

MIDWEST LAND GROUP PRESENTS

220.5 ACRES IN

CHEROKEE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

220.5 +/- ACRE FARM WITH GOOD FERTILITY IN CHEROKEE COUNTY

Located in northern Cherokee County, this outstanding 220.5 +/- acre farm offers 213 +/- acres of highly productive, tillable land with good fertility, making it an ideal investment for agricultural enthusiasts. Grid soil samples from this past fall showed just a few inputs were needed, and it was all done promptly. Samples will be shared with qualified buyers. The farm is in excellent condition and features prime soil conditions, ensuring top yields year after year. There is a manure management plan in place, further adding value. The current owner will continue the plan at an applied rate of 65% of the cost of commercial fertilizer unless otherwise agreed upon.

With excellent farm-to-market access, this property offers convenience and ease of operation for any farming venture. Just 4.25 miles from the local coop and 10 miles from the ethanol plant. There is 2 points to access the property. The land is currently under a three-year lease, generating just under an impressive \$75,000 in annual cash rent, providing a stable income stream for the new owner! Over the last 8 years the farm has averaged 204 bushel/acre corn and 67 bushel/acre soybeans.

Whether you're looking to expand your farming operation or seeking a long-term investment opportunity in one of Iowa's most fertile regions, this property fits the build. Contact the listing agent, Jordan Petersen, at (712) 631-5887 for a private tour.



PROPERTY FEATURES

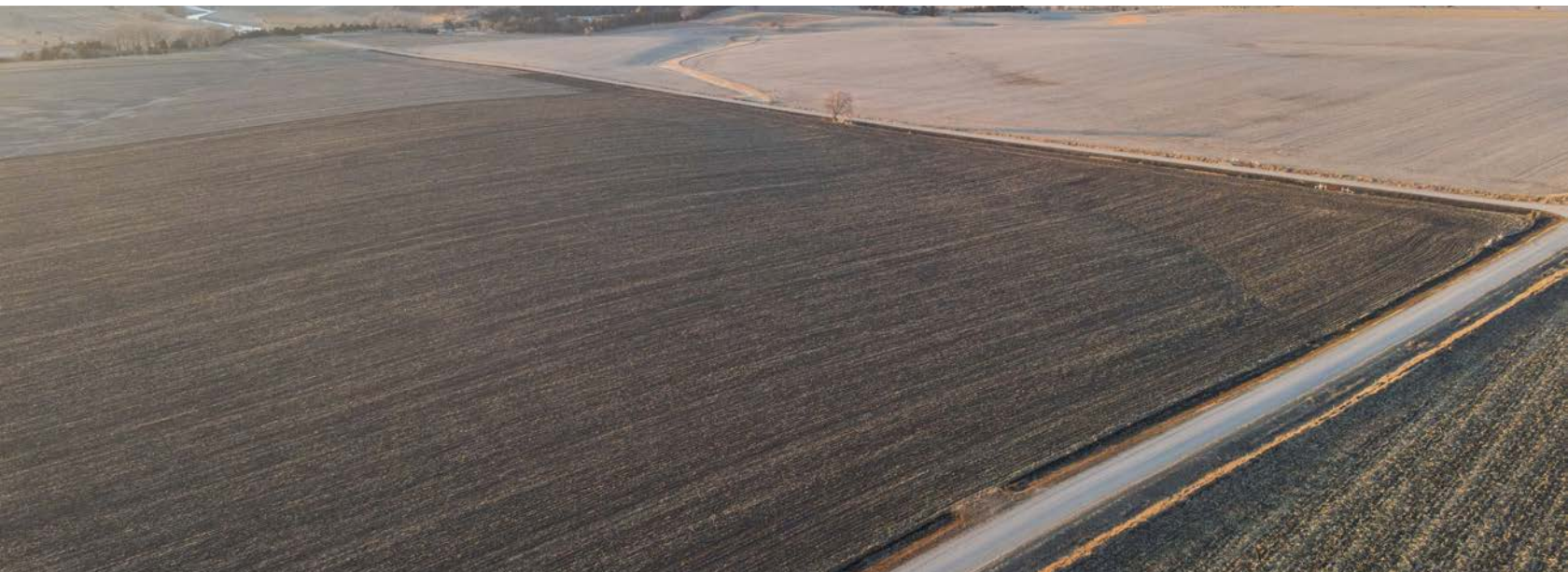
PRICE: **\$3,300,000** | COUNTY: **CHEROKEE** | STATE: **IOWA** | ACRES: **220.5**

