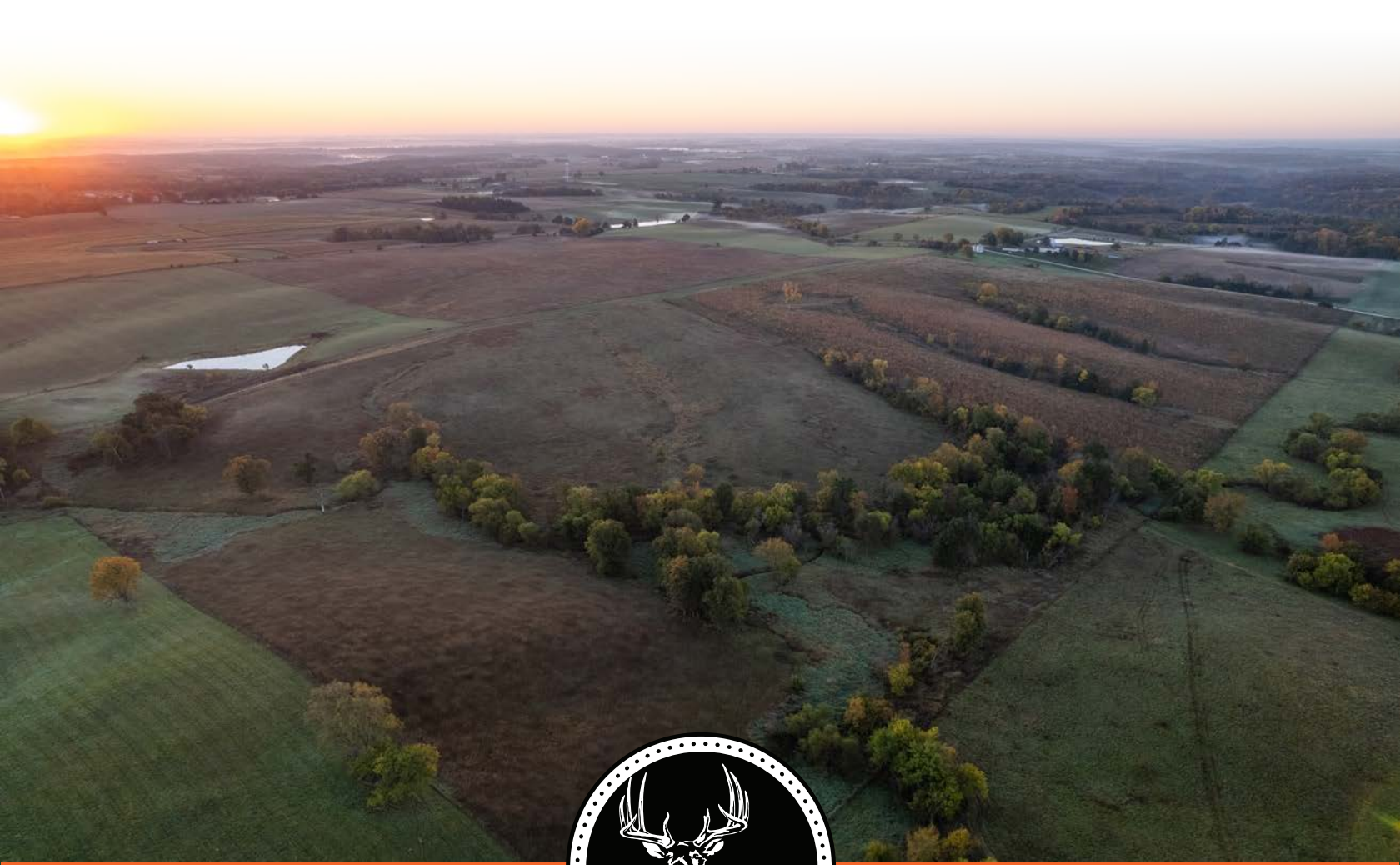


MIDWEST LAND GROUP PRESENTS

75.58 ACRES IN

---

# DECATUR COUNTY IOWA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CRP FARM WITH BUILD SITE AND GRAIN BINS

75.58 +/- acres in Decatur County, just 3 miles southeast of Leon, IA! The farm consists of 53 +/- acres enrolled in CRP paying \$6,802 annually expiring in 2030 and the remaining in wooded draws. The front half is planted in warm season grasses (CP38E) and the back half in cool season grasses (CP1). The rolling hills, prairie flowers, and native grasses coupled with gorgeous sunrises/sunsets make for some breathtaking views!

