

MIDWEST LAND GROUP PRESENTS



# MONONA COUNTY, IA

120 ACRES



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRODUCTIVE CENTURY FARM IN ONAWA, IOWA

Just outside Onawa, Iowa lies this beautiful 120 +/- acre production farm that has been in the same family for 113 years. The farm has been in origin since 1910 and in 2016 was recognized with the prestigious award of being a Century Farm. Farms of this nature rarely become available to the public and Midwest Land Group is honored to bring this property to the open market. The farm consists of 119.64 FSA tillable acres and has a weighted CSR2 average of 71.4. Primary soils include Rodney, Albaton, Owego, and Onawa silty clay. The slope of the farm is 0-2%, making planting and harvesting fast and efficient, increasing machinery performance, and lessening the chances of crop damage. The farm is accessed from the south off 248th Street and is only 1/2 mile from paved Highway K45. The nearest cooperative is just a short distance at only 2.5 miles away. Onawa is also home to

many agricultural product and seed dealers ensuring you have the care and support needed to run an effective and successful farming operation. For the investment-minded buyer, the farm sits in a very strong farming community and a cash rental or crop share agreement/partnership would be a viable option as well. The farm has been in a corn and bean rotation and the 2021 corn yield was 216 bushels an acre. 2023 cash rent was \$280/acre or \$33,488. The farm is open and available for the 2024 planting season. If you have been looking to start your own farming operation, add to existing acres, or looking for a sound investment to add to your portfolio, you will want to take a hard look at this one. Call Sean Stewart to answer all of your questions and to schedule a private showing at (515) 401-2281.



# PROPERTY FEATURES

PRICE: **\$1,308,000** | COUNTY: **MONONA** | STATE: **IOWA** | ACRES: **120**

- Century farm
- 119.64 tillable acres
- 71.4 CSR2 average
- 2 miles south of Onawa, IA
- 1 hour from Omaha
- 30 minutes from Sioux City
- Level terrain for efficient farming
- 8,000 bushel grain bin
- 2.5 miles from Co-op
- Open for 2024 season
- Taxes \$4,948/annually



# 119.64 TILLABLE ACRES

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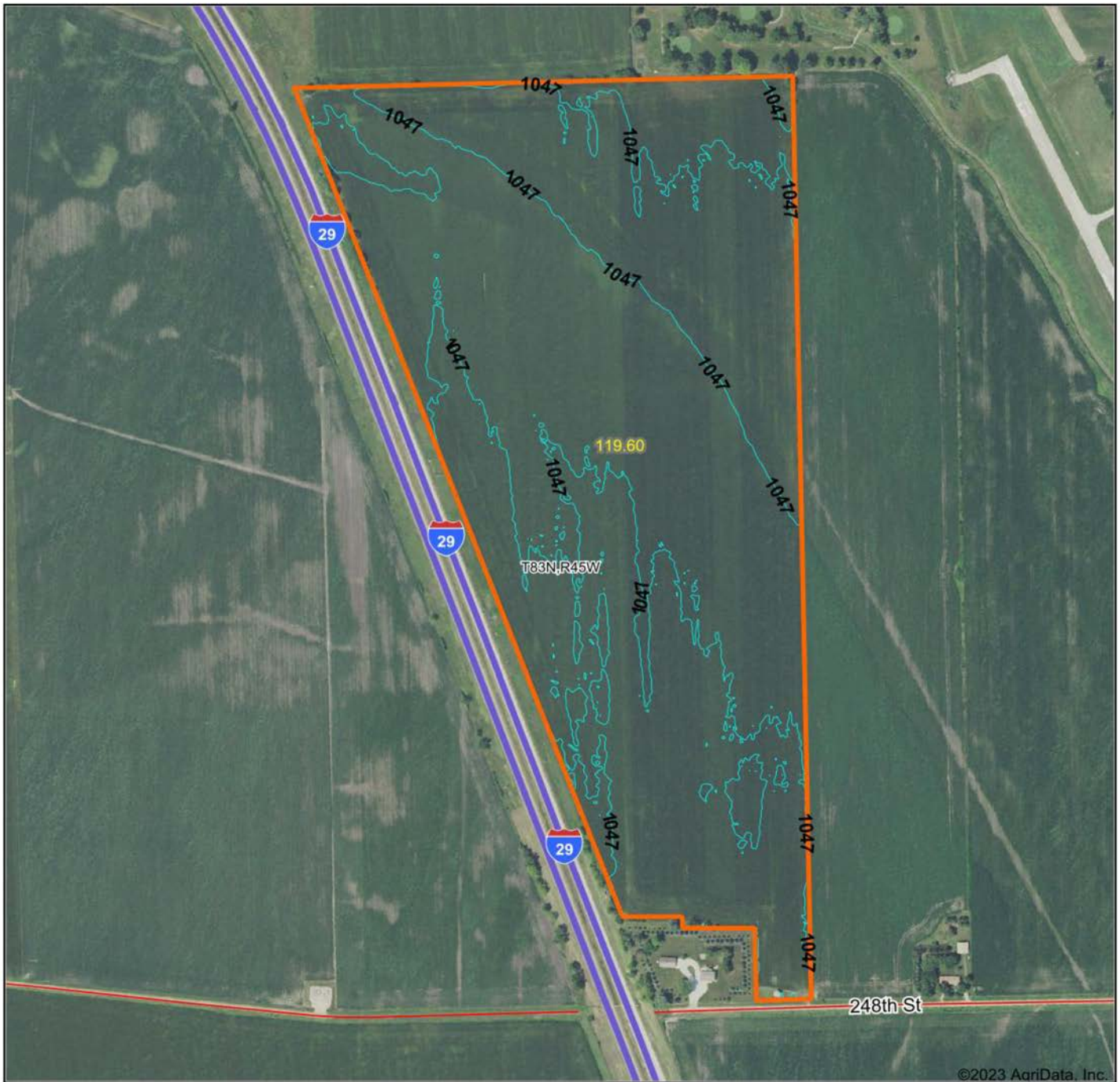


