

MIDWEST LAND GROUP PRESENTS

158 ACRES IN

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# ADAMS COUNTY IOWA



[MidwestLandGroup.com](http://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 lies well with good access to all fields. The farm has a tenant in place and is being rented for the 2024 season. Contact the listing agent for details.

In addition to the high-quality farmland, this property offers the potential for excellent recreational hunting including deer, turkey, and pheasant. A possible hunting lease could increase your return.

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 Sean Stewart at (515) 259-3541.



# 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
- Recreational and 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



# 143.3 +/- FSA TILLABLE ACRES

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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

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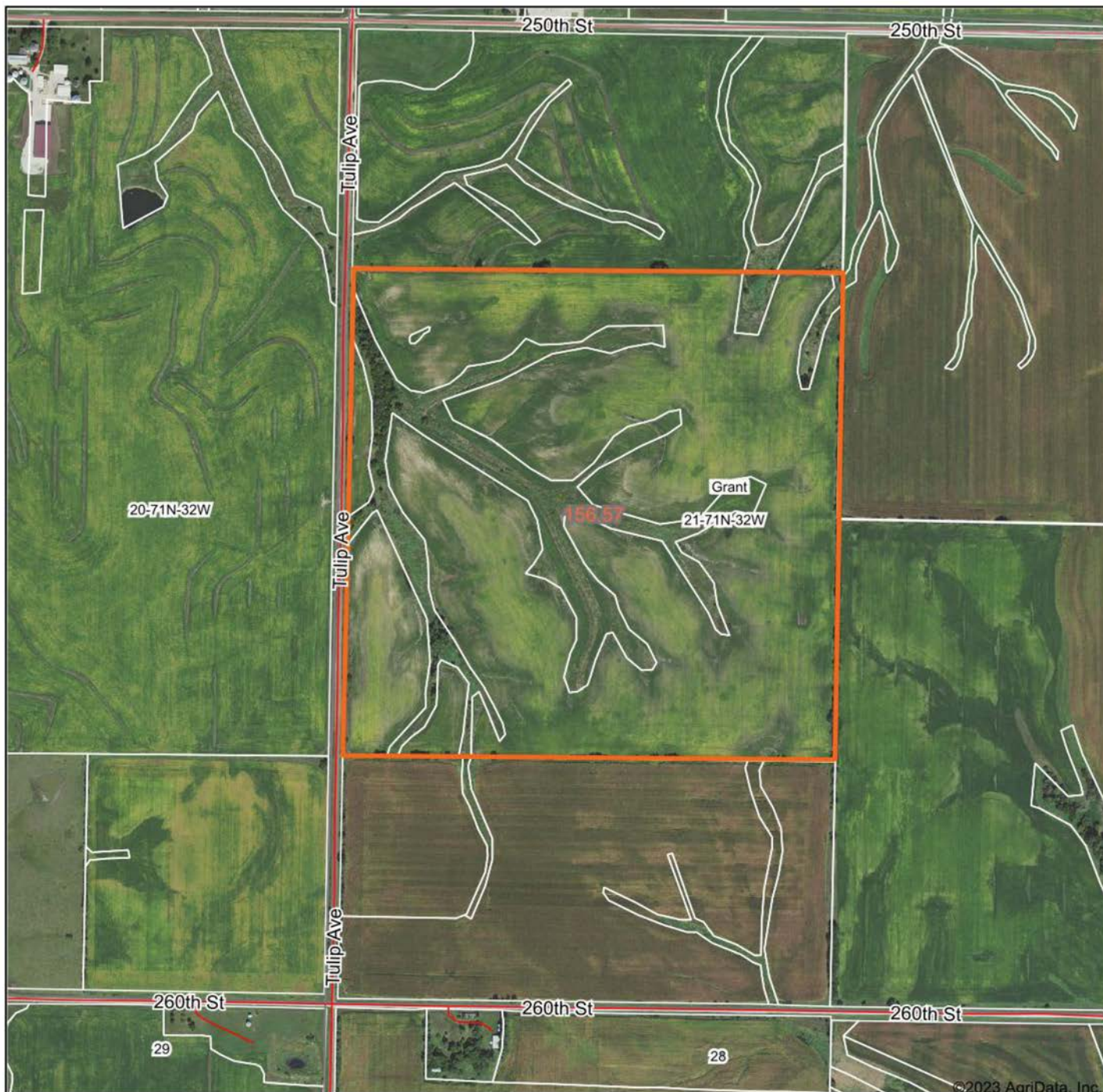