In both the southwest and southeast corner of this property lies excellent build sites for your new home. Rural water and electricity run along Quest Road on the southern border of the property, making a new

home build convenient. There are two grain bins on the property, a 5,000 bushel bin and a 3,500 bushel bin. These bins have been rented out over the years and provide the opportunity for additional income. The wooded draws that run through the farm make excellent travel routes and cover for the local deer herd and wildlife. A well-placed food plot on the back half of this farm could result in some very memorable hunts. This farm would make an excellent addition to your portfolio with great recreational opportunities and multiple locations for a home build! Call land agent Patrick Cutter today to set up your private tour at (641) 931-3005!



# PROPERTY FEATURES

PRICE: **\$348,000** | COUNTY: **DECATUR** | STATE: **IOWA** | ACRES: **75.58**

- 75.58 +/- surveyed acres
- 53 +/- CRP acres
- \$6,802 annual CRP payment
- Wooded draws
- Just over 1 hour to Des Moines
- Rural water spicket on the farm
- Electricity at road
- Great build site
- 5,000 & 3,500 bushel grain bins
- Hunting opportunities
- Taxes \$936/year
- 3 miles to Leon
- 17 miles to Lamoni
- Shown by appointment only



75.58 +/- ACRES

---



# GREAT BUILD SITE

---



## 5,000 & 3,500 BUSHEL GRAIN BINS

---



# ADDITIONAL PHOTOS

---



# AERIAL MAP



Boundary Center: 40° 42' 49.26, -93° 43' 3.78

0ft 652ft 1303ft



Maps Provided By:



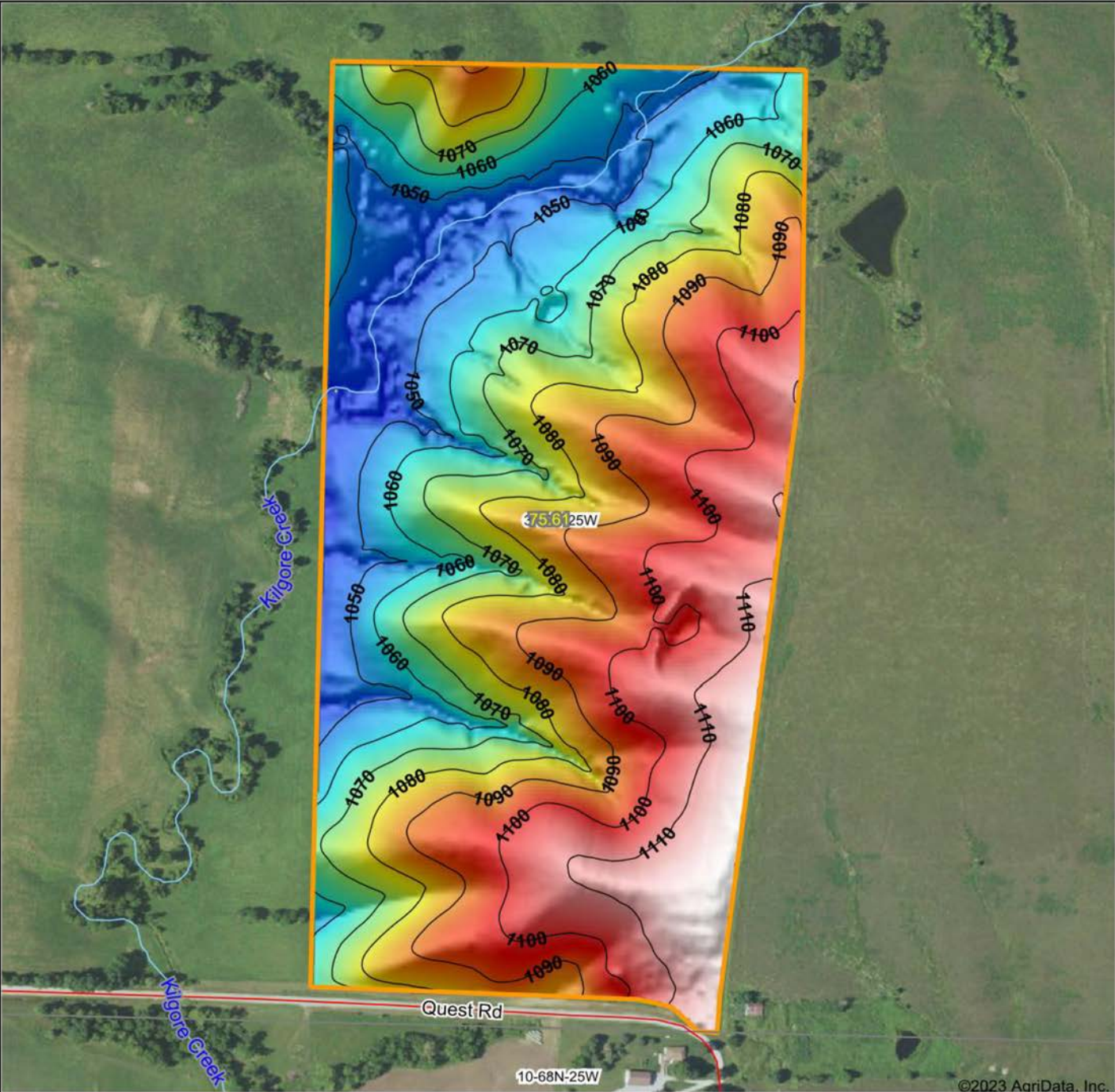
© AgriData, Inc. 2023 www.AgriDataInc.com

