

MIDWEST LAND GROUP PRESENTS

67 ACRES IN

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# CHEROKEE COUNTY IOWA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# HIGHLY PRODUCTIVE TILLABLE FARM

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This row crop farm is almost 100% tillable! With almost no road frontage and one small waterway, it currently has approximately 66 of the 67+/- acres in production. There have been extensive improvements to this property over the last several years with tilling being the main factor as well as the farm driveway. The remains tile is on the schedule for this fall and can be negotiated with the sale. It's a minor expense and will make this farm 100% tillable!

This year's crop and corn stalk bales will be retained by the sellers. The soils average an 88.5 CSR2 and the farm has had manure the last 4 years for increased fertility. There is a smaller old grain bin on the southeast corner that is in fair condition but not being used. Located just a short half mile south of Highway 3 makes for ease of transporting grain and equipment. Contact Jordan Petersen at (712) 631-5887 for more details. Farm is shown by proof of funds and appointment only.





# PROPERTY FEATURES

PRICE: **\$1,045,000** | COUNTY: **CHEROKEE** | STATE: **IOWA** | ACRES: **67**

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- Almost 100% tillable
- Minimal road frontage
- Strong fertility with manure the last 4 years
- 88.5 CSR2 soils
- 3.5 miles from Cherokee
- 9 miles to the ethanol plant
- 1/2 mile south of state Highway 3
- Taxes \$1,940
- Extensive improvements in the last several years
- Available for the 2024 season
- Great access





# ALMOST 100% TILLABLE

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 42° 47' 17.22, -95° 36' 28.53

