

MIDWEST LAND GROUP PRESENTS

130 ACRES IN

CASS COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

130 +/- ACRES OF PRODUCTIVE FARMLAND IN CASS COUNTY, IOWA

This versatile 130 +/- acre farm is located in the heart of Cass County, Iowa, along Highway 92, conveniently situated between the towns of Cumberland and Massena. The property features 116.21 DCP Cropland acres with a CSR2 of 63.6. Nearly 20% of the farm consists of Sharpsburg silty clay loam soils boasting a 91 CSR2. The current owner has invested in excavation and clean-up work to increase productivity, gaining the property 22 more acres of tillable ground. The farm is easily accessible with a hard-surface road running along the south side. Additionally, there is a well-maintained, highly traveled dirt road running along the east side, providing convenient access for equipment or transportation. Well-kept terraces are also present

on some of the slightly sloping parts of the property, ensuring effective soil management and long-term sustainability. The farm is open for the 2025 season. For investors, the current owner is open to leasing the farm back.

In addition to the productive farmland, this property offers a picturesque pond tucked away, providing recreational appeal and opportunities for outdoor activities. The farm's location and scenic surroundings also offer a great potential build site. Contact Land Agent Andrea Larson at (319) 572-9260 for more information or to schedule a showing. Pre-approval/proof of funds is required prior to showing.



PROPERTY FEATURES

PRICE: **\$1,195,724** | COUNTY: **CASS** | STATE: **IOWA** | ACRES: **130**

- 129.97 acres
- 116.21 DCP Cropland acres
- 63.6 CSR2
- 23 acres of 91 CSR2
- Open for 2025 season
- Opportunity to lease back
- Stocked pond
- Located on hard-surface road
- 2 sides of road frontage
- Potential build-site
- \$3,602 annual taxes
- 2 miles west of Massena
- 4 miles from Cumberland
- 20 miles from Atlantic



129.97 ACRES



116.21 DCP CROPLAND ACRES



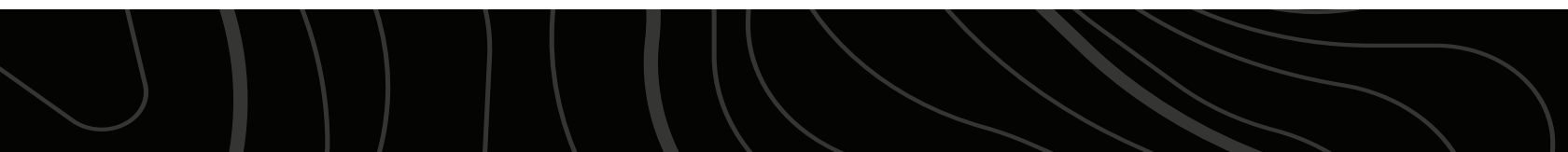
STOCKED POND



2 SIDES OF ROAD FRONTAGE



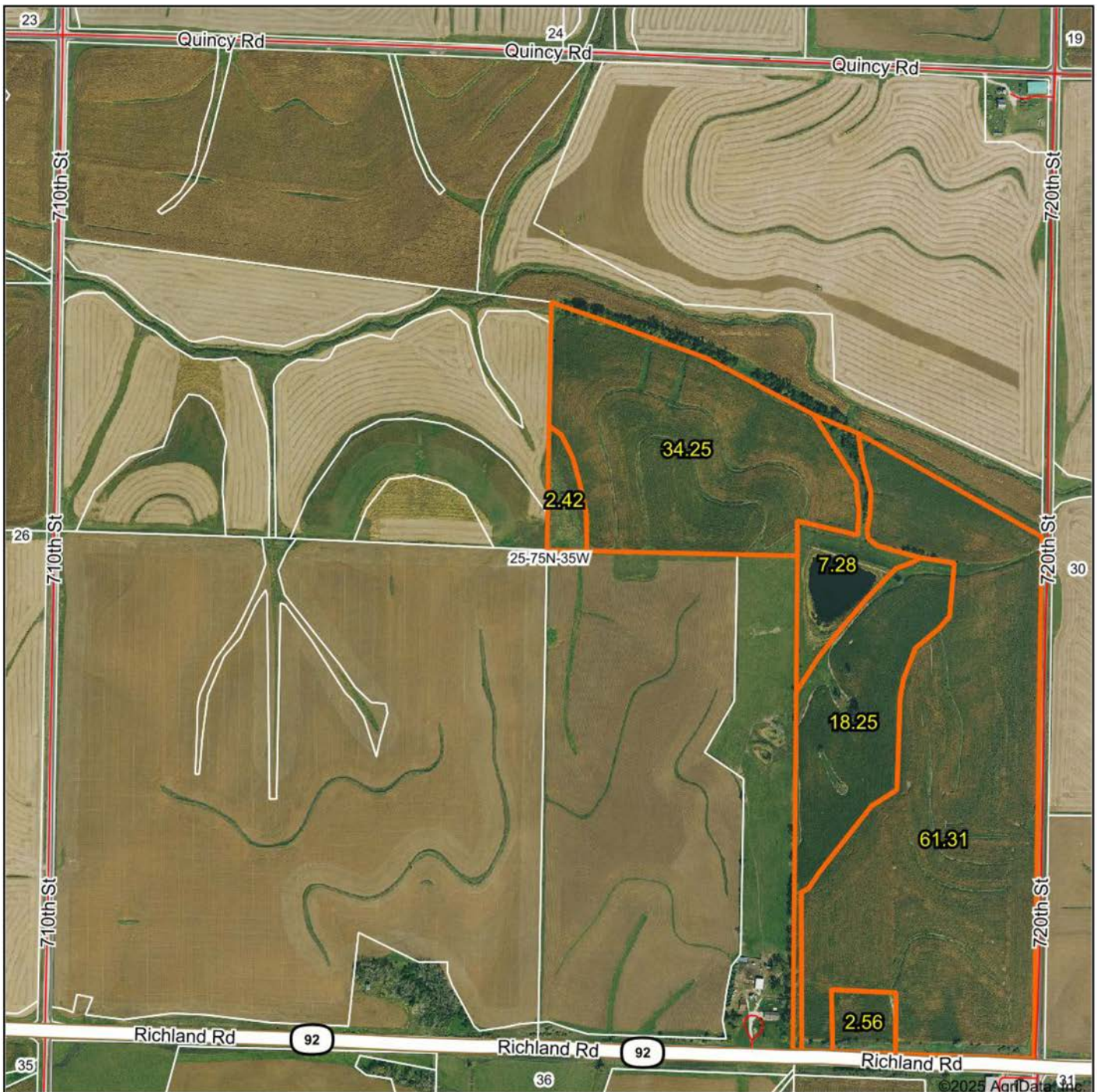
POTENTIAL BUILD-SITE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 41° 15' 50.23, -94° 49' 12.42