- High-quality farmland
- 220.5 +/- acres with 213+/- in production
- Great access and only a quarter mile off pavement
- Ease of farm-to-market
- 4.25 miles from the local coop
- 10 miles to the ethanol plant
- Small easement on the northeast corner for a pipeline
- 20' easement is the south half of the farm for neighbor access
- Manure management plan in place unless otherwise agreed upon
- 3-year lease currently in place
- Farm generates nearly \$75,000 annually
- Annual taxes approximately \$6,900
- Grid soil samples available for qualified buyers
- 8-year average soybean yields 67bu/acre
- 8-year average corn yields 204bu/acres



HIGH-QUALITY FARMLAND

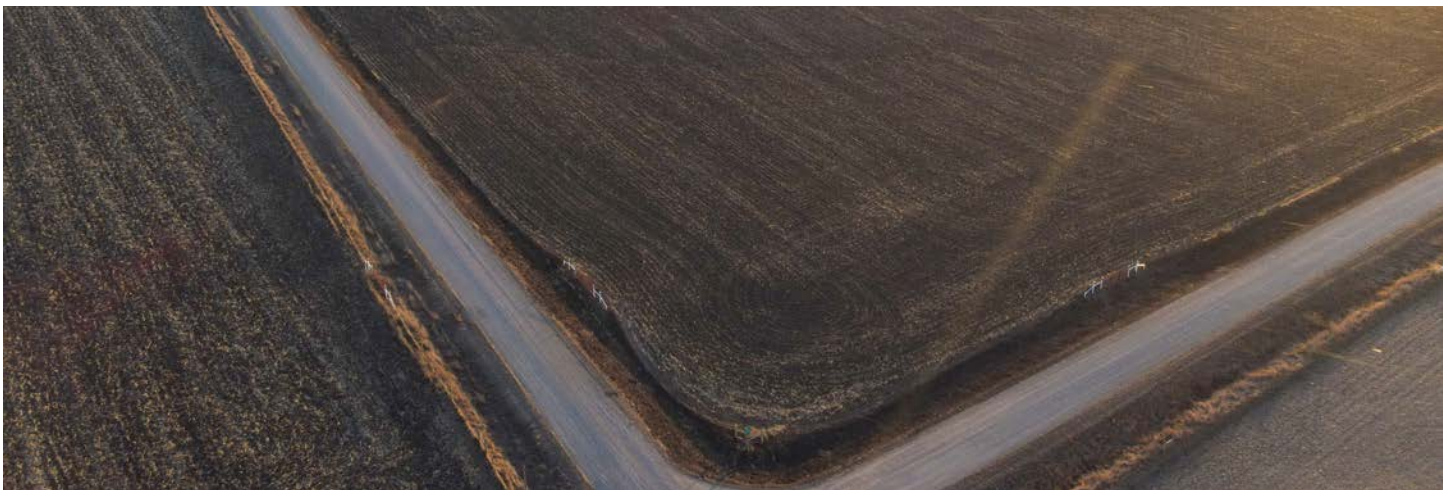
The farm is in excellent condition and features prime soil conditions, ensuring top yields year after year. There is a manure management plan in place, further adding value.



PROXIMITY TO ETHANOL PLANT AND COOP



TWO ACCESS POINTS

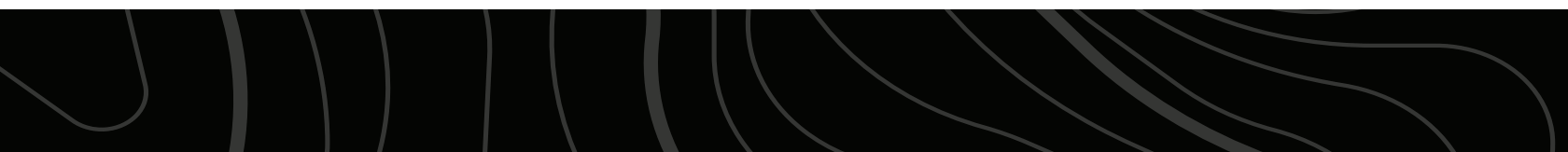


213 +/- TILLABLE ACRES WITH INCOME

The land is currently under a three-year lease, generating just under an impressive \$75,000 in annual cash rent, providing a stable income stream for the new owner! Over the last 8 years the farm has averaged 204 bushel/acre corn and 67 bushel/acre soybeans.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 42° 52' 32.05, -95° 37' 39.38

