

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

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# MONROE COUNTY IOWA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCOME, PASTURE, BUILD SITE IN MONROE COUNTY

60 +/- acres located several miles south of Albia, Iowa. Two sections of the pasture are currently seeded down in an alfalfa hay mix and are generating approximately 160 round bales a year which the current owner would be willing to 50/50 split if desired and the remainder being in grass pasture with a small timber draw. The average CSR2 across the property sits at 42.2. The pond on the

property does have a cement water tank and there are also two automatic waters that are hooked up to rural water. The fence is all in great shape and could have multiple locations to build as well. Water and electricity are right on the road. Contact Land Agent Patrick Cutter today to set up your private showing!



# PROPERTY FEATURES

PRICE: **\$390,000** | COUNTY: **MONROE** | STATE: **IOWA** | ACRES: **60**

- 60 +/- acres
- Alfalfa
- Income
- Pasture
- Pond
- Waterer
- Build site
- 42.2 CSR2
- Water and electric at the road



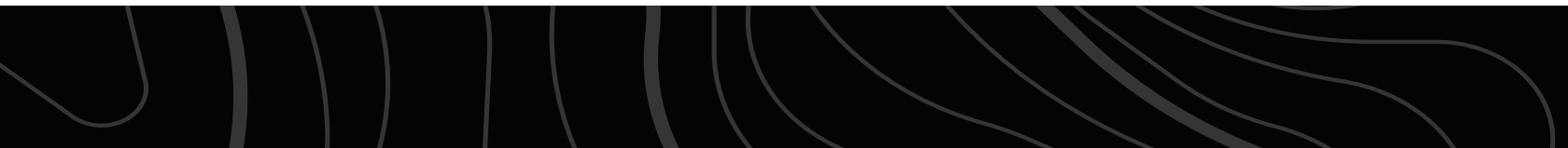
60 +/- ACRES

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# POND

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# AERIAL MAP



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Boundary Center: 40° 55' 46.39, -92° 48' 22.6



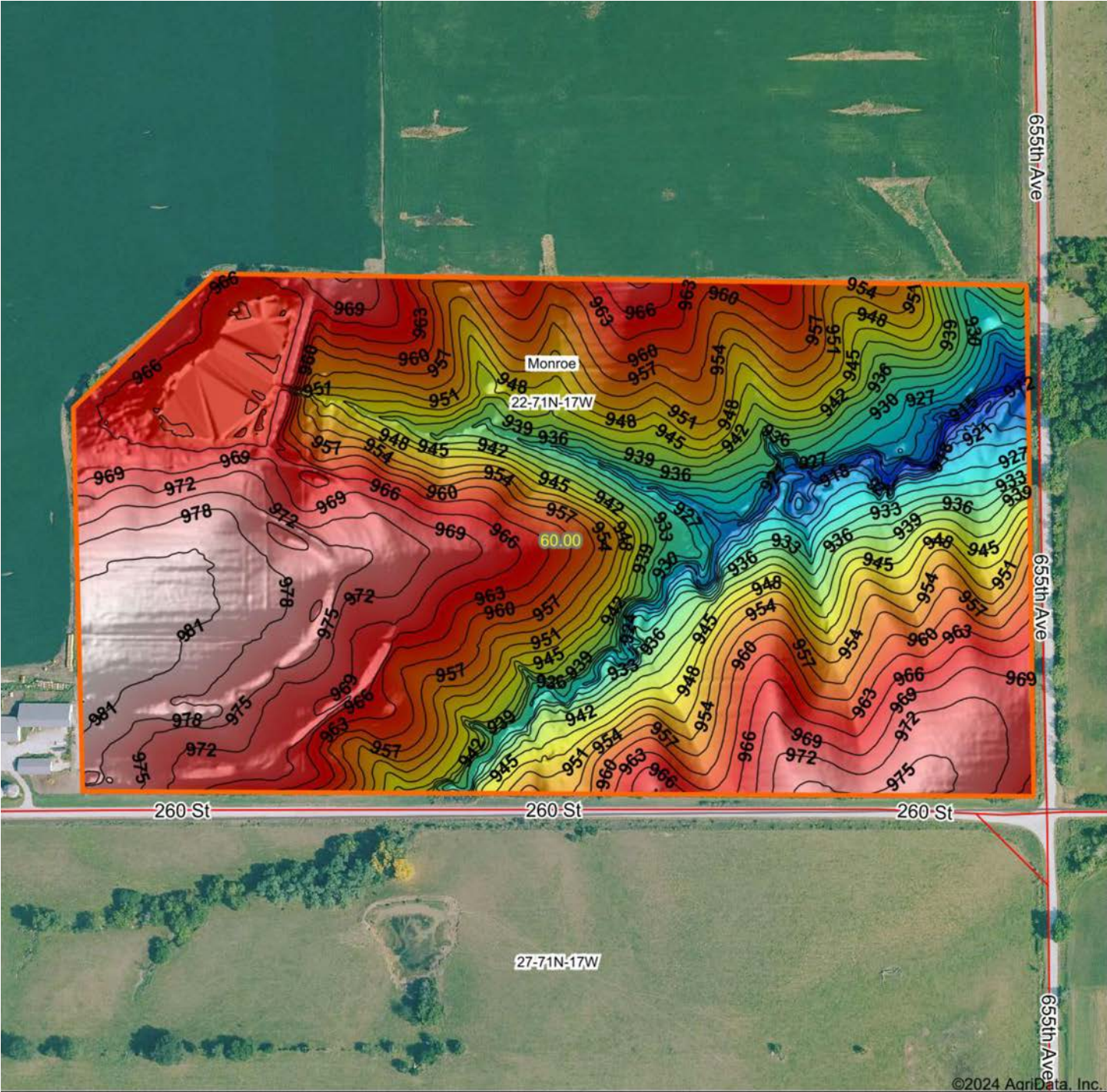
Maps Provided By:  
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**22-71N-17W**  
**Monroe County**  
**Iowa**