# LEVEL TERRAIN FOR EFFICIENT FARMING

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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem  
 Interval(ft): 3.0  
 Min: 1,044.5  
 Max: 1,049.3  
 Range: 4.8  
 Average: 1,047.0  
 Standard Deviation: 0.75 ft

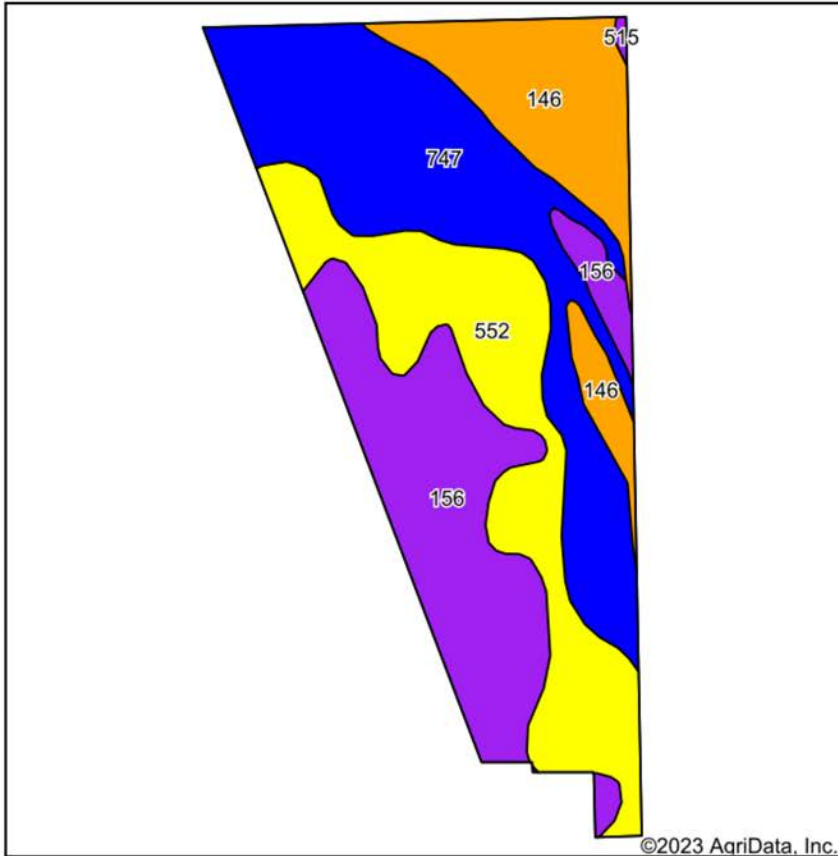


8/28/2023

**17-83N-45W**  
**Monona County**  
**Iowa**

Boundary Center: 42° 0' 12.5, -96° 6' 48.78

# SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Iowa**  
 County: **Monona**  
 Location: **17-83N-45W**  
 Township: **Franklin**  
 Acres: **119.6**  
 Date: **8/28/2023**



Maps Provided By:



Area Symbol: IA133, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans		
747	Rodney silty clay, 0 to 2 percent slopes, rarely flooded	38.91	32.5%			I	206.4	59.9	83	58	59	48	59		
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	31.51	26.3%			IIIw	185.6	53.8	58	55	49	36	49		
552	Owego silty clay, 0 to 2 percent slopes, rarely flooded	30.25	25.3%			IIIw	185.6	53.8	66	45	51	41	51		
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	18.70	15.6%			IIw	201.6	58.5	79	65	60	48	60		
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	0.23	0.2%			IIw	80.0	23.2	54	55	49	49	48		
<b>Weighted Average</b>							<b>2.19</b>	<b>*-</b>	<b>194.7</b>	<b>56.5</b>	<b>71.4</b>	<b>55</b>	<b>*n 54.5</b>	<b>*n 43.1</b>	<b>*n 54.5</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.