0ft 620ft 1240ft



Maps Provided By:



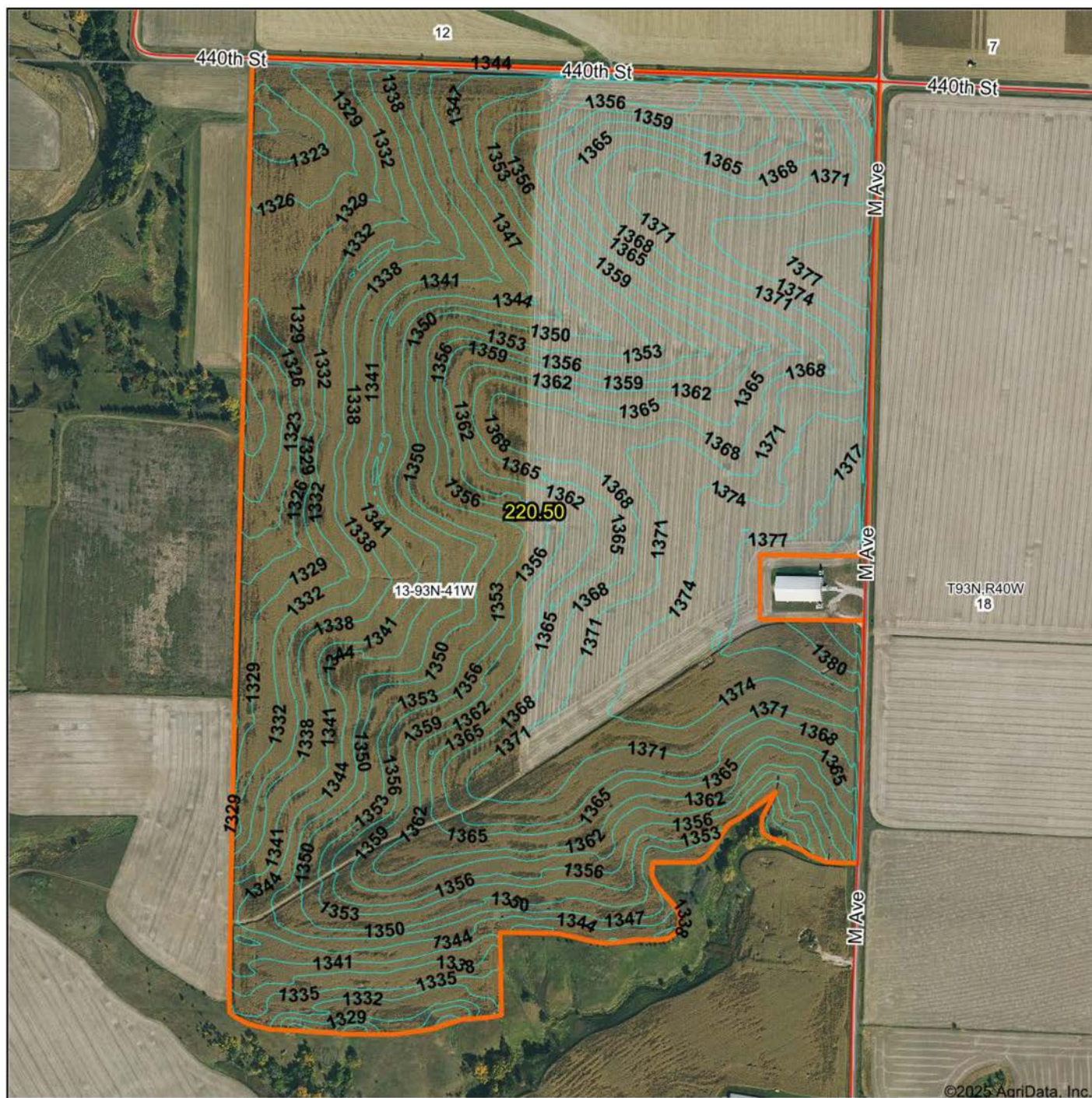
CUSTOMIZED ONLINE MAPPING
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13-93N-41W
Cherokee County
Iowa