7/5/2024

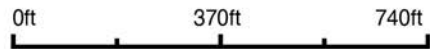
# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 908.3  
 Max: 984.2  
 Range: 75.9  
 Average: 956.3  
 Standard Deviation: 16.27 ft



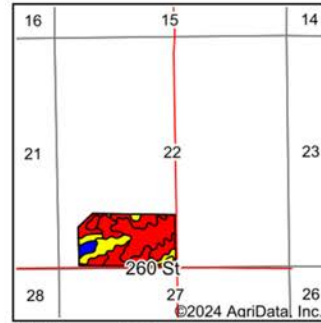
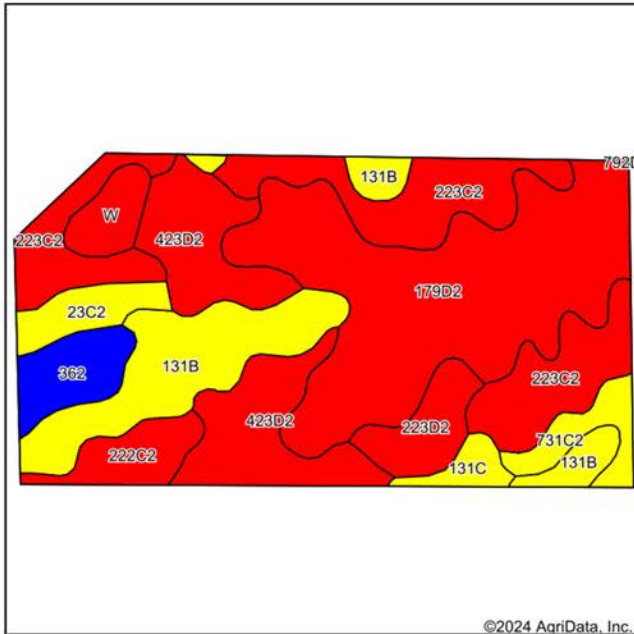
**22-71N-17W**  
**Monroe County**  
**Iowa**

Boundary Center: 40° 55' 46.39, -92° 48' 22.6



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# SOIL MAP



State: **Iowa**  
 County: **Monroe**  
 Location: **22-71N-17W**  
 Township: **Monroe**  
 Acres: **60**  
 Date: **7/5/2024**



Maps Provided By:  
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Soils data provided by USDA and NRCS.

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Area Symbol: IA135, Soil Area Version: 31

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
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	18.12	30.2%		IVe	163.2	47.3	43	43	70	70	53
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	11.67	19.4%		IVw	126.4	36.7	45	22	60	60	46
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	8.86	14.8%		IVe	97.6	28.3	6	13	62	62	48
131B	Pershing silt loam, 2 to 5 percent slopes	8.33	13.9%		IIIE	80.0	23.2	70	67	74	74	59
362	Haig silty clay loam, 0 to 2 percent slopes	2.41	4.0%		IIW	80.0	23.2	83	70	73	73	63
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.34	3.9%		IVe	97.6	28.3	19	9	57	57	43
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.14	3.6%		IVw	140.8	40.8	28	25	54	54	42
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	1.82	3.0%		IIIE	80.0	23.2	62	50	73	73	68
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	1.80	3.0%		IIIE	80.0	23.2	62	45	68	68	56
W	Water	1.56	2.6%			0.0	0.0	0	0			

Soils data provided by USDA and NRCS.



