

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

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# POTTAWATTAMIE COUNTY IOWA



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# HIGH QUALITY POTTAWATTAMIE COUNTY, IOWA TILLABLE FARM

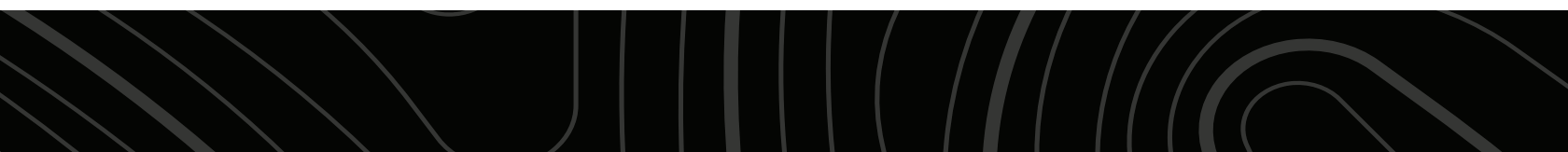
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Midwest Land Group is proud to present 120 +/- acres of high-quality farmland in Pottawattamie County, Iowa. This property would be a fantastic addition to an existing farming operation or investment portfolio and it also offers future development sites or prime acreage locations. The farm consists of 111.84 +/- FSA cropland acres carrying a 75.2 CSR2. 107.29 +/- acres are currently in row crop production with an additional 4.55 acres enrolled in CRP.

The tillable acres consist primarily of Exira silty clay loam, Marshall silty clay loam, and Judson silt clay loam.

The property lays well with extensive terracing work in place. The property has been well cared for, with the same tenant farming the ground for the past 20 years. The farm is rented for the 2023 cropping season with the full cash rent payment going to the new buyer. Farming rights will be open for the 2024 cropping season.

If you're looking for a high-quality row crop farm within close proximity to the Omaha metro, you'll want to take a close look at this farm. For additional information or to schedule a private showing, please contact Korey O'Day at (515) 519-5779.





# PROPERTY FEATURES

PRICE: **\$1,195,000** | COUNTY: **POTTAWATTAMIE** | STATE: **IOWA** | ACRES: **120**

- Great addition to existing farming operation or investment portfolio
- Future development potential
- 111.84 +/- FSA tillable acres
- 107.29 +/- acres currently in row crop production
- 4.55 acres enrolled in CRP paying \$1,313 per year through 2024
- CSR2: 75.2
- Farm is rented for the 2023 cropping season
- Farming rights open for 2024 cropping season
- 2023 cash rent payment to go to buyer
- Terracing in place
- Great access to all fields
- Located next to Oakland, IA
- 13 miles from Avoca
- 27 miles from Council Bluffs
- 31 miles from Omaha, NE
- Possession: at closing; subject to farm tenant's rights
- Taxes approximately \$4,194
- Shown by appointment only
- Land is actively being farmed, please be mindful to not damage any crops when viewing the property





# 111.84 +/- FSA TILLABLE ACRES

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The farm consists of 111.84 +/- FSA cropland acres carrying a 75.2 CSR2. 107.29 +/- acres are currently in row crop production with an additional 4.55 acres enrolled in CRP.