2/4/2025

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,313.1

Max: 1,387.6

Range: 74.5

Average: 1,353.9

Standard Deviation: 16.37 ft

0ft 654ft 1307ft

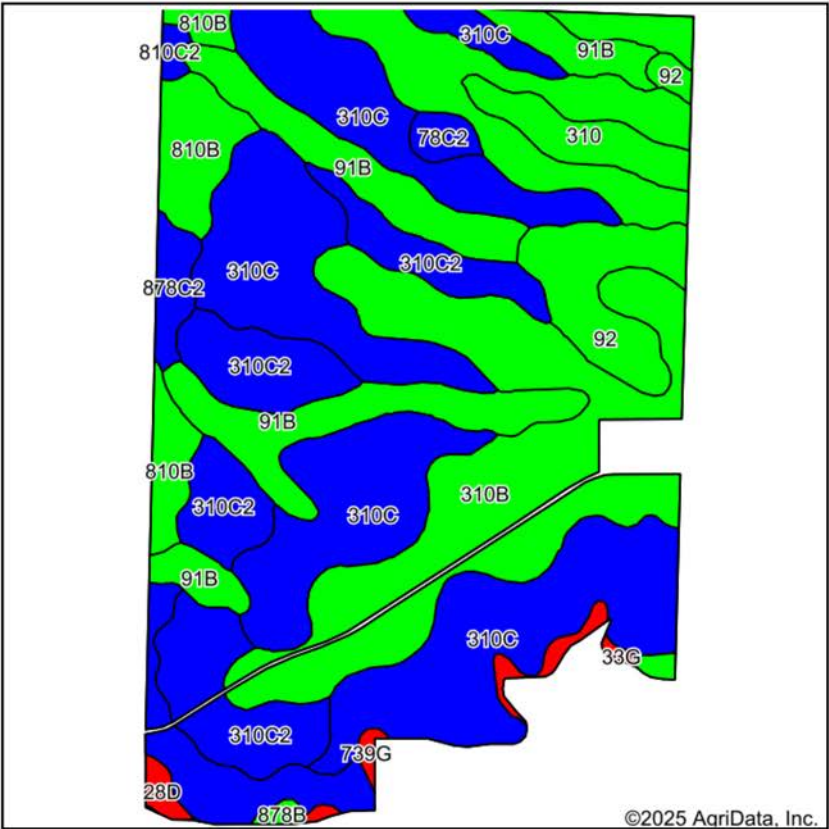


2/4/2025

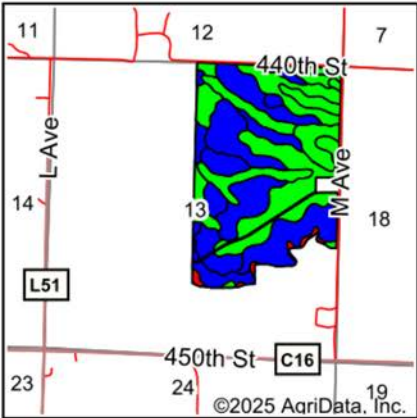
13-93N-41W
Cherokee County
Iowa

Boundary Center: 42° 52' 32.05, -95° 37' 39.38

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Cherokee**
Location: **13-93N-41W**
Township: **Liberty**
Acres: **213.3**
Date: **2/4/2025**