**3-68N-25W**  
**Decatur County**  
**Iowa**

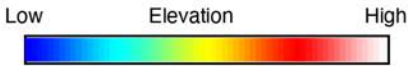


7/24/2023

# HILLSHADE MAP

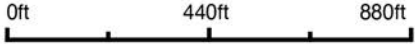


©2023 AgriData, Inc.



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 1,039.7  
 Max: 1,118.0  
 Range: 78.3  
 Average: 1,077.9  
 Standard Deviation: 21.19 ft



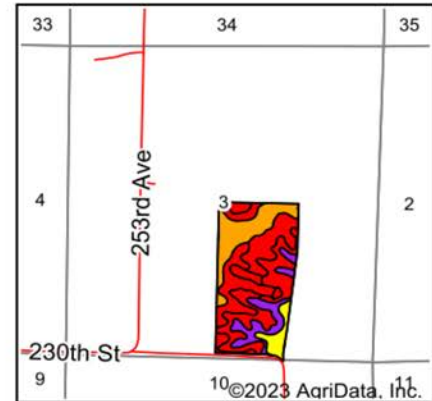
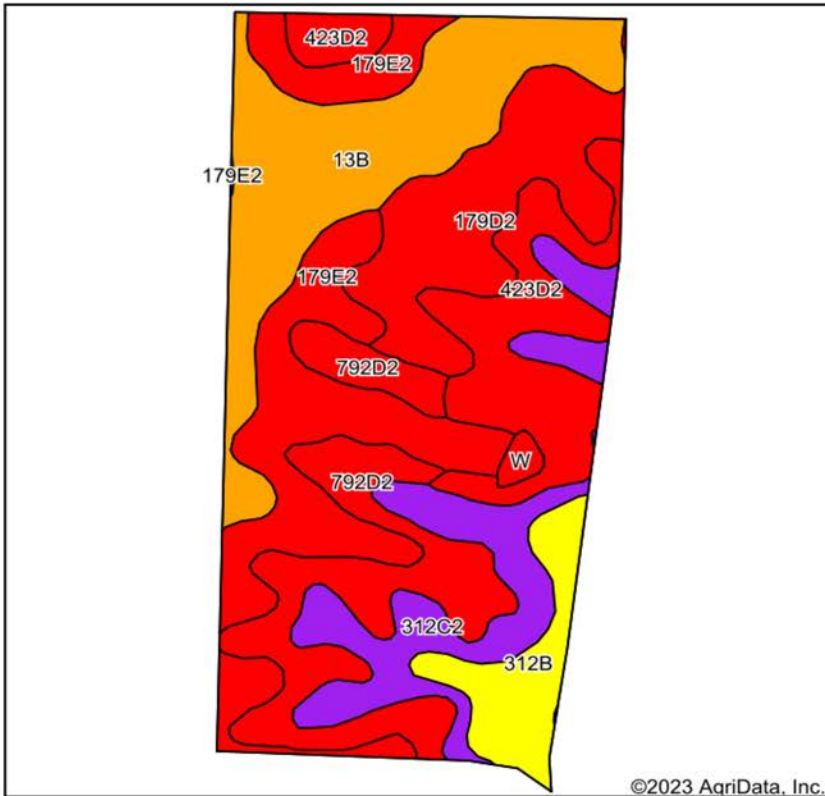
7/24/2023

