

MIDWEST LAND GROUP PRESENTS

158 ACRES IN

ADAMS COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGH-QUALITY ADAMS COUNTY, IOWA FARMLAND

Midwest Land Group is proud to present 158 +/- acres of high-quality Adams County, Iowa farmland. Located 4.5 miles north of Lenox, the farm consists of 143.37 +/- FSA tillable acres with a CSR2 soil rating of 81. The tillable acres consist primarily of Nira-Clearfield complex, Sharpsburg silty clay loam, and Macksburg silty clay loam soil types.

This property would be a fantastic addition to an existing farming operation or investment portfolio. The property lays well with good access to all fields. The farming rights are open for the 2024 cropping season. The 2023 cash

rent payment will be retained by the sellers. In addition to the high-quality farmland, this property offers the potential for deer hunting opportunities as well. While taking photos, I spotted deer on the farm and in the surrounding areas.

If you're looking for a high-quality row crop farm, you will want to take a look at this farm. Don't miss out on your opportunity to tour this high-quality Adams County, Iowa tillable farm. For additional information or to schedule a private showing, please contact Korey O'Day at (515) 519-5779.



PROPERTY FEATURES

PRICE: **\$1,700,000** | COUNTY: **ADAMS** | STATE: **IOWA** | ACRES: **158**

- Adams County, IA
- Great addition to an existing farming operation or investment portfolio
- 158 +/- acres
- 143.3 +/- FSA tillable acres
- High-quality soils
- 81 CSR2 average on the tillable acres
- Great access to all fields
- Farming rights open for 2024 cropping season
- 2023 cash rent payments to be retained by seller
- Potential deer hunting opportunities
- Exact legal description to be taken from the abstract prior to closing
- 4.5 miles from Lenox, Iowa
- 18 miles from Creston
- 75 miles from Des Moines metro
- Annual taxes \$5,152
- Shown by appointment only
- Land is actively being farmed, please be mindful to not damage any crops while viewing the property



143.3 +/- FSA TILLABLE ACRES

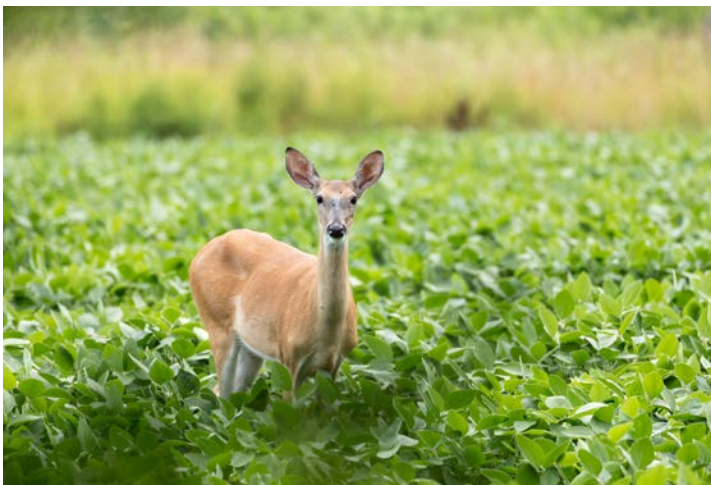
The tillable acres consist primarily of Nira-Clearfield complex, Sharpsburg silty clay loam, and Macksburg silty clay loam soil types.