0ft 829ft 1658ft



Maps Provided By:



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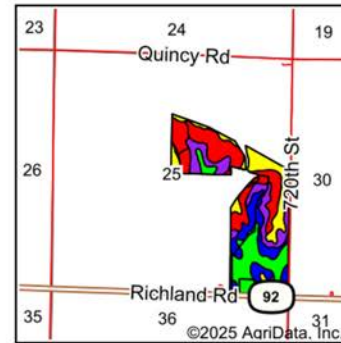
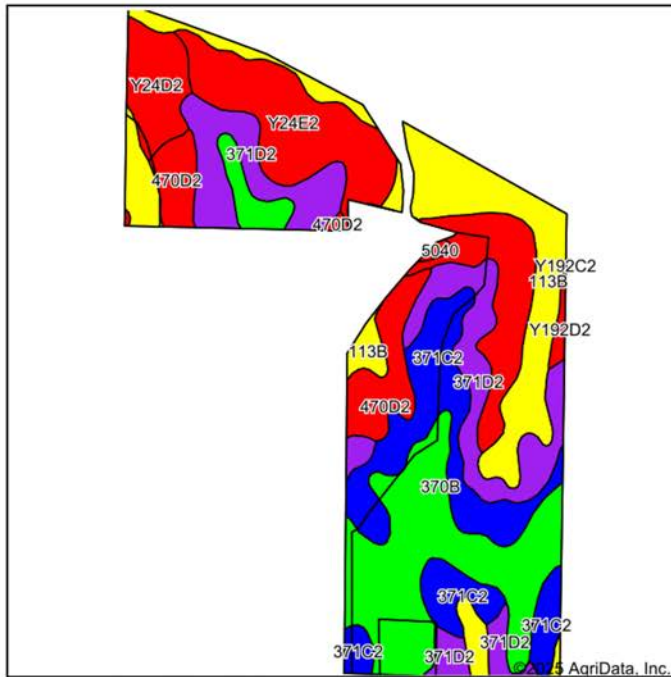
Field borders provided by Farm Service Agency as of 5/21/2008.

25-75N-35W
Cass County
Iowa



2/11/2025

SOILS MAP



State: **Iowa**
 County: **Cass**
 Location: **25-75N-35W**
 Township: **Union**
 Acres: **118.79**
 Date: **2/11/2025**



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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA029, 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
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	23.04	19.4%		Ile	225.6	65.4	91	80	92	92	79
113B	Colo, overwash-Ely complex, 2 to 5 percent slopes	21.13	17.8%		Ilw	204.8	59.4	69	59	75	70	71
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	20.25	17.0%		Ille	164.8	47.8	57	47	76	76	61
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	18.39	15.5%		Ille	204.8	59.4	83	69	79	79	65
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	13.08	11.0%		IVe	144.0	41.8	35	30	69	69	49
Y24D3	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, severely eroded	8.34	7.0%		IVe	156.8	45.5	43	39	67	67	44
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	8.24	6.9%		IVe	134.4	39.0	28	35	62	62	46
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	5.34	4.5%		Ille	168.0	48.7	49	42	75	75	55

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
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.66	0.6%		IVe	108.8	31.6	16	28	64	64	45
5040	Udorthents, loamy	0.32	0.3%			88.0	25.5	5	5			
Weighted Average						184.6	53.5	63.6	55.2	*n 76.7	*n 75.8	*n 62.8

