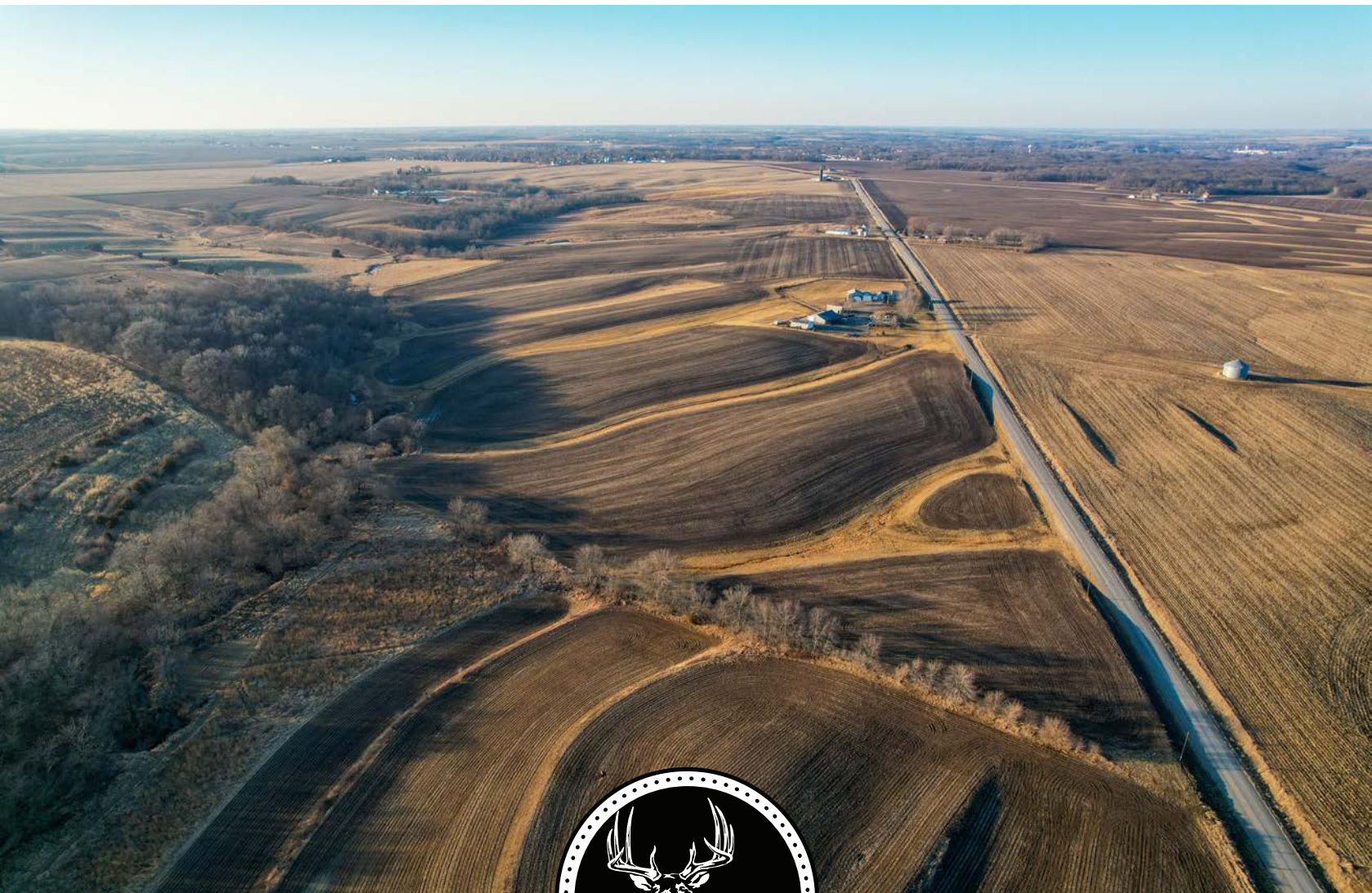


MIDWEST LAND GROUP PRESENTS

35 ACRES IN

LOUISA COUNTY IOWA

218TH AVENUE, COLUMBUS JUNCTION, IOWA, 52738



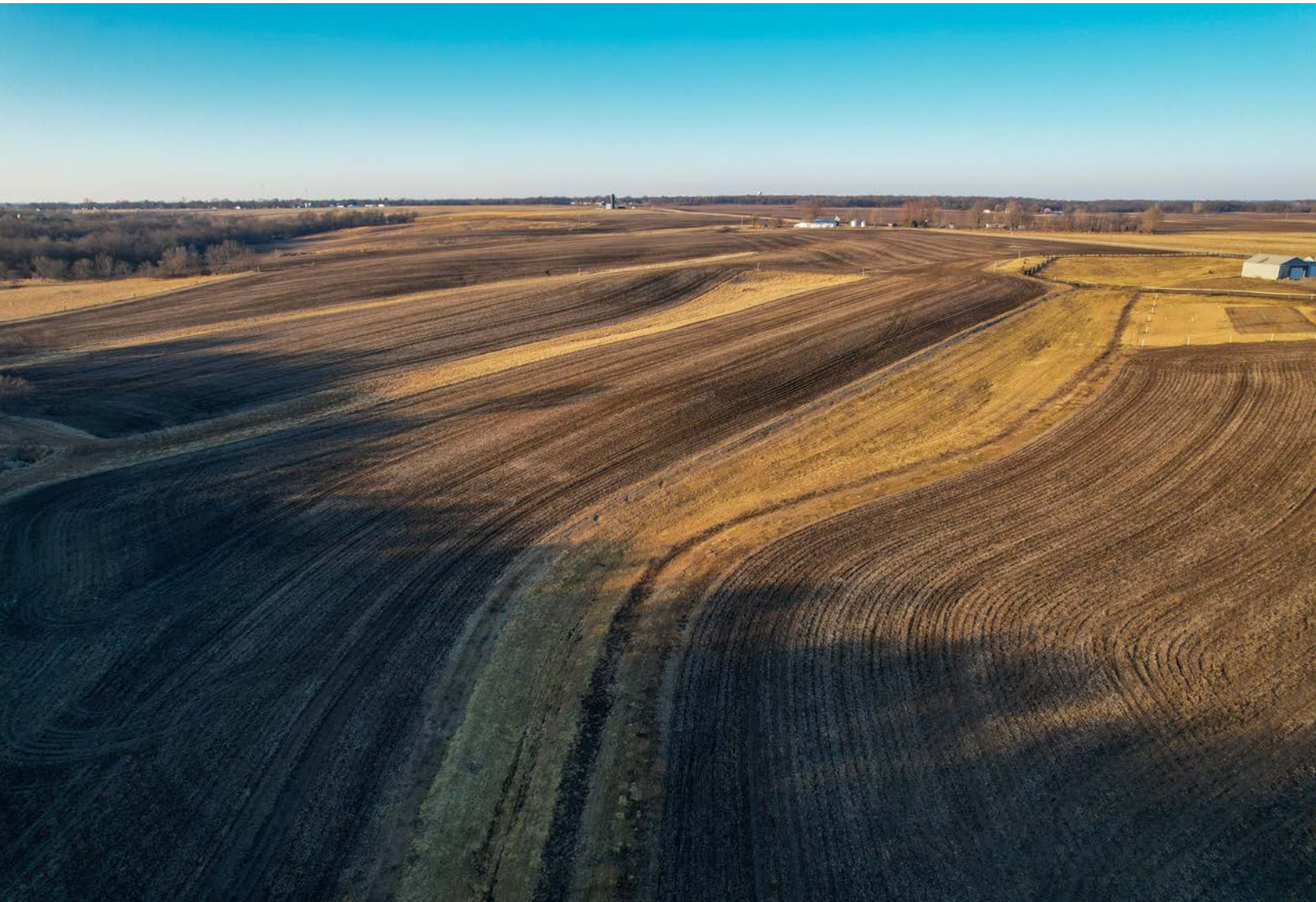
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL AFFORDABLE TILLABLE TRACT WITH BUILD SITE AND INCOME

Here is a beautiful, smaller, clean, tillable tract in Louisa County, Iowa. 35 +/- acres of land, of which 32 +/- acres are tillable, with the balance in well-maintained clean waterways. 40% of the makeup of the soils is Ladoga silt loam, carrying a 75 CSR2 with an overall weighted average of 62.4 CSR2. The farm is leased for the 2025 growing season with a tenant already in place at \$250 per acre. The new owner would enjoy a 2.5% gross

return on their investment as is. There are also some excellent locations on the property to build a home with great views of the setting sun to the west. Build your dream home or barndominium and enjoy the bonus farm income, or call the agent for details regarding the sale of the home on acreage with buildings already on site. Call Land Agent Kyle Steinfeldt for more info and to schedule a showing.