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	
131C	Pershing silt loam, 5 to 9 percent slopes	0.95	1.6%		IIIE	80.0	23.2	65	49	72	72	58	
<b>Weighted Average</b>						<b>*-</b>	<b>117.5</b>	<b>34.1</b>	<b>42.2</b>	<b>36.2</b>	<b>*n 64.7</b>	<b>*n 64.7</b>	<b>*n 50.6</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.

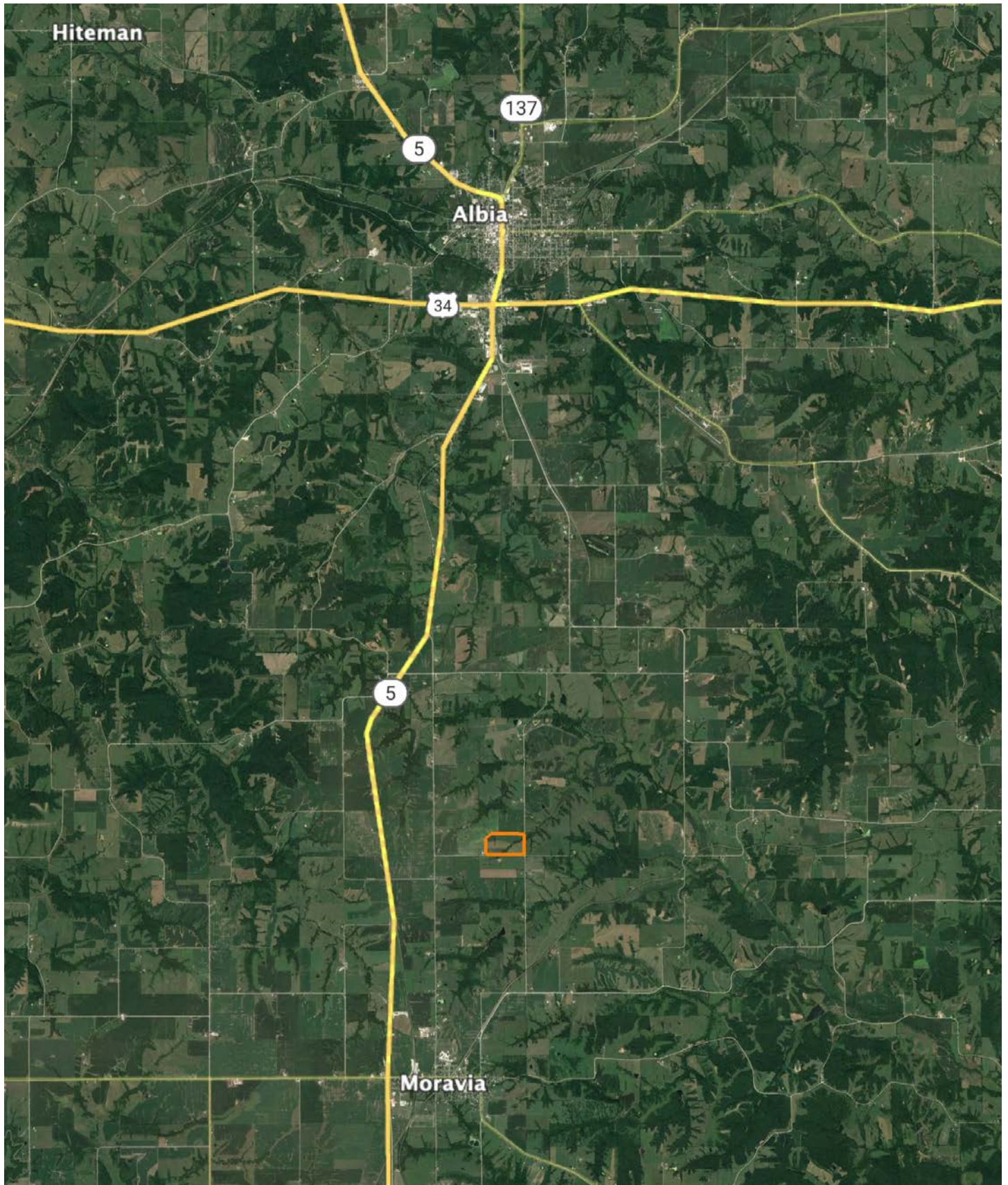
\*n: The aggregation method is "Weighted Average using all components"

\*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.



# 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  
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PCutter@MidwestLandGroup.com



**MidwestLandGroup.com**

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