**18-92N-40W**  
**Cherokee County**  
**Iowa**

0ft 438ft 875ft



8/16/2023

# TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,368.8

Max: 1,415.1

Range: 46.3

Average: 1,388.7

Standard Deviation: 8.69 ft

0ft 466ft 932ft



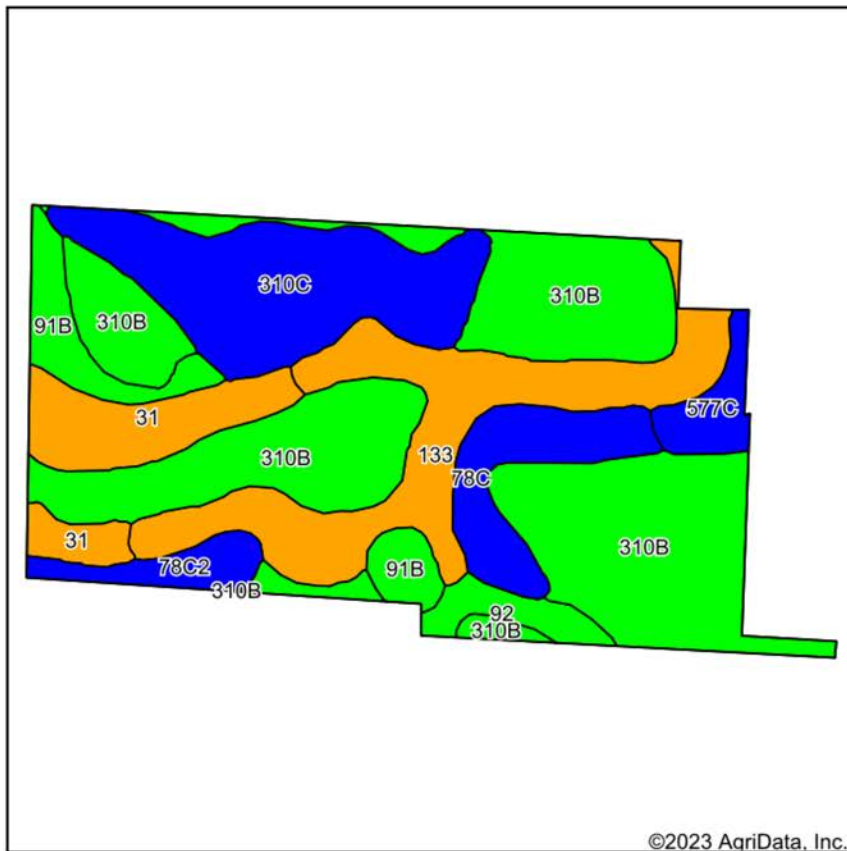
8/16/2023

18-92N-40W  
Cherokee County  
Iowa

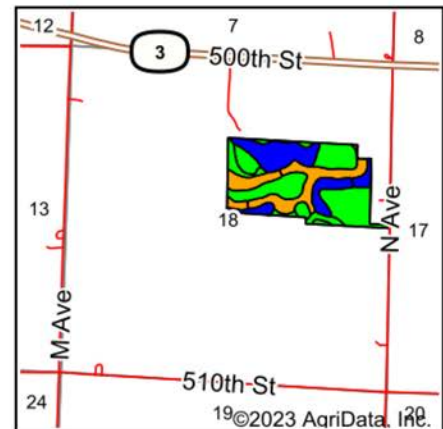
Boundary Center: 42° 47' 17.22, -95° 36' 28.53



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Cherokee**  
 Location: **18-92N-40W**  
 Township: **Cherokee**  
 Acres: **67.16**  
 Date: **8/16/2023**



Maps Provided By:



Area Symbol: IA035, Soil Area Version: 32

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
310B	Galva silty clay loam, 2 to 5 percent slopes	27.14	40.4%		Ile	232.0	67.3	95	71	75	74	75
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	11.27	16.8%		Ilw	204.8	59.4	78	74	81	75	80
310C	Galva silty clay loam, 5 to 9 percent slopes	10.30	15.3%		Ille	216.0	62.6	87	56	77	75	77
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.12	7.6%		Ilw	204.8	59.4	80	73	67	64	67
78C	Sac silty clay loam, 5 to 9 percent slopes	4.13	6.1%		Ille	216.0	62.6	84	52	73	73	72
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.60	5.4%		Ile	232.0	67.3	95	79	78	74	78
92	Marcus silty clay loam, 0 to 2 percent slopes	2.14	3.2%		Ilw	230.4	66.8	94	76	75	74	75
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	1.78	2.7%		Ille	211.2	61.2	82	50	70	70	66
577C	Everly clay loam, 5 to 9 percent slopes	1.68	2.5%		Ille	209.6	60.8	86	51	79	79	72
Weighted Average					2.27	220.8	64	88.5	67.7	*n 75.7	*n 73.5	*n 75.2

\*\*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.

