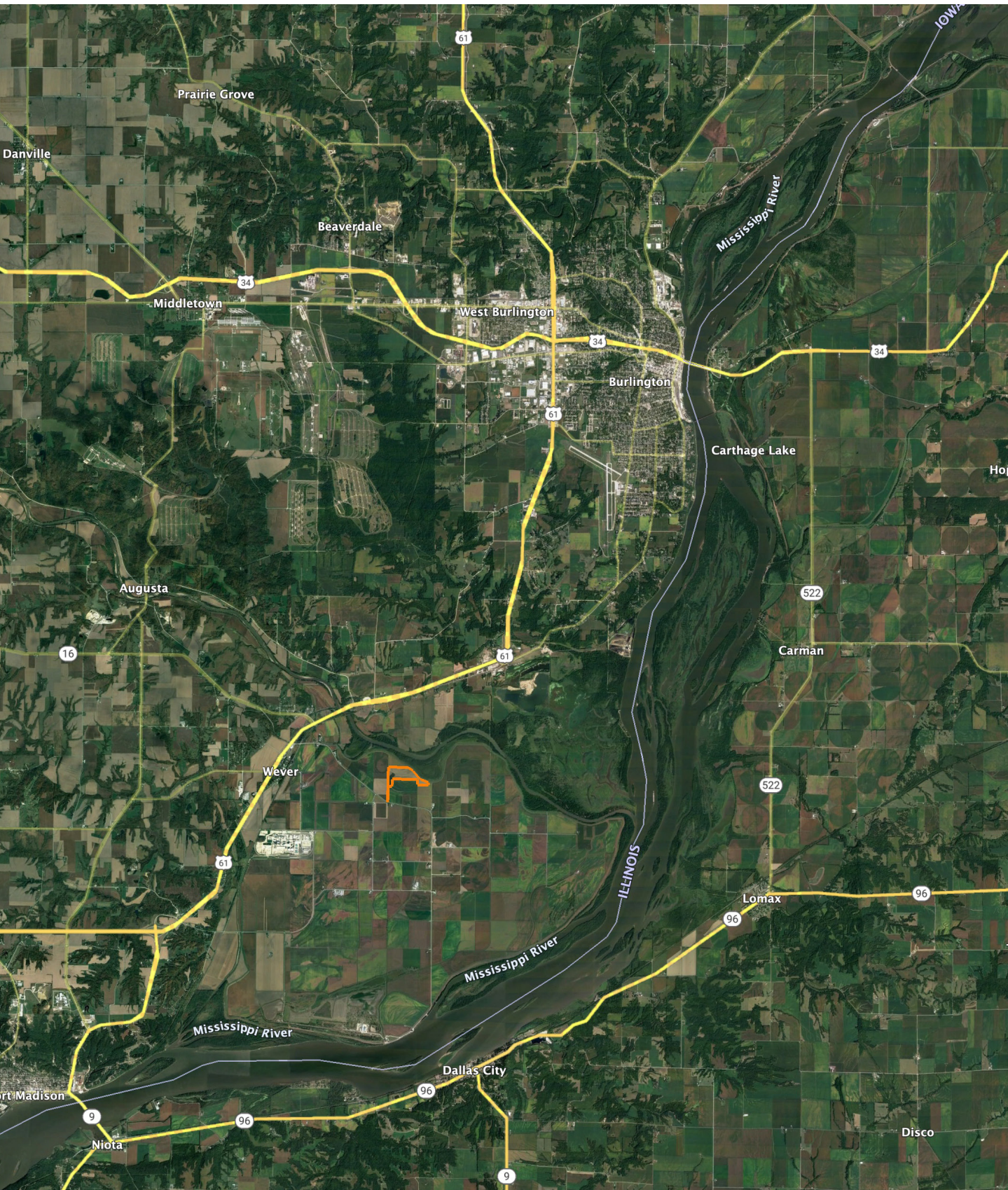
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Kyle Steinfeldt's deep-rooted passion for the outdoors extends beyond the woods and water where he grew up in smalltown Iowa. Motivated and driven to succeed, Kyle uses his strong work ethic, quiet confidence, and customer service skills to help clients connect and reach their land goals, often exceeding their expectations.

He enjoys spending time with his family in southern Iowa, where they own land on which he can hunt, fish farm ponds, and manage for big whitetails. The avid outdoorsman enjoys fishing; hunting whitetails, turkeys, waterfowl, and upland game; and making his own fishing tackle. Kyle graduated high school in Eldora and earned a BA in Business Administration from Wartburg College in Waverly. His past career in sales had him working for several outdoor brands as a Senior Product/Sales Manager in the fishing industry where he developed new products and brought fishing tackle to market.

A member of both the National Professional Angler's Association and the National Wild Turkey Federation, Kyle's passion for fishing has taken him across the country to chase walleye, smallmouth and crappie recreationally and competitively. He's earned top honors in several national level tournaments since 2013 when he and his tournament partner won the Bass Pro Shop's Crappie Master's National Championship. Kyle lives in Cedar Rapids and is engaged to his fiancée, Ashley. If you're in the market to buy or sell, give Kyle a call today to experience the Midwest Land Group difference and pursue your real estate dreams.



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