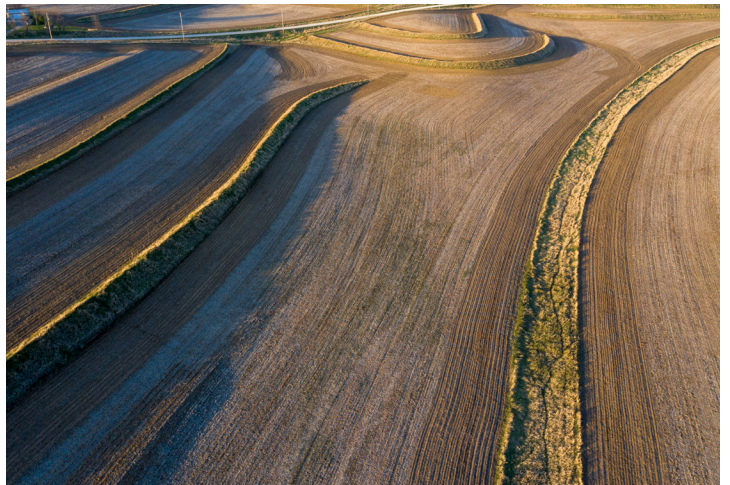
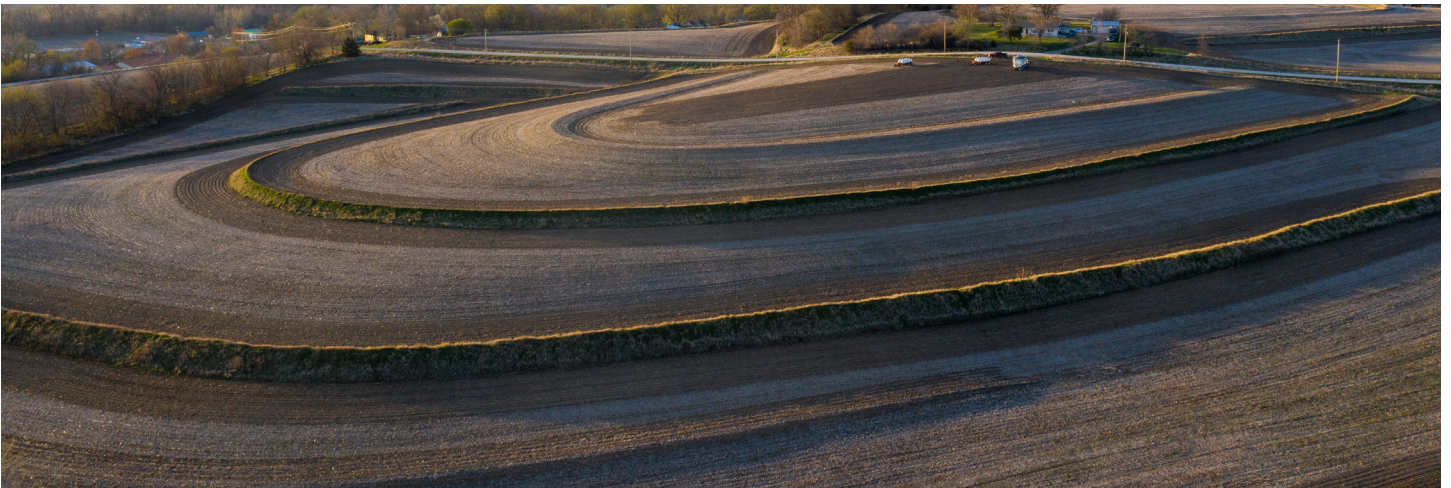
# GREAT ACCESS TO ALL FIELDS

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# TERRACING IN PLACE

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# AERIAL MAP



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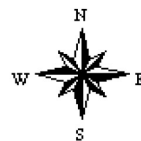
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Map Center: 41° 18' 0.07, -95° 23' 40.79