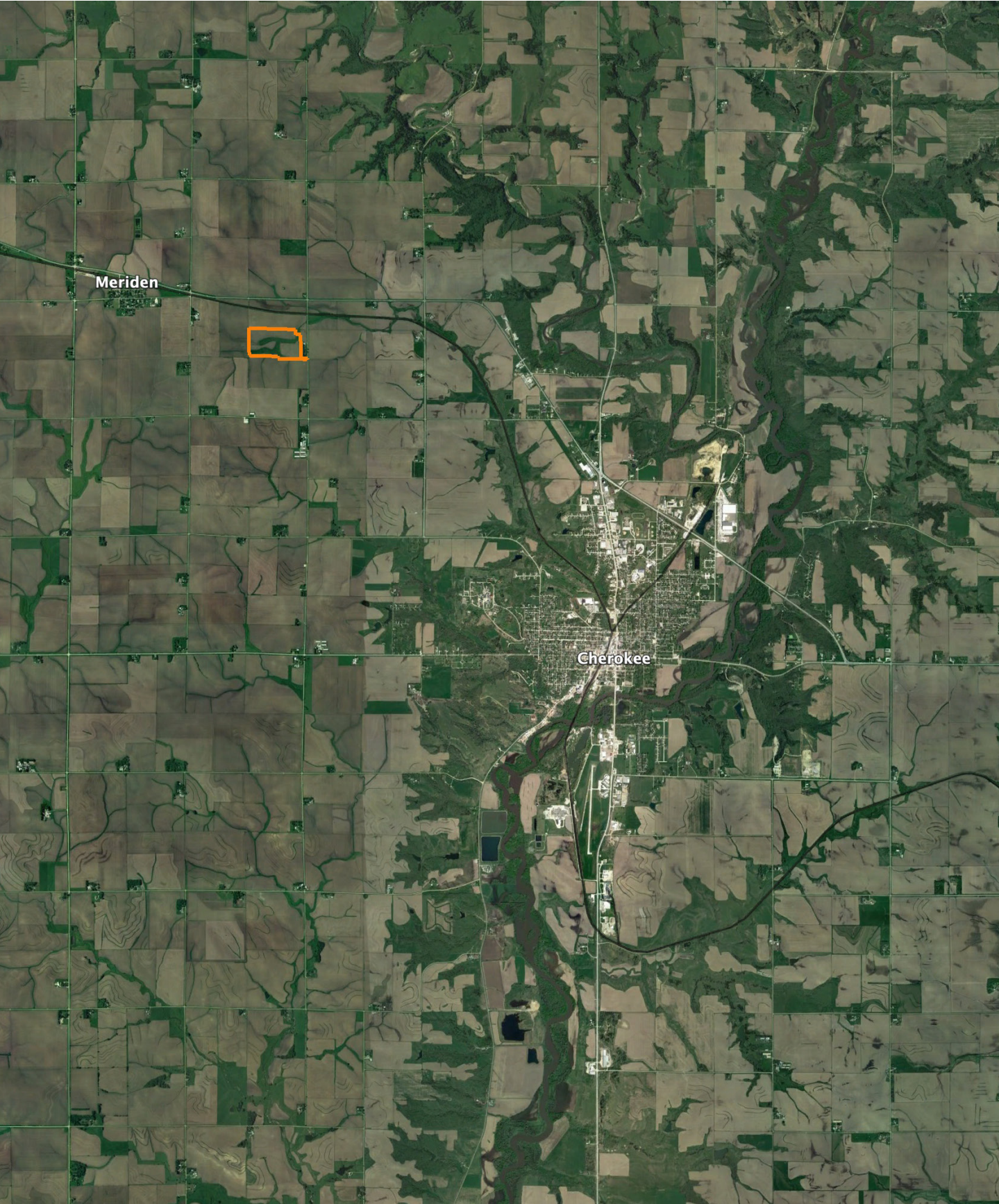
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

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Jordan Petersen is the type of agent who lives by the philosophy that you've got to show up to get things done and get things done right. An avid outdoorsman and whitetail enthusiast, Jordan has a passion for land that shines through from the minute you meet him. Whether it be productive farmland or a hunting hideaway, his love for the outdoors allows him to easily connect with both buyers and sellers. Born in Cherokee, Iowa, Jordan went to MMC high school in Marcus, Iowa, and Iowa Central Community College (ICCC) in Fort Dodge. After college, Jordan went to work in the wind industry for Allete (formerly AES) as a wind turbine technician, which allowed him to be outdoors, but didn't let him engage in it the way he desired. Now, this driven agent calls Midwest Land Group home, where he's able to combine his knowledge of natural resources and business with his love for the land.

When not working, you can find Jordan spending time with his friends and family, hunting anything from whitetail and pheasant to elk and mule deer, fishing farm ponds and rivers, shed hunting, managing land, and serving as an assistant leader for his church youth group. If you're in the market for a trusted land agent, contact Jordan. He'll show up and get things done right, ensuring you enjoy a wonderful, stress-free experience.



**JORDAN PETERSEN,**

LAND AGENT

**712.631.5887**

[JPetersen@MidwestLandGroup.com](mailto:JPetersen@MidwestLandGroup.com)



## MidwestLandGroup.com

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