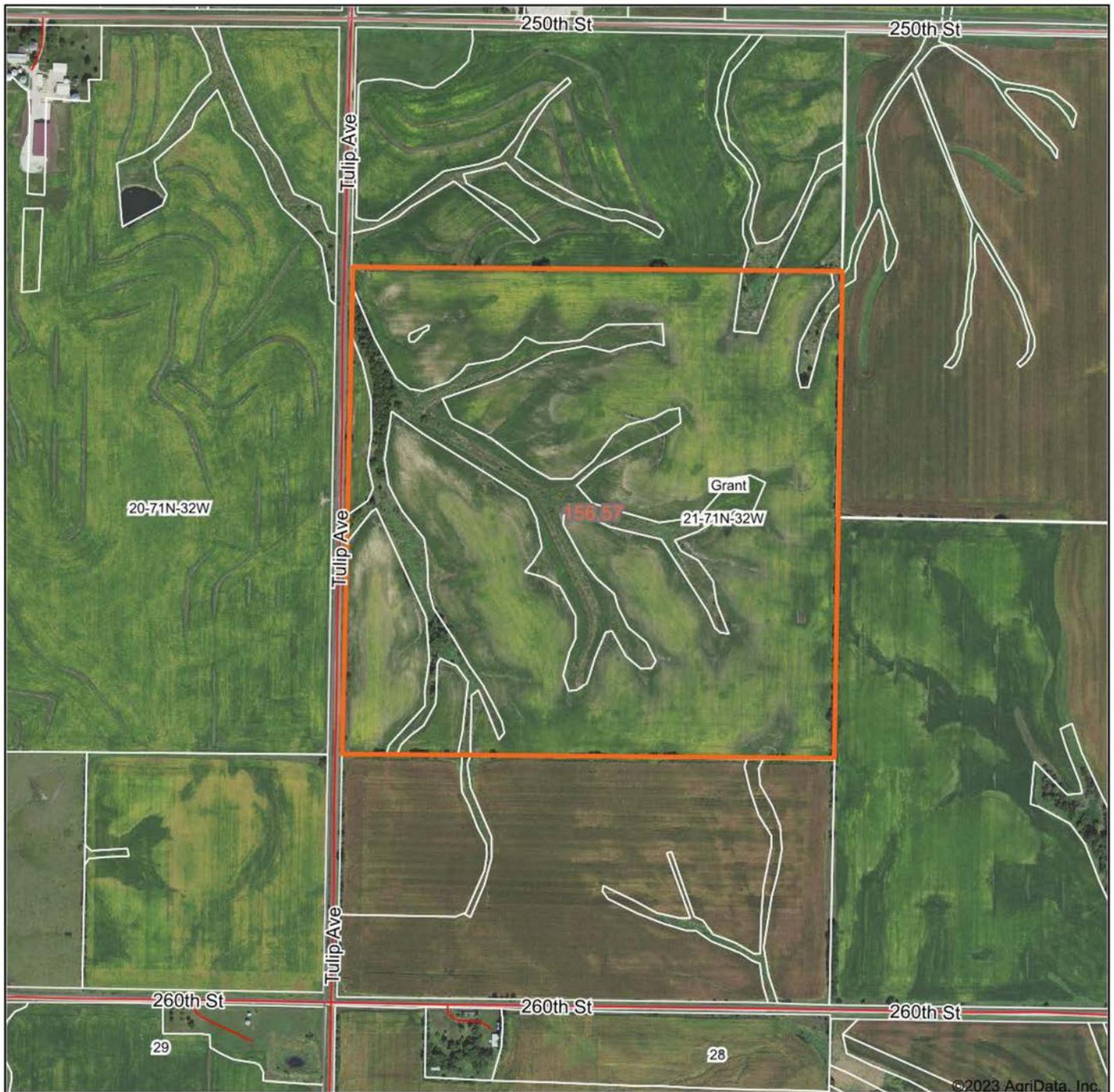
GREAT ACCESS TO ALL FIELDS



POTENTIAL DEER HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:



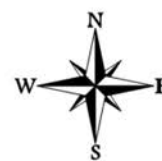
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Map Center: 40° 56' 6.28, -94° 32' 33.47