**IA has updated the CSR values for each county to CSR2.

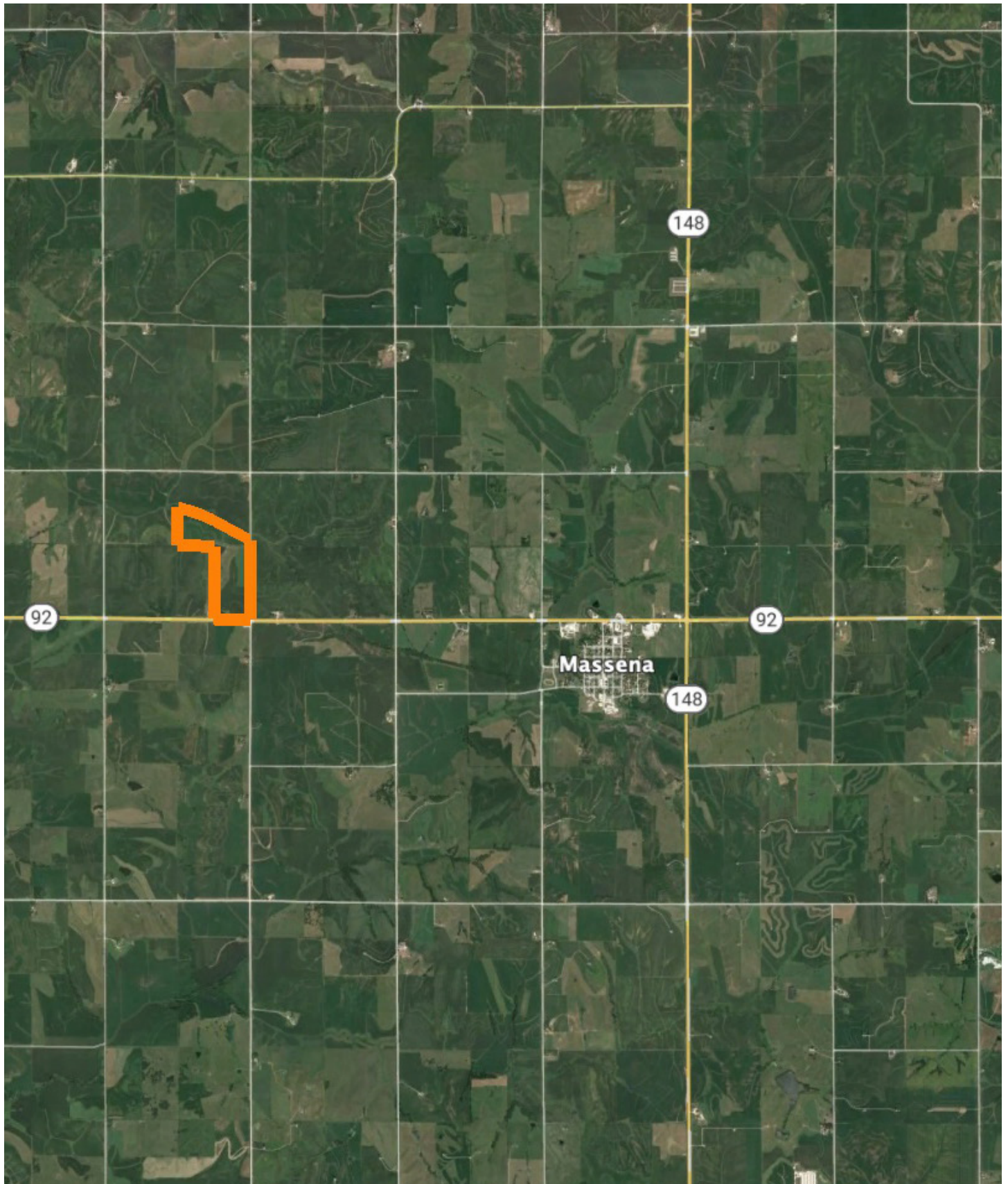
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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

Born and raised in Mediapolis, Iowa, Andrea Larson grew up on her family's farm, where she first developed a passion for the outdoors and agriculture and learned to appreciate and manage land and livestock. Her father sold land and real estate, and she holds fond memories of spending countless hours riding around with him, learning how to build relationships with clients and serve them well.

After graduating from Mediapolis High School, Andrea went to Wayne State College where she played collegiate basketball for four years and earned a Bachelor's of Business Administration degree with a focus in Agriculture. At Midwest Land Group, Andrea is able to leverage her passion for the outdoors while building relationships with like-minded individuals. Her business practices are rooted in her faith, with service to others as her motivator, and always operates with integrity, trust, and respect. She goes out of her way for her clients, doing all she can to ensure that they achieve their land ownership goals.

Andrea is an active member of Meriden Evangelical Free Church and serves as a youth group leader. She likes to spend as much time outdoors as possible, often seeking out new hiking trails and kayaking routes, trap shooting, and camping off-grid. She has a large garden plot that she produces from and has a goal of becoming as self-sustained as possible.



ANDREA LARSON,
LAND AGENT

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