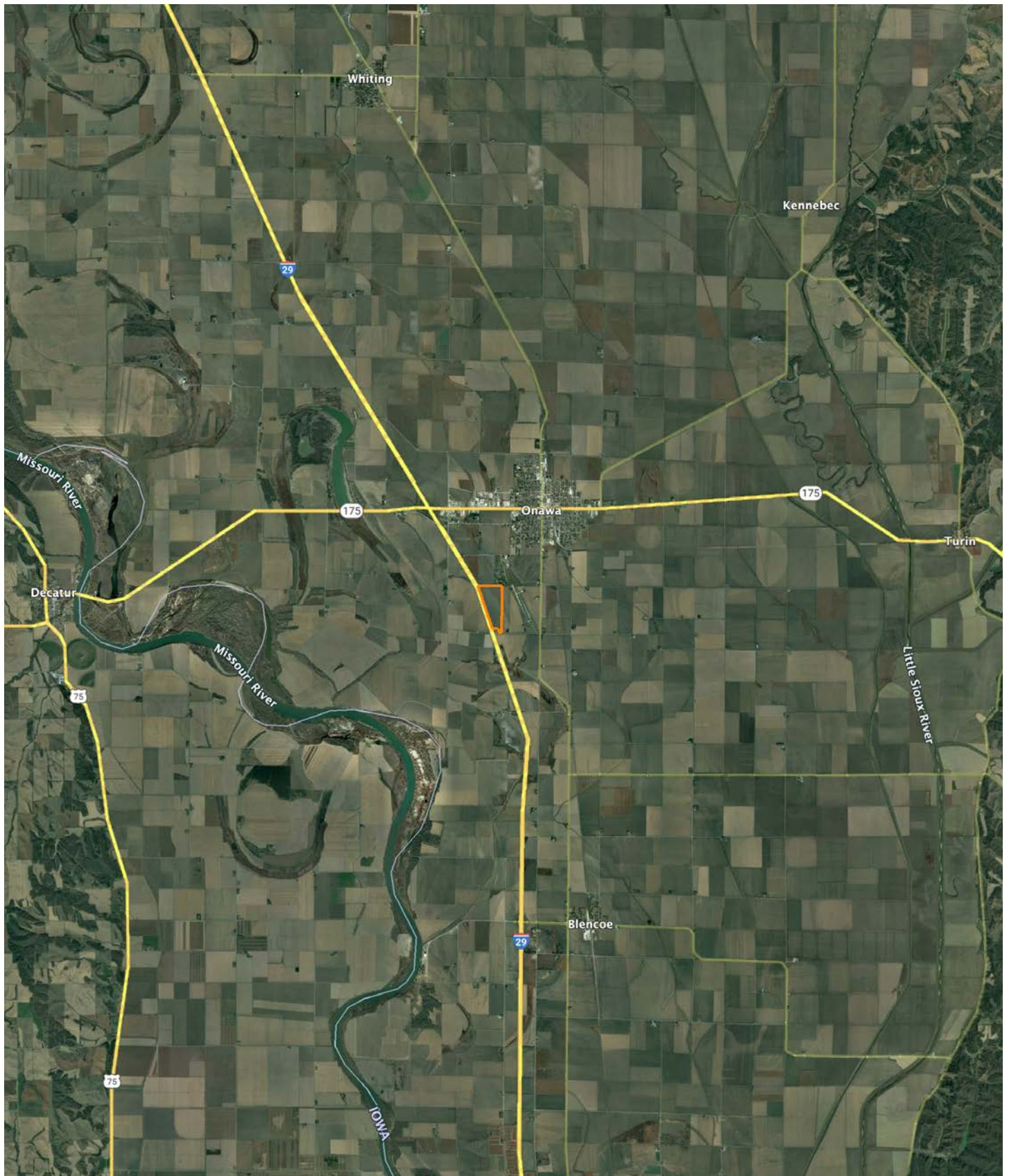
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- 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

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



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