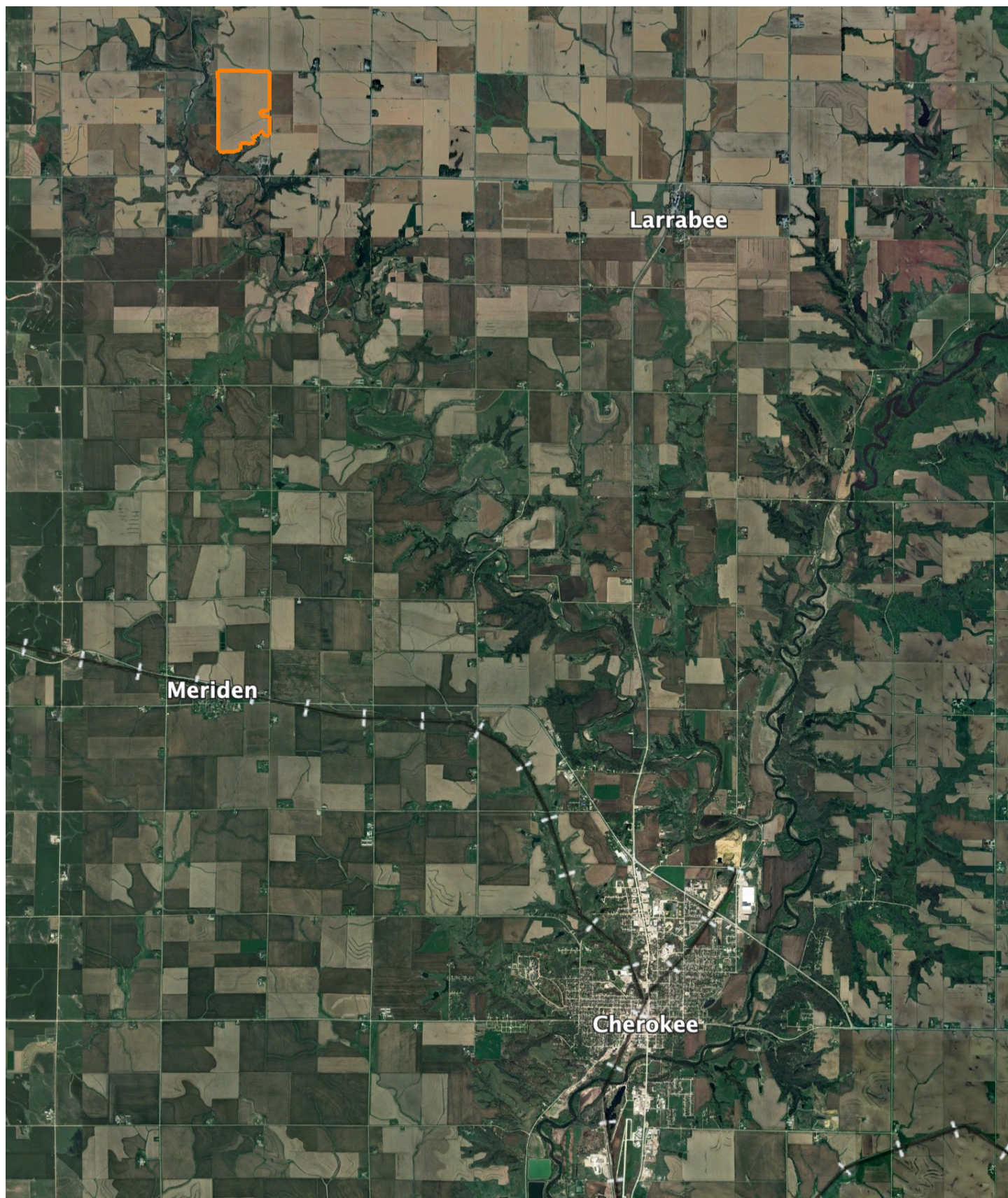
Maps Provided By:

surety
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Area Symbol: IA035, Soil Area Version: 34													
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	
310C	Galva silty clay loam, 5 to 9 percent slopes	68.22	32.2%		Ille	216.0	62.6	87	56	76	74	76	
310B	Galva silty clay loam, 2 to 5 percent slopes	55.06	25.8%		Ile	232.0	67.3	95	71	75	74	75	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	25.02	11.7%		Ille	211.2	61.2	84	54	67	67	65	
91B	Primghar silty clay loam, 2 to 5 percent slopes	24.15	11.3%		Ile	232.0	67.3	95	79	78	74	78	
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	10.34	4.8%		Ile	232.0	67.3	95	71	76	75	76	
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	9.82	4.6%		Ille	204.8	59.4	83	44	77	77	70	
92	Marcus silty clay loam, 0 to 2 percent slopes	9.80	4.6%		Ilw	230.4	66.8	94	76	75	74	75	
310	Galva silty clay loam, 0 to 2 percent slopes	5.15	2.4%		I	240.0	69.6	100	76	77	75	77	
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	1.59	0.7%		Ille	211.2	61.2	82	50	70	70	66	
33G	Steinauer clay loam, 25 to 40 percent slopes	1.42	0.7%		Vlle	88.0	25.5	5	5	14	14	8	

OVERVIEW MAP



AGENT CONTACT

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

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