21-71N-32W
Adams County
Iowa

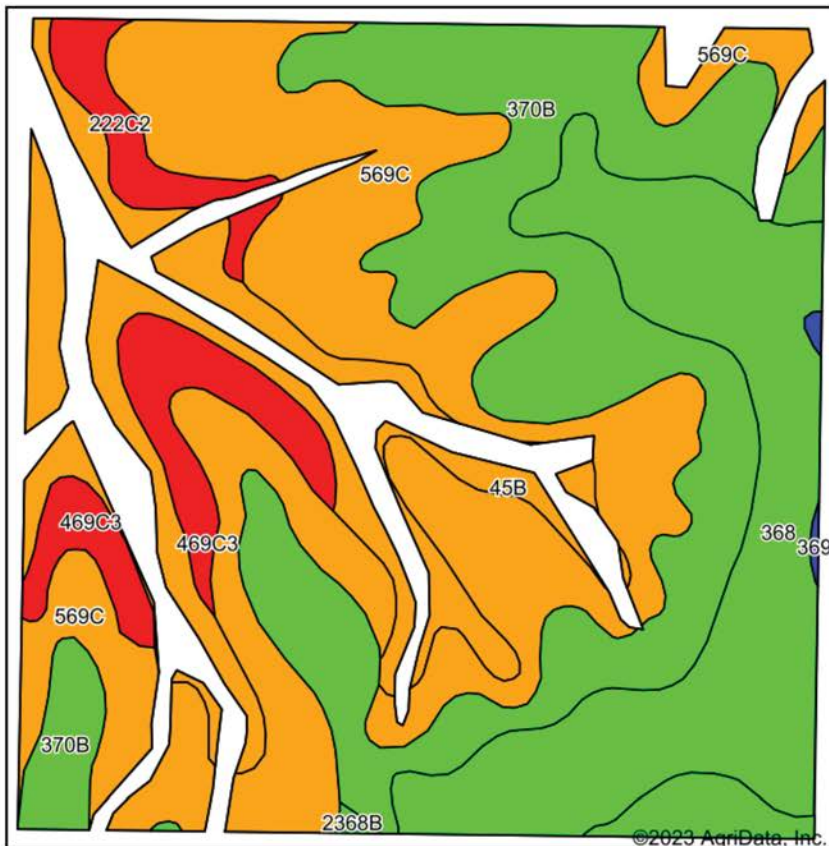
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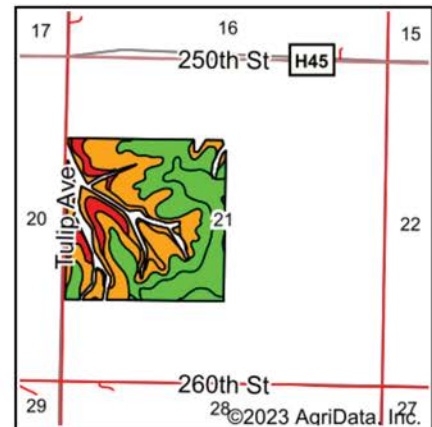
5/25/2023

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Adams**
 Location: **21-71N-32W**
 Township: **Grant**
 Acres: **141.26**
 Date: **7/26/2023**



Maps Provided By:



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Area Symbol: IA003, Soil Area Version: 34

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
569C	Nira-Clearfield complex, 5 to 9 percent slopes	46.99	33.3%		IIIe	78	60	84	84	72	75
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	40.96	29.0%		Ile	91	87	92	92	77	79
368	Macksburg silty clay loam, 0 to 2 percent slopes	25.98	18.4%		Iw	93	95	87	87	78	78
45B	Zook-Ely complex, 2 to 5 percent slopes	16.09	11.4%		IIw	73	65	70	63	49	69
469C3	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, severely eroded	7.42	5.3%		IVe	39	20	56	56	46	38
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	3.35	2.4%		IVw	38	25	56	56	49	47
369	Winterset silty clay loam, 0 to 2 percent slopes	0.24	0.2%		IIw	83	87	78	77	73	71
2368B	Macksburg-Nira complex, 2 to 5 percent slopes	0.23	0.2%		Ile	91	90	88	88	77	79
Weighted Average					2.30	81	72	*n 83.1	*n 82.3	*n 70	*n 73.4

**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

Soils data provided by USDA and NRCS.

AGENT CONTACT

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
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