0ft 825ft 1650ft

**13-75N-40W**  
**Pottawattamie County**  
**Iowa**

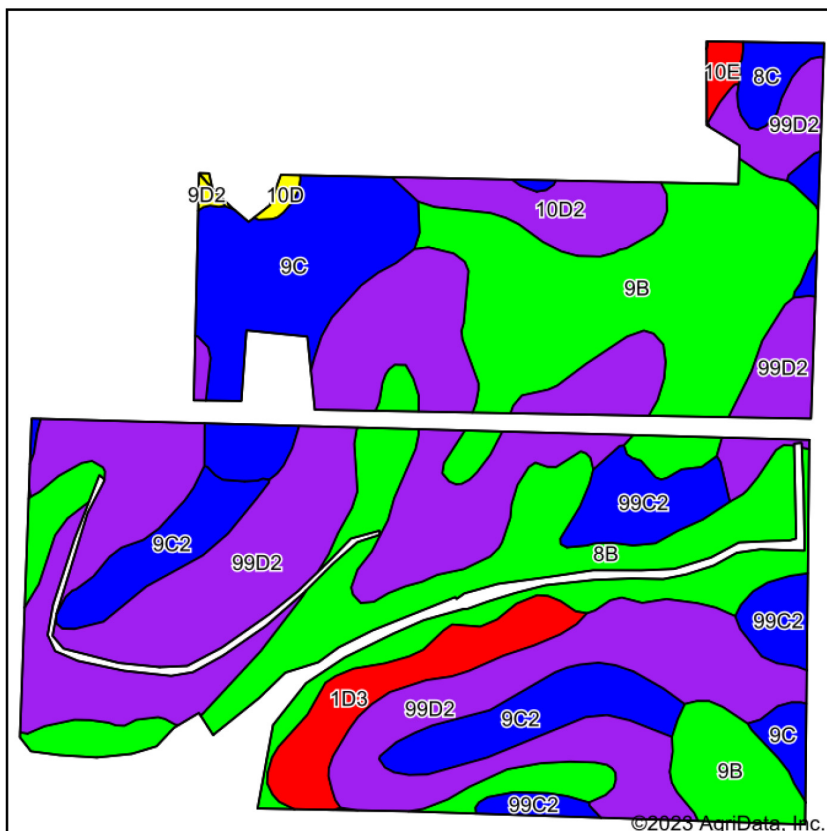


6/1/2021

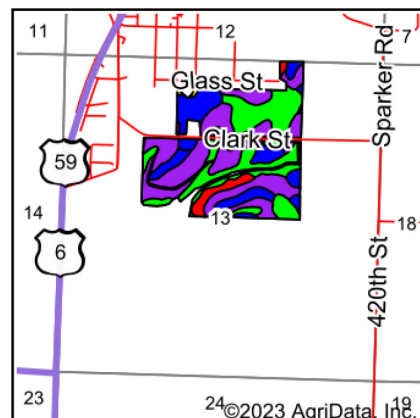
Field borders provided by Farm Service Agency as of 5/21/2008.



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Pottawattamie**  
 Location: **13-75N-40W**  
 Township: **Belknap**  
 Acres: **109.86**  
 Date: **4/17/2023**



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**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA155, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	43.18	39.3%		IIle	59	54	83	83	63	64	
9B	Marshall silty clay loam, 2 to 5 percent slopes	19.14	17.4%		Ile	95	83	87	87	73	76	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	17.19	15.6%		Ile	92	82	95	95	71	80	
9C	Marshall silty clay loam, 5 to 9 percent slopes	9.82	8.9%		IIle	89	69	94	94	72	79	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	6.44	5.9%		IIle	87	67	88	88	66	69	
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	4.58	4.2%		IIle	87	64	84	84	65	68	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	4.08	3.7%		IIle	32	40	60	60	45	59	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	3.28	3.0%		IIle	60	53	77	77	62	70	
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	1.23	1.1%		IIle	87	67	89	88	69	77	
10E	Monona silt loam, 14 to 20 percent slopes	0.51	0.5%		IVe	48	45	79	79	62	75	
10D	Monona silt loam, 9 to 14 percent slopes	0.28	0.3%		IIle	63	55	85	84	70	83	
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	0.13	0.1%		IIle	61	57	83	83	62	64	
Weighted Average						2.67	75.2	65.5	*n 85.9	*n 85.9	*n 66.4	*n 70.6

\*\*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



# AGENT CONTACT

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Korey O'Day has extensive market knowledge of hunting, recreational, and agricultural properties in Southern Iowa and Northwest Missouri. The knowledge and experience he's developed over the past two decades hunting, managing, and improving land translates directly towards serving his clients at Midwest Land Group. Korey developed a passion for hunting and the outdoors early in life. Born and raised in the Quad Cities, his childhood consisted of road trips to south central Iowa to hunt pheasant, deer, and turkeys. In the early 2000s, his family purchased a piece of land in Ringgold County, Iowa, giving Korey and his brothers the opportunity to work and hunt on the family farm. After graduating from the University of Iowa, Korey served in a business development position at Hometown Mechanical in Davenport, where he honed his skills in sales, relationship building, and brand management. Korey also produced outdoor media content for Midwest Whitetail, focusing on photography, video production and social media management. His passion for the outdoors is still stronger than ever and most of his free time is spent doing some type of hunting or work on the farms. Korey's tenacious work ethic, professionalism, and market knowledge has led to him being a top producer in his time at Midwest Land Group. If you're in the market to buy or sell land in Iowa or Missouri, give Korey a call today.



**KOREY O'DAY**, LAND AGENT  
**515.519.5779**  
KOday@MidwestLandGroup.com



## MidwestLandGroup.com

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