PROPERTY FEATURES

PRICE: **\$315,000** | COUNTY: **LOUISA** | STATE: **IOWA** | ACRES: **35**

- 35 +/- total acres
- 32.55 +/- tillable acres
- Leased for 2025 with tenant in place
- Affordable smaller tract
- Great access
- \$250 per acre cash rent
- 62.4 CSR2 weighted average
- Comprised of 40% Ladoga silt loam at 75CSR2
- Well-maintained waterways
- Great locations for build sites
- Large open-field approach
- Potential for additional acre to be purchased
- Close proximity to blacktop
- Shown by appointment only



32.55 +/- TILLABLE ACRES

32 +/- acres are tillable, with the balance in well-maintained clean waterways. 40% of the makeup of the soils is Ladoga silt loam, carrying a 75 CSR2 with an overall weighted average of 62.4 CSR2.



GREAT ACCESS



GREAT BUILD SITE LOCATIONS

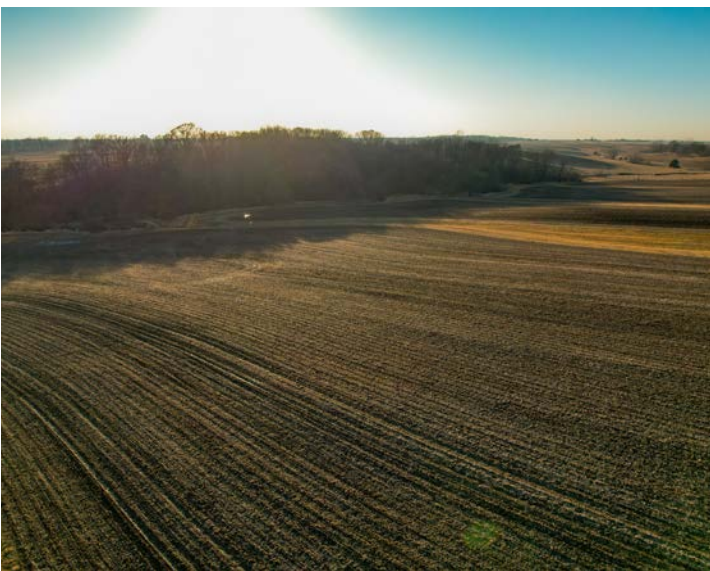


LEASED FOR 2025

The farm is leased for the 2025 growing season with a tenant already in place at \$250 per acre. The new owner would enjoy a 2.5% gross return on their investment as is.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 41° 14' 35.28, -91° 21' 10.61

0ft 308ft 616ft



Maps Provided By:



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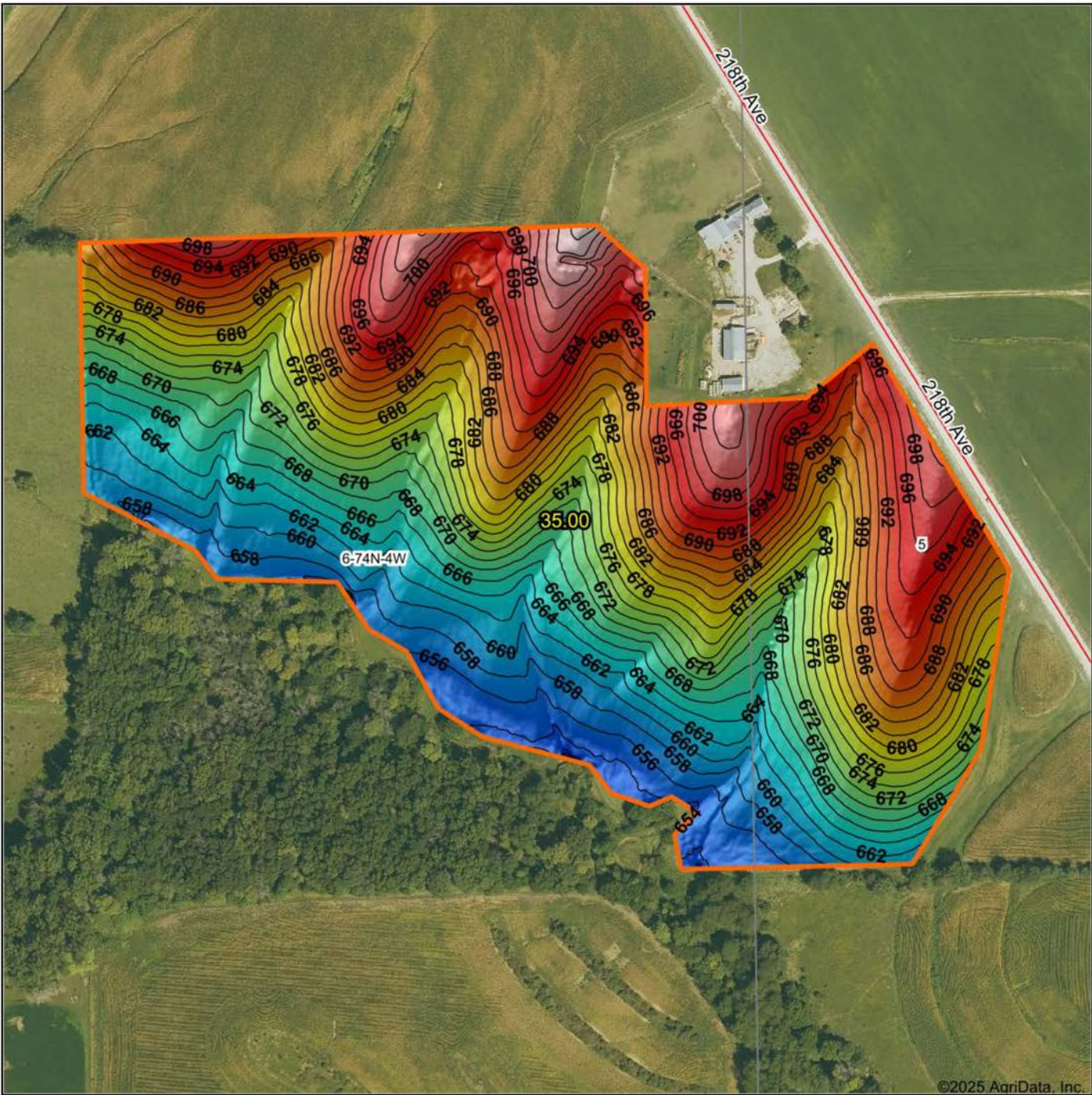
www.AgriDataInc.com