**3-68N-25W**  
**Decatur County**  
**Iowa**

Boundary Center: 40° 42' 49.26, -93° 43' 3.78



# SOIL MAP



State: **Iowa**  
 County: **Decatur**  
 Location: **3-68N-25W**  
 Township: **Eden**  
 Acres: **75.59**  
 Date: **7/25/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA053, Soil Area Version: 28														
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	15.02	19.9%		> 6.5ft.	llw	200.0	58.0	76	79	76	55	74	
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	14.70	19.4%		> 6.5ft.	Vle	139.2	40.4	23	63	63	49	42	
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	11.76	15.6%		> 6.5ft.	IVe	88.0	25.5	7	57	57	49	40	
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	9.92	13.1%		> 6.5ft.	IVe	163.2	47.3	43	71	71	57	53	
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	9.89	13.1%		0.8ft. (Abrupt textural change)	IVe	97.6	28.3	8	55	54	55	39	
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	9.33	12.3%		> 6.5ft.	llle	80.0	23.2	56	62	62	59	57	
312B	Seymour silt loam, 2 to 5 percent slopes	4.51	6.0%		> 6.5ft.	llle	80.0	23.2	64	70	70	70	64	
W	Water	0.46	0.6%		> 6.5ft.		0.0	0.0	0					
<b>Weighted Average</b>							-	<b>129.3</b>	<b>37.5</b>	<b>38.1</b>	<b>*n 65.2</b>	<b>*n 64.4</b>	<b>*n 54.2</b>	<b>*n 52</b>

\*\*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

- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

# OVERVIEW MAP

---



# AGENT CONTACT

---

Patrick Cutter doesn't just help clients buy and sell land, he gets in the weeds to truly serve others. A land owner himself, Patrick owns 140 acres in Monroe County, Iowa so land isn't just something he loves helping others buy and sell, he understands the connection to it that both sellers and buyers alike feel.

One of three children, Patrick was born and raised in the Appalachian Mountain Range of New Jersey. He graduated from Vernon High School and attended Sussex County Community College. After school, he owned and operated two successful businesses. These experiences provided essential training and an understanding of the importance of developing and nurturing relationships, something extraordinarily helpful in land real estate. At Midwest Land Group, Patrick's able to realize his passion of being in the outdoor space while making his clients a top priority, delivering the utmost professionalism and knowledge of the field.

A certified Deer Steward of the National Deer Association, Patrick enjoys hunting all over the Midwest, being outdoors, cooking, and spending time with his wife, Tracey, and lab, Flint. If you're in the market to sell or buy land in south or southeast Iowa and are seeking someone with great attention to detail and good communication skills, be sure to give Patrick a call.



**PATRICK CUTTER,**  
LAND AGENT  
**641.931.3005**  
PCutter@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.