# RECREATIONAL & HUNTING OPPORTUNITIES

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# AERIAL MAP



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



**21-71N-32W**  
**Adams County**  
**Iowa**



5/25/2023



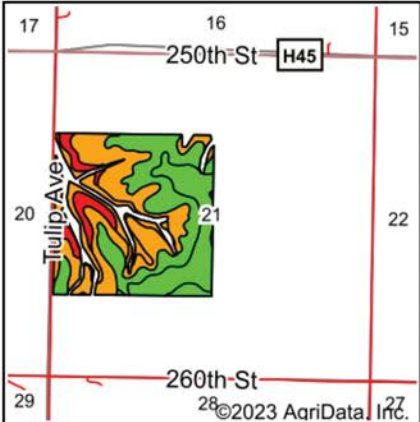
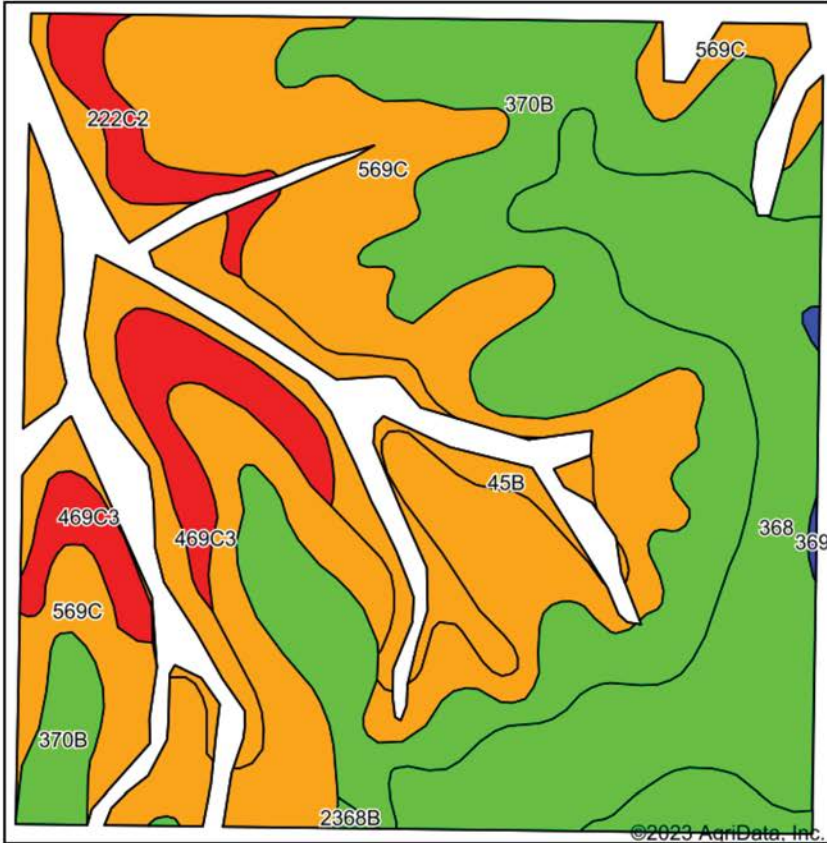
Maps Provided By:



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

# SOIL MAP



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



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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%            |             | Ille             | 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%            |             | Ilw              | 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%             |             | Ilw              | 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                |                |
| <b>Weighted Average</b> |  |       |                  |             |                  | <b>2.30</b> | <b>81</b> | <b>72</b>        | <b>*n 83.1</b> | <b>*n 82.3</b>        | <b>*n 70</b>      | <b>*n 73.4</b> |

\*\*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

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Sean is a licensed real estate broker with Midwest Land Group, specializing in helping individuals and families achieve their dream of land ownership. With a passion for assisting others in realizing their goals, Sean takes great pride in his ability to guide clients through the intricate process of real estate transactions.

Beyond his professional endeavors, Sean finds solace and fulfillment in the great outdoors. As an avid bowhunter and passionate fisherman, he relishes every opportunity to immerse himself in nature's beauty. This love for outdoor activities not only fuels his personal interests but also enhances his understanding of properties and their potential for recreational enjoyment.

Sean's dedication extends beyond his work and hobbies to his role as a devoted father. With three beautiful children, he finds immense joy in supporting and cheering them on in their sports and extracurricular activities. Through this experience, Sean has developed a deep understanding of the importance of balance, teamwork, and perseverance.

Prior to his successful career in real estate, Sean honed his leadership and relationship-building skills while managing a Fortune 500 company. This invaluable experience has equipped him with a unique perspective and a keen ability to connect with people from all walks of life. Sean's unwavering commitment to his clients, combined with his strong work ethic, ensures that he consistently goes above and beyond to meet their needs.

With a genuine passion for helping others and a tireless dedication to his craft, Sean embodies the qualities of a trustworthy and hardworking real estate broker. Whether you are a first-time buyer or an experienced investor, Sean is ready to guide you through every step of the real estate journey, providing you with exceptional service and expertise that you can rely on.



**SEAN STEWART,**  
ASSOCIATE BROKER  
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