6-74N-4W
Louisa County
Iowa



2/3/2025

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 2

Min: 648.6

Max: 709.5

Range: 60.9

Average: 677.4

Standard Deviation: 13.68 ft

0ft 311ft 622ft

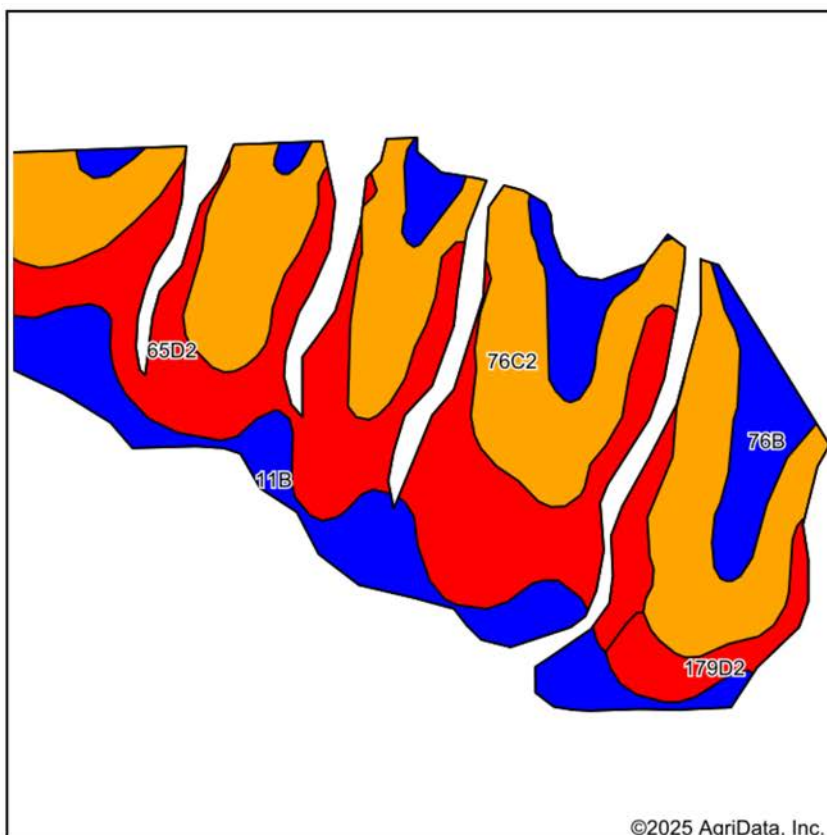


2/3/2025

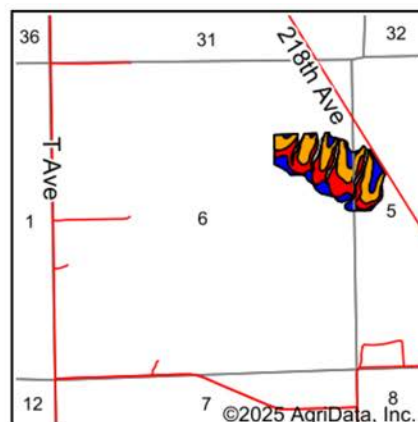
6-74N-4W
Louisa County
Iowa

Boundary Center: 41° 14' 35.28, -91° 21' 10.61

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Louisa**
 Location: **6-74N-4W**
 Township: **Columbus City**
 Acres: **32.55**
 Date: **2/3/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA115, Soil Area Version: 28

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
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	13.33	40.9%		Ille	192.0	55.7	75	65	85	85	67
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	10.45	32.1%		IVe	158.4	45.9	31	38	64	64	47
11B	Colo-Ely complex, 0 to 5 percent slopes	4.29	13.2%		Ilw	204.8	59.4	86	68	92	92	76
76B	Ladoga silt loam, 2 to 5 percent slopes	3.32	10.2%		Ile	212.8	61.7	86	85	91	91	77
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	1.16	3.6%		IVe	163.2	47.3	45	43	72	72	54
Weighted Average					3.12	184	53.4	62.4	58	*n 79.3	*n 79.3	*n 62.3

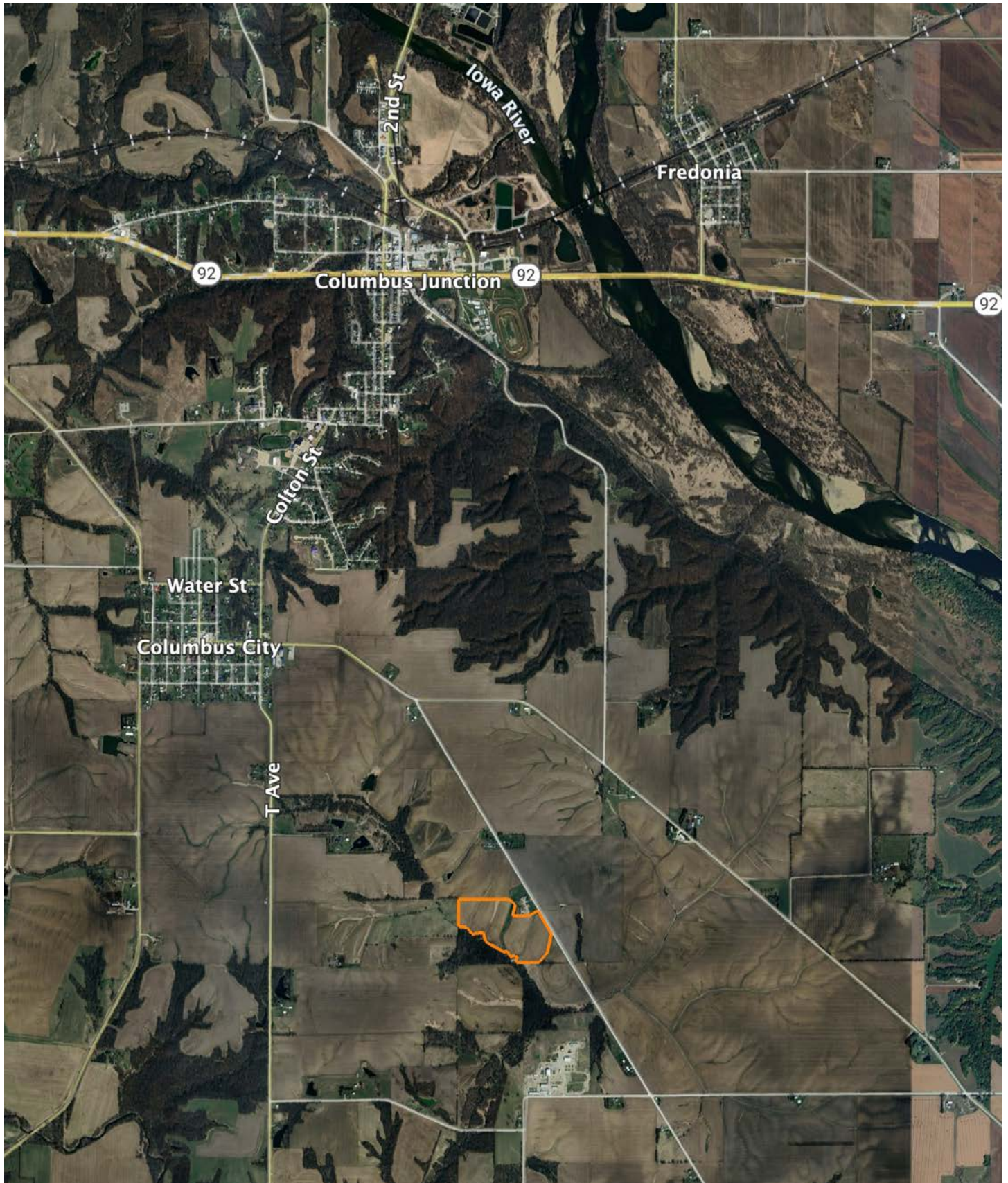
**IA has updated the CSR values for each county to CSR2.

*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

OVERVIEW MAP



AGENT CONTACT

Kyle Steinfeldt's deep-rooted passion for the outdoors extends beyond the woods and water where he grew up in small town Iowa. Motivated and driven to succeed, Kyle uses his strong work ethic, professionalism, quiet confidence, and customer service skills to help his clients connect with other buyers and sellers and achieve their goals, often exceeding their expectations. Kyle's expertise in land values and market knowledge of both tillable tracts and recreational farms reaches a wide span across the entire state of Iowa including north central Iowa where his family farms several hundred acres.

Kyle also enjoys spending time in southern Iowa, where he likes to hunt, fish farm ponds, and manage family-owned farms for turkeys and giant whitetails. Kyle graduated high school in Eldora and earned a BA in Business Administration from Wartburg College in Waverly. His past career in sales had him working for several outdoor brands as a Senior Product/Sales Manager in the fishing tackle industry where he developed new products and brought new fishing tackle to market.

Kyle's passion for fishing has taken him across the country to chase walleye, smallmouth, and crappie recreationally and competitively. He's earned top honors in several national level tournaments since 2013 when he and his tournament partner won the Bass Pro Shop's Crappie Master's National Championship. Kyle lives on an acreage near Riverside with his wife, Ashley Steinfeldt, and three border collies Concho, Jig, and Cinch. If you're in the market to buy or sell, give Kyle a call to experience the Midwest Land Group difference and pursue your real estate goals today!



KYLE STEINFELDT, LAND AGENT
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KSteinfeldt@MidwestLandGroup.com



MidwestLandGroup.com

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